

Annual Administration Report 2005-2006



DELHI DEVELOPMENT AUTHORITY



Shri S. Jaipal Reddy, Hon'ble Union Minister for Urban Development at the Interpretation Centre of Yamuna Biodiversity Park



Shri S. Jaipal Reddy, Hon'ble Union Minister for Urban Development taking round of DDA Flower Show with Shri Dinesh Rai, Vice Chairman, DDA

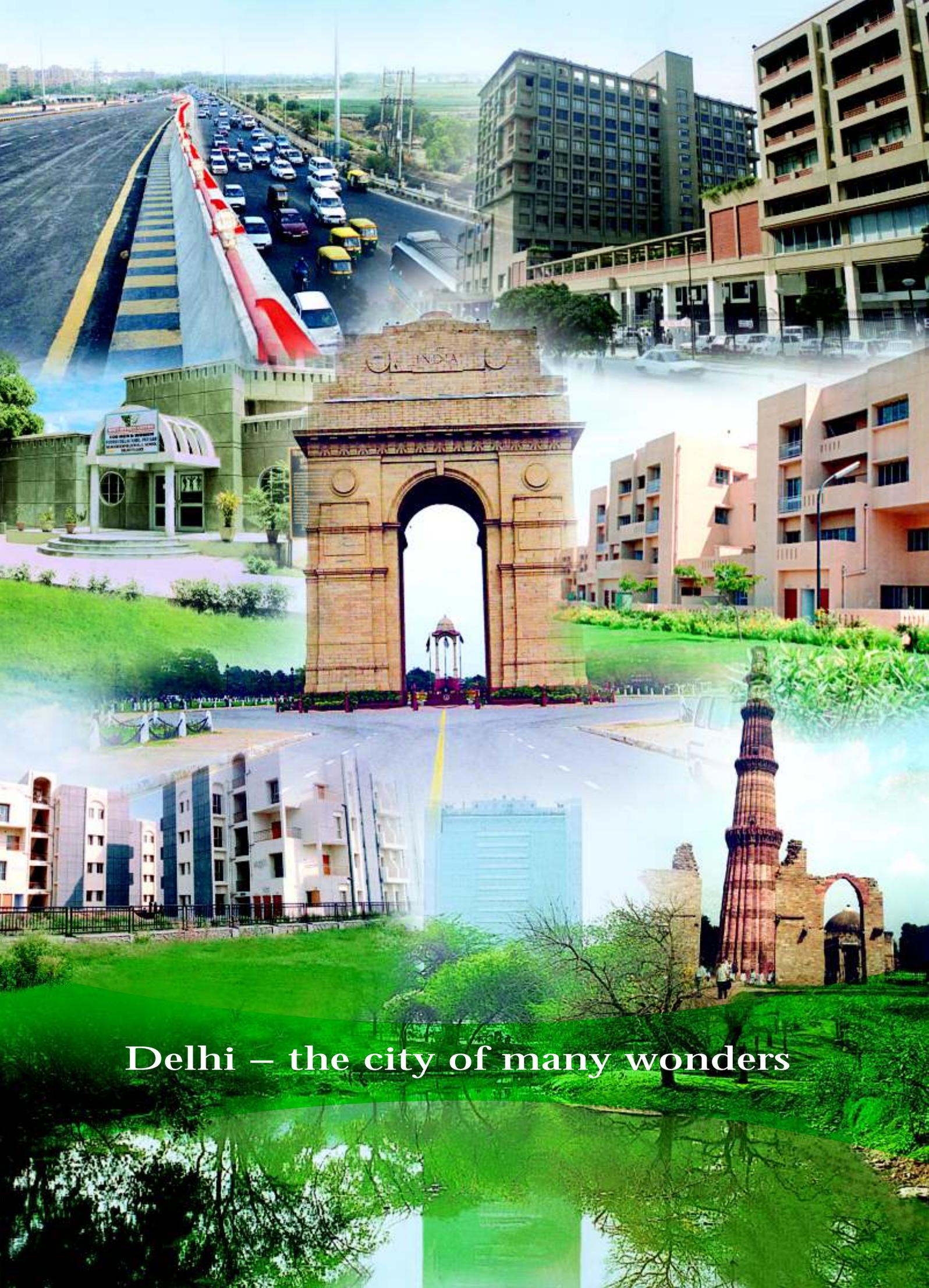


Shri B.L. Joshi, Hon'ble Lt. Governor, Delhi, at the DDA Flower Show



Contents

Delhi –The city of wonders	2	Achievements of the year	4	Management of the Authority			
7	Personnel Department	11	Vigilance Department	13	Law Department	15	Systems and
Training Department	20	Engineering and Construction Activities	23	Planning & Architecture			
33	Housing	55	Land Management & Disposal Departments	59	Sports	66	Horticulture
Greening the Capital	76	Quality Assurance Cell	77	Finance & Accounts Wing	79		



Delhi – the city of many wonders

Delhi – The city of wonders



For thousands of years the city of Delhi has been the capital of empires of sub-continental dimensions, attracting the best of talent not just from all over India but also from other civilizations.

The result is a mesmeric kaleidoscope that synthesizes elements of myriad cultures and civilizations, giving the city of Delhi its unique assimilative identity.

History tells us that resilience is the hallmark of the very spirit of Delhi, for, this city has been destroyed several times and every time it has sprung up anew with renewed vigour.

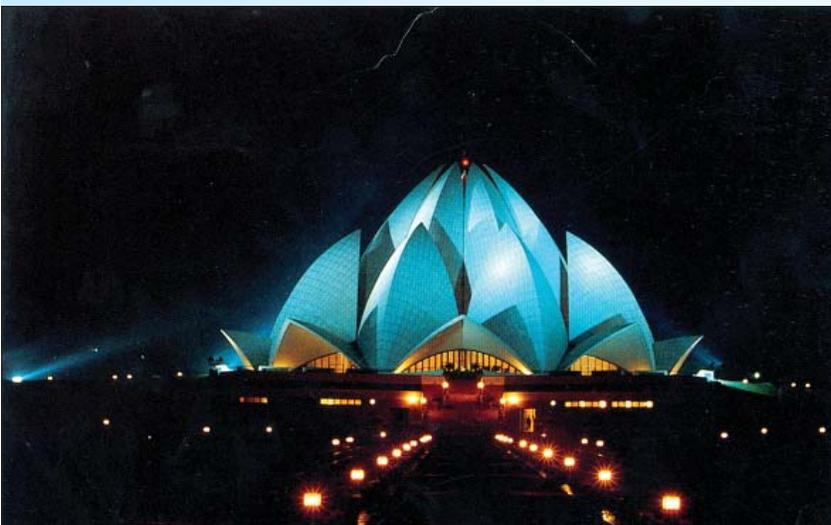
The epic Mahabharata reveals that a magnificent city of “Indraprastha” existed around 1400 BC in the area that falls between the Old Fort and the Humayun Tomb. This is reckoned to be the first of the seven Delhis that rose, fell and rose again. In the more than

three millennia since Indraprastha, Delhi has been fashioned by Time itself, witnessing heights of glory and grandeur as also the worst of times when it was looted and plundered by marauding invaders.

Delhi, perhaps, got its name from the 1st century BC city built near the present Qutab Minar by Raja Dhilu, who named it after his own name. Thereafter the historical mention of Delhi comes for the City-Fort, also built in today’s Qutab area, by Raja Anangpal, the Tomar King of Kannauj who named the city “Lal Kot”.

It is in the 12th century that Mohammad Ghauri came with his invading army from across the Khyber Pass and defeated Prithvi Raj Chauhan who was then ruling from the Lal Kot area itself, his grandfather having defeated the Tomars in battle. Ghauri left his new kingdom to Alla-ud-din-Khilji and went back across the Khyber Pass. Khilji kept Lal Kot as the capital till 1303, till he defeated the invading Rajputs at Siri (around the Asiad Village) and constructed Delhi’s second city around the site of the battle.

The third city of Delhi, Tughlaqabad, was built in the 14th century by Ghias-ud-Din Tughlaq, in just four years, around where the Tughlaqabad Fort and shooting range exist today. This city had to be abandoned for shortage of water. The fourth Delhi was built by Sultan Mohammad-bin-Tughlaq, back near the Qutab Minar, and called “Jahanpanah”. Feroze Shah Tughlaq founded the fifth city of Delhi around the Feroze Shah Kotla (near today’s cricket stadium) and called it Ferozabad. So, the Tughlaqs built as many as three cities of Delhi in the 14th century.



Lotus Temple

It was two centuries thereafter that the Mughal Emperor, Humayun, chose the site of the erstwhile Indraprastha and built the Purana Quila there, thus making Delhi's sixth city. Additions were made to the fort by Sher Shah Suri, who drove Humayun out of India, but soon Humayun returned from Central Asia with another army and wrested the throne of Delhi back.

The Mughal Emperor, Shah Jahan, built Shahjahanabad (Purani Dilli) in about a dozen years starting 1638. This is a living city and includes the Jama Masjid and the Red Fort among many historic monuments.

The eighth city of Delhi, now known as New Delhi, was built by the British and inaugurated just 75 years ago in 1931, twenty years after the capital of British India was shifted from Calcutta to Delhi. This magnificent city was designed and envisaged by two British architects Edwin Lutyens and Sir Herbert Baker, commissioned to design a city to reflect the grandeur of the British Raj. New Delhi has been the capital of Independent India ever since India gained independence from British colonial rule in 1947.

Independence of the country also brought Partition of India, and lakhs of immigrants flocked to Delhi, resulting in the doubling of the population to 1.8 million within months. Even though new colonies were created, the infrastructure of the city came under tremendous strain. Increased population also led to haphazard growth in Delhi.

In 1950, the government appointed a Committee under the Chairmanship of Mr. G D Birla, to suggest ways to regulate and plan Delhi's development. The Committee recommended establishment of a "Single Planning and Controlling Authority for all Urban Areas of Delhi". Consequently, the Delhi Development (Provisional) Authority was constituted by promulgating the Delhi (Control of Building Operations) Ordinance, 1955.

It was in 1957 that Parliament passed the Delhi Development Act and Delhi Development Authority acquired its current name and mandate under the Act.

In implementation of the Comprehensive Charter given to it under the Act, DDA is involved in diverse and meaningful city-building activities, from large scale acquisition of land, to the development of housing complexes, green belts, shopping and commercial centers and much more.

The demands of an ever-burgeoning population and the needs of a capital city of a country that is moving towards Super Power status and is becoming an economic powerhouse are being met by the DDA. The Master Plan Delhi-2021 shall be the blueprint for Delhi's all-round development in the coming decade and a half.

In the 48 years of its untiring, ceaseless work, Delhi Development Authority has not just preserved the past grandeur of Delhi, but has also taken the frontiers of development to ever-new areas. DDA has not just built houses, but has been the trustworthy facilitator of Delhi's all-round development. In the process, DDA has channeled Delhi's inherent assimilative nature and her resilience to further the horizons of growth in such a way that Delhi's development remains sustainable and enduring. DDA is playing an important role in the preparations for the hosting of the Commonwealth Games by Delhi in the year 2010, both in planning and preparing the venues and the Games Village.



Qutub Minar

Achievements of the year



2.1 The year 2005-2006 experienced increased acquisition and development of land, housing stock, infrastructure development including that for sports activities and development of greens. An accelerated pace of upgradation of already developed sports complexes, landmark greens and impetus to the multifarious aspects of urban development were the thrust areas, including work related to Commonwealth Games. Effective dissemination of information through information kiosks, website, counsellors, and also through telecounselling etc. facilitated transparency across all transactions of DDA allottees. Every effort was thus made to reach the customers by ensuring services to their entire satisfaction and with maximum convenience to them. RTI Act 2005 has been enforced with effect from 12th October 2005.

2.2 Housing

- i) **Construction:** To clear the backlog of registrants under various live schemes, construction activities have been geared up. At the beginning of this financial year, 9966 houses were in progress. Of these 2570 houses have been completed and another 1675 houses were taken up for construction.
- ii) **Allotment:** During 2005-06, 11,596 flats were allotted under various live housing schemes. 2,468 registrants are waiting for allotment.

2.3 Land Acquisition/ Development

To meet the increasing demand for residential, industrial, commercial, institutional land, etc. DDA has undertaken massive land development programme at Rohini, Jassola, Dwarka, Narela etc.

Physical possession of 3426.96 acres of land was taken during 2005-06 compared to 1765.60 acres in 2004-05.

2.4 Disposal of Land

- i) **Residential plots :** 1174 plots of various categories were allotted during 2005-06 under Rohini Residential Scheme-1981. 25854 registrants are awaiting allotment.
- ii) **Commercial plots :** 56 commercial plots were disposed of through auction during 2005-06 and an amount Rs. 1188 Cr. has been collected on this account. Besides, 532 alternative plots were allotted.



A view of SFS Flats at Dwarka



District Park at Rohini

2.5 Development and Maintenance of Greens

Considerable emphasis has been laid on development of green areas which are acting as lungs of the city. DDA has developed about 4585 ha of greens in the form of 4 Regional Parks, 111 District Parks, 25 City Forests, 605 Master Plan Greens/ Zonal Greens/ Green Belts, 255 Neighbourhood Parks, 1872 Group Housing Greens, 13 Sports Complexes and one Mini Sports Complex. In a massive plantation drive launched during the year about 4.10 lakh saplings were planted. 121.09 acre of land has been developed as new lawns and 16 children's parks were also developed.

2.6 Master Plan for Delhi - 2021

Draft Master Plan for Delhi-2021 was notified in Gazette of India alongwith land use plan for inviting objections and suggestions from the public. This was also put on DDA's website. Public notice was also issued on 8th April 2005 in prominent newspapers. About 7000 objections/suggestions were received. These were examined by the Board of Enquiry and Hearing in its 14 meetings held during the period under report.

2.7 Demolition

344 demolition operations were carried out in which 4495 unauthorised structures were removed and about 158.90 acres of land was made free of encroachment.

2.8 Quality Control

To ensure quality in its various ongoing projects, the Quality Assurance Cell has carried out 330 inspections, collected 480 random samples and performed 6480 tests in its laboratory.

2.9 Training

In the fast changing technologies especially with application of IT, training has become essential to keep the employees updated. Training Institute of DDA has organised 59 in-house programmes wherein 684 officials have participated. Besides this, 180 officials were nominated to 60 external programmes.

2.10 Step Towards Consumer Satisfaction

Concerted efforts were made during the year for ensuring maximum dissemination of information regarding various transactions and procedures and making them available to the allottees in a convenient fashion. In this direction, following measures were taken:

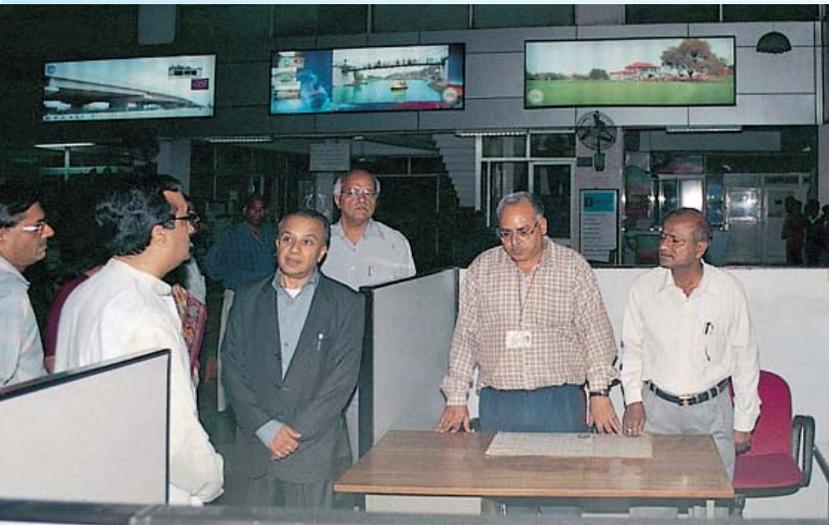
- i) A **Telecounselling Service** was started wherein all general information pertaining to various transactions is provided to the allottees on telephone itself.



Shri Ajay Maken, Hon'ble Minister of State for Urban Development addressing senior officers of DDA

ii) **Information Kiosks** were operational at the Vikas Sadan and Vikas Minar offices of DDA with

v) The reception and facilitation area is being further expanded.



Hon'ble Minister of State for Urban Development Shri Ajay Maken at the revamped reception at Vikas Sadan

Touch Screen Technology. These kiosks provide all information regarding priority numbers, schemes, procedures, policies etc. and also formats of various transactions which can be downloaded from the kiosks for a nominal fee.

iii) The existing website of DDA was updated to provide maximum information to the consumers by incorporating information on all new projects/ policies, including the master plan.

iv) The counselling services were further strengthened by providing training to the facilitation staff as well as to the Counsellors and by increasing their number.

2.11 RTI Act - 2005

RTI Act-2005 came into force with effect from 12th October 2005. DDA appointed 49 PIOs, who have also undergone training organised by DOPT. Information regarding RTI Act, PIOs and appellate authorities, application forms etc. has been made available on DDA's website. 1988 applications under RTI Act were received, out of which 1832 applications have been disposed off and 156 are under process.

2.12 Vigilance Awareness Week

During the Vigilance Awareness Week observed from 07.11.2005 to 11.11.2005, DDA organised two Lok Shivirs - One each for Land Disposal Deptt. and Housing Deptt. In these Lok Shivirs 186 Conveyance Deeds were executed, in 92 cases conveyance Deed Papers were issued and 208 conversions were approved. 10 DDA officials were also felicitated by awarding them for their dedicated service to DDA.

2.13 Road Links Completed

DDA completed following important road links thereby facilitating smooth flow of traffic in the area.

- i) Link road connecting NH-8 with Dwarka Sub-City along Southern boundary of IGI Airport.
- ii) Link road along Barapulla Nallah connecting Mathura Road to Nizamuddin Railway Station Road.
- iii) Approach road connecting South Delhi with Dwarka Sub-City through Cantonment Area.



Management of the Authority

3.1 Delhi Development Authority was constituted under Section-3 of Delhi Development Act, 1957. It is a corporate body with power to acquire, hold and dispose of property. It can sue and be sued. Sh. B. L. Joshi, a renowned administrator who took over the reins as Lt. Governor, Delhi and Chairman, Delhi Development Authority on 9th June, 2004 continues to direct the diverse activities of the organisation.

Chairman

Sh. B. L. Joshi 1.4.05 to 31.3.06

Vice Chairman

Sh. Madhukar Gupta 1.4.05 to 31.8.05

Sh. Dinesh Rai 1.9.05 to 31.3.06

Whole Time Members

Sh. A. K. Patnaik
Finance Member 1.4.05 to 31.3.06

Sh. Prabhash Singh
Engineer Member 1.4.05 to 30.9.05

Sh. R. C. Kinger
Engineer Member 27.10.05 to 2.1.06

Sh. A. K. Sarin
Engineer Member 3.1.06 to 31.3.06

Nominated by the Central Government

Sh. P. K. Pradhan
Jt. Secretary, MOUD 1.4.05 to 31.3.06

Sh. P. K. Mishra
Member Secretary
NCR Planning Board 1.4.05 to 14.2.06

Sh. H. S. Anand
Member Secretary
NCR Planning Board 15.2.06 to 31.3.06

Sh. Rakesh Mehta
Commissioner, MCD 1.4.05 to 14.11.05

Sh. Ashok Kumar
Commissioner, MCD 15.11.05 to 31.3.06

Sh. K. T. Gurmukhi
Chief Planner, TCPO 1.4.05 to 31.3.06

Non Official Member

Sh. Mahabal Mishra
MLA 1.4.05 to 31.3.06

Sh. Jile Singh Chauhan
MLA 1.4.05 to 31.3.06

Sh. Mange Ram Garg
MLA 1.4.05 to 31.3.06

Sh. Virender Kasana
Councillor, MCD 1.4.05 to 31.3.06

Sh. Ishwar Dass
Councillor, MCD 1.4.05 to 31.3.06

The Authority met 5 times during 1.4.2005 to 31.3.2006 and considered 81 items in all.

3.2 Advisory Council

This is a body constituted under Section-5 of the Delhi Development Act, 1957 for advising the Authority on the preparation of Master Plan and on such other matters relating to planning and development or arising out of or in connection with administration of this Act as may be referred to it by the Authority. Composition of the Advisory Council during the year is given in the next page.

Sh. B. L. Joshi, <i>President</i>	1.4.05	to	31.3.06
Members of Lok Sabha			
Sh. Sajjan Kumar	1.4.05	to	31.3.06
Sh. Kishan Singh Sangwan	1.4.05	to	31.3.06
Member of Rajya Sabha			
Sh. R. K. Anand	1.4.05	to	31.3.06
Vice Chairman			
Sh. Madhukar Gupta	1.4.05	to	31.8.05
Sh. Dinesh Rai	1.9.05	to	31.3.06
Members			
Sh. Hiren Tokas <i>Councillor, MCD</i>	1.4.05	to	31.3.06
Sh. Sugreev Singh <i>Councillor, MCD</i>	1.4.05	to	31.3.06
Sh. Rohit Manchanda <i>Councillor, MCD</i>	1.4.05	to	31.3.06
Smt. Nirmala Vats <i>Councillor, MCD</i>	1.4.05	to	31.3.06
Sh. J. P. Goel			
Sh. Chattar Singh			
Sh. Sunil Dev			
Chairman, DTC			
Chairman, CEA			
DG (Defence Estate), Ministry of Defence			
DG (RD) & Addl. Secy., Ministry of Transport			
Chief Planner, TCPO			
GM (PM) MTNL			
Municipal Health Officer, MCD			

3.3 RTI Implementation and Co-ordination Branch

With a view to bring transparency in the functioning of the Government and create a sense of responsibility among the Government officials and to remove corruption, an act known as Right to Information Act, 2005 came into force w.e.f. 12th October 2005.

The main objectives of the new Act are to get the information required in the public domain. This shall not only bring more transparency in the functioning of DDA but also go a great deal in demystifying the procedures involved in different schemes and projects.

DDA has opened a separate counter for RTI in its offices where the forms/ applications are received and also the fees. Also, DDA has appointed five counselors who give assistance to the public about the queries regarding RTI. An application form has been designed for seeking information regarding RTI which is not mandatory and is free of cost, but, DDA also receives applications on plain paper, through post, through electronic media etc.

DDA has appointed 49 PIOs pertaining to different departments. Such a large number of PIOs are necessary because DDA's offices are widespread. All PIOs have been provided e-mail IDs which facilitates the public to reach them easily. All these officers have undergone training under the programmes organised by DOPT. Instructions have been issued from time to time to create awareness among PIOs.

On DDA website complete information regarding RTI, list of PIOs and appellate authorities, application form and other misc. information regarding RTI are available.

Up to 31st March 2006, DDA received 1,988 applications under the Act out of which 1,832 applications have been disposed off and 156 are under process and pending for less than 30 days.

3.4 Staff Quarter Allotment Branch

During the period under report, 467 applications for allotment of staff quarter from the employees of various categories were received in this branch.



Chief Information Commissioner, Shri Wazahat Habibullah, addressing DDA officers on Right to Information

Details of applications received from employees of various categories for allotment of staff quarters during the year 2005-06.

S.No.	Type	Change	Fresh	Total
1.	I	55	18	73
2.	II	77	88	165
3.	III	50	112	162
4.	IV	33	22	55
5.	V	03	09	12
Total		218	249	467

During the year 2005-2006 upto March 2006, 410 staff quarters were allotted in type-I, II, III, IV & V. The details of allotment are given as under :-

S.No.	Type	Change	Fresh	Total
1.	I	17	35	52
2.	II	48	147	195
3.	III	27	93	120
4.	IV	32	03	35
5.	V	08	00	08
Total		132	278	410

Inspections were carried out in 36 cases on the basis of complaint and action is being taken in cases of adverse occupation.

3.5 Nazarat Branch

The main function of Nazarat Branch is to look after the general administration and office management. Hence, this branch is functioning for procurement and issue of various items required for smooth functioning of office i.e. stationery items, office furniture, uniform, office equipments e.g. photocopying machine, fax machines, cell phones, crockery, calculators, ink cartridges for computers etc. In addition to above this branch functions for procurement of other items required in office i.e. desert coolers, water coolers, air conditioners etc. During the period under report a good number of meetings were held from time to time and all the items were provided to the concerned staff well in time. In addition to above this branch is looking after the allotment of office space. Efforts were made to provide office accommodation to various officers/ staff to the possible extent.

3.6 Hindi Department

In order to make more effective implementation of Official Language Policy of Government of India, 121 inspections were carried out by Hindi Department. Three meetings of DDA Official Language Implementation Committee were held. 273 officials were given training in Hindi noting-drafting through 8 Hindi workshops organised during the year. During "Hindi Pakhwara", celebrated in September 2005, Hindi Stenography, Hindi typing, Hindi noting-drafting and debate competitions were held. 18 officers/ officials who were winners in the competitions were awarded cash prize amounting to Rs. 16,800/-. Speech competition for children of DDA's officials was also organised, in which 20 children were awarded total prize of Rs. 3,420/- in cash and gifts.

Under the scheme of "Hindi Pratibha Vikas Puraskar" a total of 34 students who had passed the M.A. (Hindi) examination of Delhi University with highest marks and class 12th of CBSE securing highest marks in Hindi in year 2003 and 2004 were awarded with cash prizes of Rs. 2,07,999/- and gifts. 15 children of DDA's officials were also awarded Rs. 82,998/- as cash and gifts under the scheme.

Besides this, to implement the Official Language Policy of Government of India, the material for DDA's website, procedures, annual administration report, audit reports for the year 2001-02 and 2002-03, Draft MPD-2021, press communiques, agendas for Authority's meetings, articles for Delhi Vikas Varta,



A debate in progress during 'Hindi Pakhwada'

brochures of Housing Department and Sports Complexes, Parliamentary Committee's Reports, PAC Questionnaire, CAG Report, Urban Development Report, Nanawati Inquiry Commission Report, revised budget and approval of expenditures received from EM Office, questions and answers of Parliament and Delhi Assembly, forms, establishment orders, notifications etc. were translated.

3.7 Public Relations Department

Public Relations Department of DDA is entrusted with the activities relating to image building of the organisation through paid and unpaid publicity and to maintain cordial interaction with public using various modes of communication. Its other major functions include formulation of advertisement policy, processing of advertisement rates, empanelment of advertising agencies, publication of quarterly house journal, sports newsletter, publicity literature including guidebooks, souvenirs, tender documents etc. Besides this, the Department is also responsible for arranging of press conferences/ press trips etc. Coverage of various functions, issue of press handouts, processing and follow-up/ monitoring of grievances expressed through newspapers and received from Department of Public Grievances, Govt. of India and other channels, receiving of delegates and issue of rejoinders are some of the other functions entrusted to this Department.

3.7.1 Activities Performed during 2005-06

1. 39 Press Handouts (both English & Hindi) were released highlighting the achievements and various activities and functions organised during the period. These press releases were covered both in print as well as in audio-visual media.
2. Two press conferences were organised. One was the annual press conference on 29th December, 2005 addressed by Vice Chairman, DDA. And, the other was on the occasion of announcement of budget for 2006-07, also addressed by Vice Chairman, DDA. Both were well covered in print and audio-visual media. Two days media personnel trip to various green areas developed by DDA was also organized in February, 2006.
3. 83 advertisements (English + Hindi) were published in various newspapers, including campaigns.
4. 98 press clippings, which appeared in various newspapers, were followed up to get the individual grievances redressed and 57 letters to editor (rebuttals) were issued.
5. 169 complaints were received through the Department of Public Grievances, Cabinet Secretariat, Government of India out of which 97 were got redressed.
6. 59 grievances were received from MOUD and 23 were disposed of.
7. 189 grievances were received directly from public which were sent to concerned departments for disposal. Out of these 30 were disposed of by concerned Departments.
8. 1,34,113 letters received and 58,771 letters dispatched through computerized Receipt and Despatch Counters at Reception.
9. 1,404 new books added to Library. 8,180 press clippings pertaining to DDA extracted from daily newspapers.
10. One issue of Delhi Vikas Varta, House Journal comprising of 64 pages was edited and print order given besides editing of Annual Administration Report of DDA.
11. Three issues of "Sports News Letter" comprising of 16 pages each edited and published and got distributed through Sports Department, DDA.
12. One issue of Bio-diversity Newsletter comprising of 12s pages was published and got distributed through Landscape Department, DDA.
13. 115 functions were covered by photo section. 2,995 photographs were taken and 3,370 photographs were developed and issued for publication and record.
14. As many as 11,372 calls were attended through tele-counseling.
15. Printing of Calendar 2006 was got done.
16. Printing of brochure on "Greens by DDA" in progress.



Personnel Department

4.1 Concerned about its employees, the Personnel Department ensures that the manpower is motivated enough so as to achieve the goals set by DDA to serve the people of Delhi. It aims at developing leadership qualities, sense of responsibility and discipline among them.

Grievances Redressal system takes care that voice of the employees is heard at the appropriate level and harmonious relationship can be maintained between the employees and the management.

During the year under report, the Personnel Department made concerted efforts to fulfill the needs of the organization towards capacity building as well as to meet the aspirations of its employees by way of initiating welfare measures. The various measures which were taken during the year are as follows :-

4.2 Promotion Made

Group	A	B	C	D	Total
	69	142	92	14	317

4.3 Recruitment Made

Six appointments made in Group-D on compassionate grounds.

4.4 Selection Grade Given

The benefit of selection grade has been given to two Officers.

4.5 Assured Career Progression Scheme

The Scheme of Assured Career Progression for the Group B,C & D employees has been introduced in DDA on the lines of scheme introduced in Govt. of India. The benefit has been extended to 744 incumbants.

4.6 Cross of Efficiency Bar

A total of 6 employees of various categories were allowed to cross efficiency bar.

4.7 Compassionate Appointments

During the period under report a total of six appointments have been made on compassionate grounds in Group-D and four shops have been allotted to the legal heirs of the deceased employees.



Counselling being provided by experts to DDA employees regarding career prospects for their children

4.8 A.C.R.

A total of 8,774 Nos. A.C.R. forms were issued during the year 2005-06.

4.9 Grant of Pension Cases

System of payment of pensionary dues on retirement was introduced in DDA. The dues are paid in a function every month. Nine Welfare Inspectors/ Personnel Inspectors are deputed to assist in settlement of pension/death cases. With the placement of Welfare Inspectors under Welfare Section encouraging results

have been achieved. The pension cases are settled as quickly as possible. 294 incumbants retired during the period and all the persons have been paid the retirement dues.

4.10 Disciplinary Cases

During the year under report, 31 disciplinary cases of various categories were settled.

4.11 Cadre Review

Cadre review of Planning Wing, Architect Wing, Horticulture System and Ministerial are under process and cadre reviews have been made for Accounts Wing and Legal Cadre.

4.12 Position of Staff as on 31.03.2006



Commissioner Personnel, DDA, presenting the memento to a retiring DDA Employee

Group	General	S.C.	S.T.	O.B.C.	Total
A	372	60	6	2	440
B	1178	257	19	5	1459
C	4612	680	50	52	5394
D	1810	1059	4	39	2912
Total	7972	2056	79	98	10205
			Work charged		10401
			Grand Total		20606



Vigilance Department

5.1 Vigilance Department is responsible for the implementation of anti-corruption measures and checks on integrity in service, as per instructions issued by the Central Vigilance Commission, Department of Personnel & Training and Ministry of Urban Development from time to time. In DDA the Vigilance Department is responsible for receipt and processing of complaints, conducting in depth investigation and framing charge sheets in consultation with the CVC. The Department also analyses the Inquiry Reports for the perusal of the Disciplinary Authorities. Framing of orders, appeals, review petitions, suspensions, its review and regularization are also dealt with by this Department.

5.2 Disciplinary proceedings were initiated against 143 officials. 85 officials were proceeded against for major penalties and 58 for minor penalties under DDA Conduct, Disciplinary & Appeal Regulations 1999.

5.3 Disciplinary proceedings were finalized in 138 cases.

5.4 During the period, 1,000 cases of general complaints were received. 695 cases were examined.

5.5 57 PE cases were registered and in 39 PE cases investigations were completed.

5.6 Sustained effort has been made to process appeals, reviews and suspension regularisation cases. In 36 cases appeal orders have been passed and in 34 cases suspension period was regularised. In seven cases prosecution sanction has been accorded against 18 officials, after going through each case along with the Prosecuting Agency.

5.7 As per DOPT instructions dated 7.1.2004, Review Committee reviewed 111 suspension cases of Group A, B, C & D categories. As a result of the review, 6 officials have been reinstated and suspension period of remaining have been extended.

5.8 Investigation of turnkey projects at Narela and Bakkarwala have been completed. Disciplinary Authorities' decision is awaited.

5.9 Watch and Ward cases have been investigated and 172 officials have been charge sheeted.

5.10 Inspections are being conducted by the vigilance staff on regular basis for verification of the allegations received in DDA. During this period, 19 inspections were done, resulting in 1 vigilance case.

5.11 CBI and Anti Corruption Branch, Delhi Police also registered 8 cases under IPC/Cr.PC., against 11



Shri Dinesh Rai, Vice-Chairman, DDA, administering the pledge to DDA officials on the occasion of Vigilance Awareness Week

officials during the period. Constant liaison with CBI/ACB has been maintained. Inspection was also conducted by the ACB at the request of DDA to curb the menace of touts.

5.12 To bring more transparency all requisite information concerning notice inviting tenders, allotment of flats/ plots are put on the website of DDA.

5.13 Investigation of a complaint received in the vigilance department regarding submission of fake performance guarantee bonds by Sh. Vilayati Ram Mittal resulted in following action :-

- (a) One EE (now SE) and three Divisional Accountants were suspended.
- (b) Case has been referred to Anti Corruption Branch for taking action against the Contractor.
- (c) Special audit of the divisions dealing with M/s Vilayati Ram Mittal has been ordered.

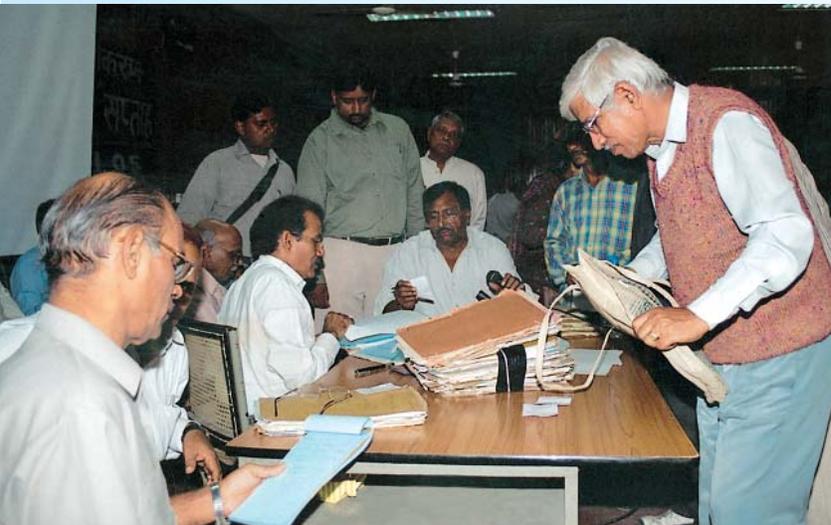
- (d) The Contractor Registration Board has been advised to de-recognize M/s Vilayati Ram Mittal.
- (e) The Chief Engineers have been directed to verify all bank guarantee bonds from the concerned banks.

Further enquiries for taking disciplinary action are under way.

5.14 It was proposed that copies of NITs costing Rs. 2 lacs and below be sent to Director Systems so that the same can be entered in the website of DDA with a copy to all Contractors' Associations.

5.15 During the Vigilance Awareness Week, which was observed from 7.11.2005 to 11.11.2005, the following activities were organised :

- (a) Pledge by staff and officers of DDA on 7.11.2005 at 10.00 A.M.
- (b) Lok Shivir–Land Disposal on 9.11.2005 from 10.00 A.M. to 7.00 P.M. was attended by approximately 500 people and
 - (i) 82 Conveyance Deeds were executed.
 - (ii) 50 Conveyance Deed papers were issued and
 - (iii) 150 brochures were sold.
- (c) Lok Shivir–Housing Deptt. on 11.11.2005 from 11.00 A.M. to 5.00 P.M.
 - (i) Conveyance Deeds were executed in 104 cases.
 - (ii) Conveyance Deed papers were issued in 42 cases and
 - (iii) Conversion was approved in 208 cases.
- (d) 10 DDA officials were felicitated by awarding them trophy/ certificate for their dedicated service to DDA.



A Lok Shivir in progress



Law Department

6.1 The entire litigation work by and against the Authority is being taken care of by Law Department headed by Chief Legal Advisor. Besides monitoring the legal cases, the Department also gives opinion in the legal matters referred to it.

The statement showing Court cases taken up, decided and pending in various Courts during 1.4.2005 to 31.03.2006 in table format is given below.

6.2 Cases in Supreme Court

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending as on 31.3.2006
1.	Planning	14	6	1	19
2.	Work-charge Establishment	1	-	-	1
3.	Personnel and Vigilance	4	2	-	6
4.	Building Section	-	1	-	1
5.	Land Disposal	53	20	10	63
6.	Enforcement Land	2	-	1	1
7.	Housing	49	8	5	52
8.	Land Management	328	77	142	263

6.3 Cases in High Court

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending as on 31.3.2006
1.	Planning	35	36	29	42
2.	Work-charge Establishment	134	19	18	135
3.	Personnel and Vigilance	184	47	51	180
4.	Building Section	36	12	9	39
5.	Land Disposal	2342	312	276	2378
6.	Enforcement Land	35	34	13	56
7.	Housing	849	216	177	888
8.	Land Management	2334	1043	364	3013

6.4 Cases in District Court

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending as on 31.3.2006
1.	Planning	887	2	2	887
2.	Work-charge Establishment	119	5	21	103
3.	Personnel and Vigilance	11	6	5	12
4.	Building Section	15	27	8	34
5.	Land Disposal	955	115	106	964
6.	Enforcement Land	51	27	29	49
7.	Housing	849	216	177	888
8.	Land Management	2334	1043	364	3013

6.5 Court Cases of Engineering Wing and at Patiala House

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending as on 31.3.2006
1.	Engineering Wing	926	145	204	867
2.	Patiala House	1621	315	296	1640
	RTI upto 2005-06				
	i) Total complaints received upto March 2006	13			
	ii) Total complaints disposed off	13			
	iii) Pending	NIL			

6.6 The case history and decisions in major important cases is given as under.

6.6.1 CWP No. 751-52/05 titled as M/s Lord Venkateshwara Buildcon (P) Ltd., V/s DDA (Date of judgement 16.5.2005)

In this case the bid of the petitioner in respect of plot No. B-5, Wazirpur which was a highest bid for a sum of Rs. 10.84 crores against a reserve price of Rs. 10.78 crores was rejected by the Competent Authority, DDA in accordance with the terms and conditions of the auction. The petitioner challenged the cancellation of the bid on the ground that the petitioner made a highest bid, therefore, the Competent Authority, DDA should not have cancelled the bid of the petitioner. This case was contested on the basis of a Supreme Court Judgement titled as Anil Kumar

Srivastava V/s State of UP (2004) 08 SCC 671 wherein it was ruled that even if a bidder who has given the highest bid still his bid can be cancelled as the same is subject to confirmation. An invitation to tender is not an offer, it's an attempt to ascertain whether an offer can be obtained with a margin. On the basis of submission of DDA the writ was dismissed vide order dated 16th May, 2005.

6.6.2 LPA No. 393/2003 titled as Mount Abu Edu. Society (Regd) V/s DDA and Anr Alongwith 9 other applicants on the same point of law (Date of judgement 7.9.2005)

In this bunch of appeal(s), the appellants had challenged the order dated 6th May, 2003 passed by the Ld. Single Judge of Hon'ble Delhi High Court dismissing their writ petitions. In writ petitions, the

decision of DDA to allot approximately 2 acres of the land to the appellants was challenged on the ground that the same is contrary to the Master Plan as their claim was for 4 acres and secondly the land rates were contrary to the Govt. Rules. These appeals were strongly contested through our Sr. Standing Counsel, Shri Jagmohan Sabharwal, Advocate, as huge financial stake and land of DDA was involved. It was contended before the Hon'ble Court that the recommendations of the Institutional Allotment Committee were recommendatory only and L.G. had taken a decision on 27th August, 1999 to allot 2 acres of land to the appellants and the decision of L.G. was never challenged. Therefore, the appellants have no case in the appeal. It was further argued that the change in the cost of the land is a minor change merely coincidental and have no-nexus with the policy decision on utilisation of the land. The reliance was placed on the judgement of Hon'ble Supreme Court in the case of Sahnii Silk Mill (P) Ltd. V/s Employees State Insurance Corporation [(1994) 5 SSC 346] wherein Hon'ble Supreme Court had held that in the present administrative setup judicial aversion to the delegation cannot be carried out to an extreme. A public authority is at liberty to employ agent to exercise its power. Therefore, the plea of the appellants about the excessive delegation of powers is ill founded. The rates have been rightly fixed on the basis of rates fixed by the Central Govt. from time to time. Even otherwise, the Central Govt. has given the liberty to DDA to take an appropriate decision on the issue of charging of institutional rates and process of allotment by auction or competitive tendering vide letter dated 3.6.99. It was also argued before the Court that the Master Plan does not compel DDA to allot only 4 acres of land to the appellants. The Court appreciated the contention of DDA and dismissed all the appeals vide judgement delivered on 7.9.05.

6.6.3 LPA 976/04 titled as DDA V/s Ambitious Gold Nibs (P) Ltd. (Date of judgement 6th February, 2006.)

In this appeal, DDA raised a significant question of law i.e. what is the legal remedy available to DDA subsequent to determination of the lease, against the

ex-lessee, on violation of the covenants of the lease. The Ld. Single Judge of the Hon'ble Delhi High Court had held that in view of the mandate of the judgement of the Supreme Court in the case of Express Newspapers (P) Ltd. V/s UOI & Ors. The proper course available to DDA is to file a suit for possession to take the possession of the property and DDA cannot resort to the proceedings under Section 4 & 5 of the PP Act, 1971. The judgement of Ld. Single Judge had potential to vitiate all the pending cases before the Estate Officers of DDA where the lease(s) have been determined on violation of the lease. Accordingly, it was decided to file an appeal and the main plea in the appeal was that the judgement of Express Newspaper (Supra) had already been distinguished by the Hon'ble Supreme Court in a subsequent judgement in the case of M/s Ashoka Marketing (P) Ltd. V/s Punjab National Bank reported in AIR 1991 SC.855. In the case of Ashoka Marketing, the Hon'ble Supreme Court has held that ratio in Express Newspaper case cannot be applied in each and every case and the said judgement was given in the peculiar facts and circumstances of the said case. The reliance was also placed upon a judgement of Ld. Single Judge in the case of M/s Sudhir Chand Mishra V/s UOI & Ors. wherein the Hon'ble Court had appreciated this legal position. The Appellate Court accepted the plea of DDA and allowed the appeal and directed the Estate Officer of DDA to give an opportunity of hearing to the respondent before passing any order.



Sanjay Lake Complex

6.6.4 Civil Appeal No. 5413/02 titled as Residents Welfare Association Green Park V/s DDA & Ors and Civil Appeal No. 869/02 titled as MCD V/s Residents Welfare Association Green Park and Ors.

These two appeals were directed against the full Bench Judgement of Hon'ble Delhi High Court dated 31.5.02 whereby, the Hon'ble High Court while disposing the writ petition before it had arrived on a conclusion that neither under the DMC Act nor under the DDA Act, MCD and DDA have power to seal any property for its misuse. The Delhi High Court had held that the sealing of the premises is a drastic action and by reason of that a person could be rendered homeless. Thus, affecting human or fundamental rights, the power of sealing in relation to misuse has been intentionally excluded, from the provision of two Acts.

In the appeal before the Hon'ble Supreme Court, the following two questions of law were raised i.e.

- i) Whether MCD under the DMC Act has power to seal the premises in case of its misuse ?
- ii) Whether DDA, under the Delhi Development Act has also similar power of sealing or not?

- iii) Directions required to be issued in respect of residential properties being used for commercial purposes.

The contention of DDA before the Hon'ble Supreme Court was that under Delhi Development Act, 1957, DDA does not have power to seal the premises in case of its misuse. However, DDA has power to prosecute the person misusing the premises as well as the owner thereof u/s 14 read with Section 29 of the D.D. Act. While disposing the appeals by a common order in the case of M.C. Mehta V/s UOI & Ors. dated 16.2.6, the Hon'ble Court has upheld the contention of DDA and it ruled that the High Court has rightly held that under the D.D. Act., there is no power of sealing in case of misuse.

However, the Apex Court has held that the judgement of the Delhi High Court to the effect that the MCD does not have power of sealing in case of misuse of a premises is incorrect. The Apex Court reverse the judgement of Delhi High Court qua the powers of sealing of MCD as per the DMC Act and held that under section 345-A of DMC Act, the Commissioner of MCD is empowered to exercise powers of sealing in case of misuse of any premises. While disposing the aforesaid appeal the Hon'ble Supreme Court did not pass any direction qua DDA though the following directions have been issued against the MCD.

1. MCD shall within 10 days give wide publicity in the leading newspapers directing major violators on main roads (some instances of such violators and roads have been noted hereinbefore) to stop misuse on their own, within the period of 30 days.
2. It shall be the responsibility of the owner/occupier to file within 30 days an affidavit with Commissioner of MCD stating that the misuse has been stopped.
3. In case misuse is not stopped, sealing of the premises shall commence after 30 days, from the date of public notice, first taking up the violations



Bhalswa Lake Complex

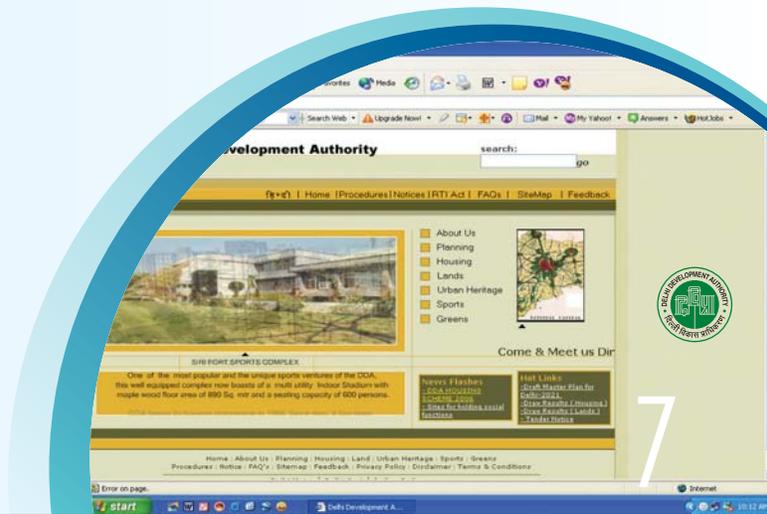
on roads which are 80 ft. wide and more. All authorities are directed to render full assistance and co-operation. After expiry of 30 days from the date of public notice, electricity and water supply shall be disconnected.

4. Details of the Roads and the violations shall also be placed on the website by the MCD and copies also sent to Resident Welfare Associations of the area which should be involved in the process of sealing of misuse. The Commissioner of MCD shall file an affidavit, within two weeks, in terms of directions contained in this judgement, whereafter directions for constitution of the Monitoring Committee would be issued. The sealing would be effected by the officers authorised by the Commissioner of MCD in consultation with the Monitoring Committee.
5. The appropriate directions for action, if any, against the officer responsible for the misuse and for payment of compensation by them and by violators would be issued after the misuser is stopped.
6. None will tamper with the seals. Any tampering with seal will be sternly dealt with. Tampering with seal will include opening another entrance for use of premises.
7. It would be open to the owner/ occupier to approach the Commissioner for removal of the seal on giving undertaking that the premises would be put to only authorized use.
8. Particulars of cases where violators may have obtained orders of stay will be filed in this Court by MCD.
9. MCD shall file monthly status report as to action taken by 15th of each month commencing from 10th April, 2006.
10. In case misuse is not stopped in the premises involved in the civil appeals and special leave petitions, subject to what is stated in this judgement, the MCD will take immediate steps to seal those premises soon after expiry of 30 days.

6.6.5 DDA V/s Smt. Renu Bali WA 118/04 & DDA V/s Manjit Singh Sodhi LPA 159/04 & Darshan Lal V/s DDA LPA 58/04

This case was referred to the Full Bench of the Delhi High Court comprising Hon'ble Justice M. K. Sharma, Justice Tirath Singh Thakur & Justice Swatantra Kumar. These are the cases wherein the DDA had levied 20% surcharge over and above the disposal price fixed by the DDA at the time of issue of 5th & Final Demand Letter. Aggrieved from such levy of surcharge, the allottees filed 120 court cases and Justice Mr. S. K. Kaul upheld the 20% surcharge in favour of the DDA. The disgruntled allottees preferred LPA against the order of the Single Judge and the Division Bench headed by Chief Justice of Delhi dismissed all these LPAs preferred by the allottees. Thereafter on the issue of charging of current cost as well as 20% surcharge and some of the allottees again filed LPAs before the Division Bench of Delhi High Court. DDA also filed cross appeals in all these bunch matters. DDA engaged the services of Shri Mukul Rohtagi, Sr. Counsel and Ms. A. Salwan, Standing Counsel assisted in these matters. Arguments continued on day to day basis before the Full Bench by both the parties and the Hon'ble Full Bench dwelt at length on various policies, resolutions and the concept of the levy of surcharge. The Full Bench was fully apprised with the detailed statistics of the 20% surcharge received from these allottees and also the details of the subsidies allowed in the cost to the allottees of Punjab Migrants, Kashmere Migrants, Kargil War Widows and other allottees of the lower strata of the society who deserved concessional rate in the cost. Since the subsidy had considerably crossed from the amount recovered towards the 20% surcharge as well as other factors, the Full Bench finally also upheld the 20% surcharge as valid one as per the judgement delivered by the Ld. Single Judge. This judgement saved hundred of crores of rupees and this is a commendable achievement on the part of the staff comprising of Legal, Managerial as well as Accounts Department.

Systems and Training Department



7.1 Systems Department

In continuation of the automation initiatives for DDA, the Systems Wing has further worked towards development and improvements in the following automation projects:

7.1.1 DDA Website

The DDA's dynamic website www.dda.org.in provides information on various aspects of DDA like Housing, Land, Master Plan, Sports, Environment etc. The information of public interest like result of the draws for housing and land disposal are available on the website. For the ease of the Public the provision of making queries round the clock through forms for viewing Registration details, Priority Status and Payments details from the databases has been made. These queries can be made round the clock on the website. Public Notices and Tender Notices are appropriately displayed on DDA's website. The website also has procedures section where procedures for various Housing/Land activities are given and formats of various documents such as affidavits etc. can be downloaded. The Senior Officers and all the 41 Public Information Officers under Right to Information act are reachable through E-mail and all these officers have been provided personal mail boxes. The brochure and application forms in respect of housing schemes were made available on website facilitating the public to download the same.

7.1.2 Land Record Automation

The Land Management Information System software for automation of land record has been developed.

The system is a GIS based application providing information about the acquired land. It will facilitate to monitor the usage of acquired land and the status at any given time together with monitoring of enhanced compensation. The Land inventories in respect of 233 villages out of 239 acquired/ under acquisition villages have been integrated with Land Record attributes. Project is to be shortly implemented.

7.1.3 Housing

The AWAAS Housing Management and Accounting package is smoothly functioning and various activities like registration, allotment, cancellation, mutation/ transfer, change of address, change of mode of payment and accounting of receipts are being done by this package.

During the current year (1st April, 2005 to 31st March, 2006) 11,898 flats have been allotted through AWAAS and the Demand Letters for 2,320 allottees have been generated. The online verification for receipts of housing has been activated in all accounting zones to facilitate quick disposal of cases. The programs for processing the demand and collection Ledger, Non Recovery certificates, Sundry Debtors and Defaulter List have also been made online.

A new software has been developed for online receiving the applications for freehold of flats at the reception of Vikas Sadan. It would be implemented in May, 2006.

7.1.4 Information Kiosks

Six information kiosks at Vikas Sadan and two kiosks at Rohini office are working for dissemination of information to the public. By June, 2006 six more

information kiosks would be installed in different locations all over Delhi. Now any registrant or an allottee of any flat or plot can check his/ her registration details, allotment details and payment details.

7.1.5 Document Management System

Document Management System has been developed for scanning, indexing and storing the images with retrieval facility. In the year 2005 about 26,800 files and more than 9 lac challans have been scanned upto 31st March 2006.

7.1.6 Receipt and Dispatch (R&D) Software

A new module for feeding the requests of public for seeking information as per RTI Act has been incorporated in the R&D system. About 1,658 requests have been uploaded in addition to other receipts and dispatches.

7.1.7 PGRAMS

PGRAMS (Public Grievances Redressal and Monitoring System) has been implemented to receive and forward the grievances received online from DPG and Ministry to respective Officers for redressal. In this year 133 references have been received from DPG.

7.1.8 Library Automation

The work of Bar Coding for DDA Library has been undertaken for better management and operation of record keeping, issue and return of books.

7.1.9 Land Disposal Department

The Bhoomi software is already implemented in the Land Disposal Department. Using Bhoomi software 1,06,000 allottees records and 2,16,000 receipts data has been uploaded in the databases. Draw of lots of Rohini Residential Scheme and other properties was done through this software. The Bhoomi software has provision for generating of various reports following draw of lots. Various MIS reports are also generated.

To ensure correct posting of the receipts received from allottees computer generated challans are given to the allottees.

Freehold conversion module is developed and implemented in the Department. Allottee record is entered from the freehold conversion application if

that data is not available in the database. Conversion charges are calculated and a report containing the calculations etc. is generated. A challan for deposit of the conversion charges is generated. After deposits in the bank, application is received at DDA counter. Application reaches in the concerned section the same day it is submitted by the applicant. Further, deposits are verified on-line in the concerned section. This saves a lot of time. Provision for further monitoring of the movement of application in different branches also exist.

7.1.10 Computer Appreciation Training

Regular Computer Appreciation Training programmes are organised for benefit of the DDA Staff.

7.1.11 Legal Cases Management System

The software is implemented in GUI environment. The database of legal cases is maintained using this software and various MIS reports generated. The fee bill processing module has also been developed and implemented. Out of 17,260 cases 6,304 cases have been disposed of using this software.

7.1.12 Integrated Management System

For complete automation of DDA and integration of various standalone software applications the work for an Integrated Management System has been initiated in February 2005 and STPI, an IT society under MIT, has been engaged as technical consultant for the assignment. Systems Requirement Specification (SRS)



Hindi workshop in progress

and Request for Proposal (RFP) was prepared and Expression of Interest has been invited from the software vendors and are being evaluated.

7.1.13 Computer Aided Drafting & Designing Cell at Vikas Minar

The CADD cell provides the facility to architects and planners for designing, drafting and printing of the drawings. Engineering Wing and users from Central Design Organization and other Engineering offices also avail the facility of CADD Cell. They use these facilities for drawing, modifying, structural analysis and printing of drawings.

7.1.14 Payroll System

The menu driven payroll software is implemented in various pay control offices. This software is used to generate Pay Bill Register and print pay bills besides various other reports of earning and deductions.

7.1.15 Computerisation of Work Charge Employees

Work charge employees data is used by the office of Director (W.C.). Data for Fifty one categories consisting of 12,135 work charge employees was created and updated. Provision of generation of Reports also exist.

7.1.16 Networking

For providing internet in the Vikas Minar and Vikas Sadan Offices, a 2Mbps shared Internet leased line has been taken from VSNL. Rohini office is connected with 128 kbps leased line and information kiosk has been installed for disseminating the information directly from the Database servers resident in Vikas Sadan.

Systems wing, apart from the above automation projects, is also strengthening the computer bank of DDA. Sixty new computers were procured so that pace of automation is increased. At present, Systems wing is maintaining more than 500 computers along with printers and UPS. To improve the productivity and performance of the computers they are upgraded from time to time.

7.2 Training Institute

7.2.1 The Training Institute of DDA has been organising training programmes for the officers and

staff of DDA and also identifies the need to upgrade their professional knowledge in various fields. The Department also processes nominations of the officers/officials to participate in the various external training programmes organised by other professional institutions in Delhi and other parts of the country.

7.2.2 During the year 2005-06 the Training Institute successfully imparted training on useful training courses benefiting a large number of employees at all levels nominated to participate in the training courses, workshops, seminars, conferences etc. organized by other professional institutions. The details of the programmes organised and the number of participants is given below :

S. No.	Description	Year	No. of Prgm.	No. of Participants
1.	Internal training courses conducted by the Training Institute DDA.	2004-05	61	2,513
		2005-06	59	684
2.	External training courses conducted by outside Agencies/ Institutes.	2004-05	60	193
		2005-06	77	180

7.2.3 In-house programmes included orientation programmes for LDC's, UDCs, Asstt., Steno, Account personnel etc. Special emphasis was given for preparation on the training modules for categories like Asstt./ Sr. Steno/ Steno/ UDC's and on the syllabus for departmental tests for promotion to the next grade.

7.2.4 The Training Institute also played significant role in assisting the personnel department including training/coaching programme for UDCs appearing in the departmental test for the post of Assistant and LDCs appearing in the departmental test for the post of UDCs. The training Institute also successfully conducted departmental training for Asstt. Director (Ministerial).

7.2.5 Regular training programmes were also organised to improve Computer Literacy, Computer application in Accounts and other areas. This facilitated DDA in taking up computerisation in the department.



Engineering and Construction Activities

8.1 The activities of the Engineering wing can be classified broadly under the following heads :

- (a) Construction of Residential Buildings.
- (b) Development and construction of Commercial Centres.
- (c) Development of land for residential, institutional, industrial, recreational and commercial purposes.
- (d) Special Projects/ Sports Complexes.
- (e) Development and maintenance of green areas viz. Master Plan Greens, District Parks,

Neighbourhood Parks, Recreational Centres, Play Fields and Children's Parks etc.

The achievements of DDA's Engineering Wing during the year 2005-2006 are as under.

8.2 Construction of Residential Buildings

DDA constructs houses of various categories viz. HIG/ MIG/LIG/Janta/EWS etc. for a large number of registrants/ non-registrants. The brief details of houses in progress as on 1.4.2005, new houses started during 2005-2006 and completed by DDA during the year 2005-2006 (including the details of last two years) are given as under :

S. No.	Description	HIG	MIG	LIG	EWS/ Janta	Total 2005-06	2004-2005	2003-2004
1.	Houses in progress as on 01.04.2005	2361	1482	6123	Nil	9,966	23016 (as on 1.4.04)	20,704 (as on 1.4.03)
2.	New Houses targeted to be taken up during 2005-06	3459	1357	5860	Nil	10,676	7943	14511
3.	New Houses taken up during 2005-06	Nil	Nil	1670	Nil	1,670	3356	3988
4.	Houses targeted to be completed during 2005-06	2005	1132	5558	Nil	8,695	12662	5919
5.	Houses completed during 2005-06	856	886	828	Nil	2,570	9896	1676

8.3 Development of Commercial Centres

8.3.1 The position of various shopping/ commercial complexes in progress as on 01.04.2005 and new complexes started and completed during the year 2005-06 (including details of last two years) is given in table on next page.

S. No.	Description	DC	CC	LSC	CSC	Total	2004-2005	2003-2004
1.	Commercial Centres in progress as on 1.4.05	5	6	2	8	21	18 as on 1.4.04	19 as on 1.4.03
2.	New Commercial complexes targeted to be taken up in 2005-06	2	13	5	2	22	11	38
3.	New Commercial complexes taken up in 2005-06	Nil	Nil	Nil	Nil	Nil	10	9
4.	Commercial Centres targeted to be completed during 2005-06	5	6	2	8	21	11	28
5.	Commercial Centres completed in 2005-06	1	Nil	Nil	6+1*	8	7	10

Note :- DC - District Centre, CC - Community Centre, LSC - Local Shopping Centre, CSC - Convenient Shopping Centre; *CSC in North Zone abandoned/ deleted.

8.3.2 Upgradation of Commercial Centres

To create efficient/ proper circulation and healthy environment in the Commercial Centres constructed by DDA, it has been decided to upgrade old Commercial Centres after taking over the same back from MCD.

In phase-I, 93 Commercial Complexes (1 District Centre, 15 Community Centres, 54 Local Shopping Centres and 23 Convenient Shopping Centres) have been taken up for redevelopment. Upgradation in 91 Commercial Complexes have been completed.

8.4 Major Development of Land Schemes

DDA is relentlessly continuing its development

activities and expanding the city limits as per Master Plan 2001, by developing new Sub-Cities and creating the physical infrastructure such as roads, sewerage, drainage, water supply, power lines and recreational facilities etc. for such Urban Extensions vis-a-vis Dwarka Phase-I & II, Narela, Dheerpur, Rohini Phase-IV & V (Sector 26 to 33), Vasant Kunj Phase-II and Lok Nayak Puram (Bakkarwala).

8.4.1 Progress of the major development schemes is given in a tabular form below :

- Total length of the service to be laid in the scheme.
- Services laid up to 31.3.2005
- Services laid up to 31.3.2006

Name of Schemes	Area of the Scheme in Ha		Roads in KM	Sewerage in KM	Water Supply in KM	Storm Water Drain in KM
Dwarka Ph-II	2098/1194	A	73.948	57.762	59.82	111.80
		B	44.00	26.10	27.32	49.36
		C	54.00	31.30	36.32	52.30
Narela	7282/450	A	90.90	33.00	33.00	79.00
		B	74.26	32.00	28.00	60.00
		C	74.26	32.00	28.00	60.00
Dhirpur	194.50	A	7.70	6.00	6.00	10.00
		B	5.80	-	-	-
		C	5.80	3.00	-	-
Rohini Ph-III	1000/700	A	168.00	26.60	55.00	83.00
		B	165.60	26.60	55.00	83.00
		C	165.60	-	-	-

Contd...

Name of Schemes	Area of the Scheme in Ha		Roads in KM	Sewerage in KM	Water Supply in KM	Storm Water Drain in KM
Rohini Ph-IV & V	4000/788 + 100 Ha recently acquired	A	28.60	20.358	26.50	38.30
		B	18.50	3.80	11.50	-
		C	20.165	6.50	11.50	-
Vasant Kunj Ph-II	315/92	A	5.75	3.90	7.76	4.30
		B	5.75	3.90	7.76	3.50
		C	-	-	-	4.30
Lok Nayak Puram	60	A	4.55	2.235	3.00	6.200
		B	1.75	2.035	-	5.000
		C	2.75	2.235	-	6.200

8.5 Special Major Projects/ Sports Complexes

DDA has been taking up a number of special projects as a part of its development programme and for providing facilities at city level. During the year 2005-06, DDA completed/ started following special/ major projects.

8.5.1 Special Major Projects completed during 2005-06.

- i) Upgradation & rejuvenation of Community Centre at Jamrudpur Ph-II.
- ii) Link road connecting NH-8 with Dwarka Sub-City along Southern boundary of IGI Airport.
- iii) Link road along Barapulla Nallah connecting Mathura Road to Nizamuddin Railway Station Road.
- iv) D/O Sultangarhi Tomb Conservation Complex, Vasant Kunj Ph-I.
- v) D/O 703 JJ Plots at Kondli Gharoli Ph-I.
- vi) D/O Plots at IFC Gazipur for Paper Merchants.
- vii) Upgradation/ Improvement of Nigam Bodh Ghat Ph-I.
- viii) Approach road connecting South Delhi with Dwarka Sub-City through Cantonment Area.
- ix) District Centre at Jasola Ph-I.
- x) ROB on Delhi Rewari line level crossing at Pankha Road.
- xi) Clover leaf at Sarita Vihar Fly-over
- xii) D/O Approach road between Central Library and Arts Faculty in Delhi University Area.

8.5.2 Special Major Projects in progress

- i) Integrated Freight Complex at Narela.
- ii) Yamuna River Front Development (Yamuna Pustha Park).
- iii) Integrated Freight Complex at Gazipur, Pkt. C.
- iv) Anglo-Arabic School at Ajmeri Gate.
- v) District Centre at Jasola Ph-II (Only road work).
- vi) Upgradation & rejuvenation of District Centre Bhikaji Cama Place Ph-II.
- vii) D/O Lala Lajpat Rai Memorial Park at Lajpat Nagar.
- viii) D/O Master Plan green between Sarvodaya Enclave & Begumpur.
- ix) Upgradation of 94 Commercial Complexes under Lot-1.
- x) D/O Tughlakabad Recreational Complex
- xi) D/O Astha Kunj near District Centre, Nehru Place.
- xii) Upgradation of District Centre, Nehru Place.
- xiii) D/O Yamuna Bio-Diversity Park at Jharoda Mazra & Wazirabad.
- xiv) D/O Aravali Bio-diversity Park, North of Vasant Vihar.
- xv) D/O Sultangarhi Tomb Conservation Complex, Vasant Kunj Ph-II.
- xvi) Millennium Park near ISBT Sarai Kale Khan Ph-II.
- xvii) Convention Centre on plot no. 17 at Shastri Park.
- xviii) D/O 46 Ha of land at CBD Shahdara.
- xix) Upgradation/ Improvement of Nigam Bodh Ghat Ph-II.
- xx) Covering of Palam Drain.

8.5.3 Sports Activities Completed During 2005-06

- i) Upgradation of basket ball court at Saket Sports Complex.

- ii) Conversion of existing open badminton courts into Skating Rink at Saket Sports Complex.
- iii) Upgradation of Conference Hall at Siri Fort.
- iv) Renovation of change rooms/ toilets of main Office, squash court near snack bar at Siri Fort.
- v) Re-flooring of squash courts at Siri Fort.
- vi) Renovation of room of tennis arena at Siri Fort.
- vii) Toddler Swimming Pool at Dwarka Sports Complex.
- viii) Swimming Pool at Rashtriya Swabhiman Khel Parisar.
- ix) Covered Badminton Hall at Rashtriya Swabhiman Khal Parisar.
- x) Bhalswa Golf Course (7, 8 holes).

8.5.4 Sports Activities in progress

- i) Re-laying of surface of two lawn tennis courts at Major Dhyan Chand Sports Complex.
- ii) Laying of synthetic turf in two lawn tennis courts at Major Dhyan Chand Sports Complex.
- iii) Bhalswa Golf Course (9th hole).
- iv) Covered Badminton Hall at Saket Sports Complex.
- v) D/O Play Field at Sarita Vihar.

8.6 Development/ Maintenance of Horticulture Works

DDA's emphasis has been to develop green areas which are lungs of the city. DDA can proudly claim to have built one of the best parks/ green areas in the country.



Smt. Shiela Dixit, Hon'ble Chief Minister of Delhi, at DDA Stall at Bhagidari Exhibition at Pragati Maidan. Also seen in the picture are Shri Sandeep Dixit, MP & Shri Dinesh Rai, Vice Chairman DDA

DDA has developed approximately 16,000 Acres of green which includes city forests, woodland, green belts, district parks, zonal parks, neighborhood parks and tot-lots in the residential colonies.

Year	Tree Plantation (in lacs)		D/o New Lawns (in acres)		D/o Children Parks (in nos.)	
	Target	Achievement	Target	Achievement	Target	Achievement
2005-06	3.80	4.10	232.88	121.09	38	16
2004-05	4.50	4.47	314.95	180.85	35	26
2003-04	4.60	4.69	298.10	188.59	48	40

8.6.1 Aravali Bio-Diversity Park, north of Vasant Vihar Location and site conditions

The Aravali Bio-diversity Park is presently spread over an area of around 690 acres (277 Ha) between Vasant Vihar & Vasant Kunj. There is vast rocky outcrop extending from the core of the site towards the southern end of the site. The total area, including area of Muradabad Pahari and Kusumpur Pahari, is a notified protected forest as per notification of GNCTD. The site is undulating and uneven, full of kikar plantation and scrub vegetation of the Ridge. Within this area an old Mosque is existing. It is popularly called as Muradabad Pahari Fort.

Development work held up due to intervention of CEC (Centrally Empowered Committee) on the behalf of Supreme Court of India.

Present status of development work

- | | |
|---|-----------|
| 1. C/O boundary wall with MS railing | Completed |
| 2. Tube Wells (5 nos.) | Completed |
| 3. Sealing the three pits | Completed |
| 4. GI pipe network of tube wells | Completed |
| 5. Poly houses (2 nos.) | Completed |
| 6. One Net house | Completed |
| 7. Nurseries (2 nos.) | Completed |
| 8. Scindia Pottery Heritage Building restored | |
| 9. Camping facilities provided inside. | |
| 10. Electricity provided. | |
| 11. 1,985 plants of different varieties have been raised in the Nursery (Poly house and open house) | |

12. 19,247 plants of 75 plant species have been collected from Delhi, Uttaranchal, UP & Rajasthan.
13. Weed eradication has been performed in 6 Ha of land for community plantation.
14. 94 plants of different varieties planted around Nursery area.
15. 382 plants planted in valley.
16. Ditches meant for harvesting (Storm Water drainage system of Vasant Kunj i/c Masoodpur Dairy connected to these ditches for rain water harvesting) Completed

8.6.2 Amusement Park

Just adjoining to Swarn Jayanti Park, a chunk of land measuring about 25 Ha has been planned and entrusted to M/S Unitech Limited for developing it as an "Amusement Park of International Standards" which shall be a point of major attraction in the city of Delhi. The developer has planned for the complete development of this park in a period of five years with the target to start functioning of the park in two years, which is expected by the year 2006.

8.6.3 Development of Indraprastha Park from ISBT, Sarai Kale Khan to Bhairon Mandir Marg

Special features of this park will be:

Total area of the park	63 Acres
Total length of the park along Ring Road	2000 Mtrs
Total length of the walkways	About 5 Kms
Total cost of the project	Rs. 23 Crores
Present Status :	
i) Phase - I	i) Completed
ii) Phase - II	ii) Some additional works (on the land retrieved from Railways) like C/o formal garden, 2 Nos. of rain shelters in Zone-IV and P/F of garden furnishing have also been completed. For development of additional parking, tenders received and work to be started shortly. Likely to be completed by June, 2006.

It has five designed zones, each having a theme of its own, namely: Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden and Foliage Garden.

8.6.4 D/O Sultangarhi Tomb Conservation Complex on Mehrauli Mahipalpur Road near Vasant Kunj

Sultangarhi Tomb, the Mazar of Sultan Nasiruddin Mehmood S/o Sultan Iltumish was built in the year 1236 AD in Rangpuri Pahari (Alias Malikpur Kohi) area on Mehrauli-Mahipalpur road.

Work of Phase-I has been completed : Boundary wall, drain for Rain Water Harvesting Scheme, DQ Stone footpath and five tubewells bored in Phase-I.

Work of Phase-II: Consultant has given preliminary drawings. PE has been submitted for accord of AA & ES.

8.6.5 Development of Bhalswa Golf Course

Bhalswa Lake Complex is proposed to be developed over a total area of 92.00 Ha of land. 58 Ha of land on eastern side of the lake belongs to DDA and 34 Ha of land is with DTDC. The lake side facilities such as 8 number kiosks, shelters, walkway roads and parking have already been developed by DDA.

Adjoining the lake there is an area of 46 Ha which is marked for development of 18 hole golf course. The work of 3 hole Golf Course in Ph-I which has since been developed and opened to Public. The work of hole number 4, 5, 6, 7 & 8 has since been completed. The work for construction of 9th hole is in progress and is likely to be completed by 31.5.2006. The work for Automation system for irrigation is under progress. Tube well and GI pipe line net works for 7 holes, boundary wall with railing for all the 9 holes are completed. The irrigation system along with sump is in progress. The work related to Plaza & Parking is in progress.

8.6.6 Yamuna Bio-Diversity Park at Jharoda Mazra and Wazirabad

The mission of the Bio-Diversity Park is to serve as a repository and heritage of Biodiversity of Yamuna River Basin with ecological, cultural and educational benefits to the urban society. The development of park will be

carried out in different phases and the park is likely to be developed in 10 years. At present, DDA is developing Bio-Diversity Park on 157 Acres of land in Ph-I. Another 300 acres will be added in the second phase.

The following works have been completed

- Providing and fixing 3 Poly Houses
- Providing and fixing 1 Net House
- Providing and fixing 3 Bamboo clad Food Kiosks
- Boring of 3 Shallow Tube Wells & C/O 2 Pump Houses
- Laying of GI Pipe lines for unfiltered water supply in the visitors area in Orchard No. 1.
- C/O Footpath (Main trail 3 M wide)
- C/O Office Complex/ Interpretation Centre highlighting the cultural and ecological history of Yamuna has been developed.
- C/O 5300 mtrs length Random Rubble Masonry boundary wall with MS grill
- C/O Water Body and Mounds
- C/O Path (Loop trail)

- C/O Water Body (Additional) and Mounds
- Cafeteria
- Construction of approach road for the project and Car Parking
- Plantation of about 18,000 trees and bamboo along boundary
- Construction of STD booth, drinking water facility and main entry gate
- Construction of Security Hut
- Visitors area
- C/O RCC Box type drain and road for parking
- C/O Parking for Buses
- RCC Box type drain from entrance gate to end of scheme
- C/O Steel Bridges
- Plantation
- Raising the height of existing R/R Masonry wall along the built-up residential area

Construction of one number bamboo bridge, one public toilet, a bamboo shelter and 18 M R/W road from supplement drain to end of the scheme are likely to be taken up in the year 2006.

8.6.7 Astha Kunj at Nehru Place: Salient features of the project are :

Total area of the park	81 Ha (200 Acres)
Accessibility from :	
i) Outer Ring Road -	On Southern side
ii) Raja Dhir Sen Marg -	On Northern side
iii) Captain Gaur Marg -	On Eastern side
Likely cost of the project	Rs. 20 Crores.
Likely time of completion of the project	Contradiction
Present status of work :	
i) B/Wall grill fencing	i) Work completed.
ii) C/O Entrance Plazas	ii) Entrance plazas No. 1, 2, 3, 4 & 6 completed and work of plaza No. 5 is in progress and shall be completed by June, 2006.
iii) D/O walkways and filling up earth in lawn areas :	iii) Work in progress and to be completed by September, 2006
iv) D/O Water bodies (5 Nos.)	iv) Completed.
v) C/O Parking near ISCON	v) In progress - to be completed by May, 2006.
vi) C/O Food court, Urban Park, Amphitheatre, congregation area and bus parking opp. Lotus temple.	vi) Tenders re-invited, work is likely to be taken up in 1st Qtr. of 2006 and shall be completed by Contradiction

8.6.8 Yamuna River front Development (Yamuna Pushta Park)

An area of 83 Ha, which was cleared by eviction of jhuggies, is to be developed under the scheme in the first phase at the western banks of River Yamuna behind Samadhi area, between the Old Railway Bridge & ITO. The scheme has been approved by the Screening Committee of DDA and by the Yamuna Action Committee under the aegis of Central Water Commission.

The landscape scheme has incorporated Active and Passive recreational zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, childrens play area, maintained greens, pedestrain walkways, cycling tracks etc. forming a part of "Active Zone".

The Passive Zone has a number of water bodies with pedestrian trails and cycle tracks meandering though the site. The Passive area has been designed to provide a serene and calm environment as compared to event oriented Active area. A water body has been created on existing rivulet in Active area.

Work on site has progressed regarding :

- Raising of Mughal Bundh as per levels required by I&F Department
- Development of water body in Active area is complete
- Plantation and grassing along Mughal Bundh slopes is being implemented
- A nursery for saplings of plants to be used on the project has been established
- Slopes along with water body under progress

8.6.9 Proposed Development of Existing Greens

There is a proposal to develop about 29 existing green areas for which landscape plans are being finalized.

8.6.10 Proposal of B.O.T. Public Conveniences

During the year in pay & use toilet facility has been provided. 11 popular green areas located at various places of Delhi.

Tender for pay & use toilet facility has been floated for 14 major green areas at different locations in Delhi.

In the 10 major green areas/ parks B.O.T. Toilet facility is proposed.

8.6.11 Opening of Food Counters/ Eateries in and around Public Parks

- i) As per Master Plan norms, restaurant/ food kiosks are permitted in any park having an area of more than 40 Hectares.
- ii) Restaurant has been provided in 5 parks which are operational.
- iii) Six parks which are of importance and frequently visited by the visitors have been provided with food kiosks/ food courts.
- iv) In 3 parks food kiosks/ food courts have been proposed.

8.7 New Thrust Area

8.7.1 EWS Housing to be taken up during the year 2006-07

To uplift and provide healthy environment for the Economically Weaker Section (Slum Dwellers), Ministry of Urban Development decided to take up one lac EWS houses at various places of Delhi by DDA. The locations are being identified.



EWS Houses at Bindapur

8.7.2 Fly-overs

With the increase in population (local as well as floating) and increase in use of personal vehicles as well as public transport, the traffic on the roads of Delhi has increased many-folds. The traffic congestion at crossings on busy roads like inner Ring Road causes great inconvenience to the users. Besides, it raises pollution levels and wasteful fuel consumption. As such, DDA was entrusted the responsibility to take up the construction of fly-overs to mitigate traffic problems. Twelve fly-overs have been completed upto 31st March, 2005.

The status of other fly-overs in progress is given as under :

S.No.	Location	Present Position
1.	One clover leaf at NH-2 & Road No. 13A, Sarita Vihar	Completed (June 2005)
2.	One clover leaf at Vikas Marg - Road No. 57 in planning stage	Likely to be taken up in 2007
3.	NH-24 & Noida More - Two more clover leaves are in planning stage	Likely to be taken up in 2007
4.	Second Carriage way Covering of Palam Drain	31.12.2006

The following improvement works are likely to be taken up during the financial year 2006-07.

- Clover leaf & underpass at Sarita Vihar Fly-over
- Improvement of existing Entry Point to the Common Wealth Village near Akshar Dham Temple
- 4 arm intersection at Kapashera

8.7.3 D/O Cricket & Football Stadium Complex at Yamuna River Bank

85 Ha of land West of Noida Toll Bridge is to be developed for which principle approval has been received from Yamuna Action Committee for development by DDA. The total scheme consists of 85 Ha of land out of which 12 Ha is for Cricket Stadium, 10 Ha for Football Stadium and 5 Ha for Children Centre. The remaining 58 Ha of land is for

parking and recreational use. The scheme is at conceptual stage. CWPRS, Pune has been engaged for carrying out the mathematical model study and also to advise DDA on flood protection measures. The scheme as a whole is slated to be completed before the forthcoming Commonwealth Games.

8.7.4 Urban Extension Roads

a) C/O Urban Extension Road No. 1

This road will pass through Narela & Rohini Projects and connect NH-1 (GT-Karnal Road) with NH-10 (Rohtak Road).

Total length	28 KMs
Narela Project	11 KMs Land available. Technical Committee has approved the alignment and about 3 KMs length of road from G.T. Karnal Road to Alipur-Narela road constructed and about 1.2 KMs road constructed by DSIDC near Bawana. Consultant appointed for preparation of Road Development Plan.
Rohini Project	17 KMs Land yet to be acquired. Zonal Plan is under preparation and likely to be approved by Sept-2006.

b) C/O 100 Mtr ROW Urban Extension Road No. 11

This road will pass through Narela, Rohini and Dwarka Projects and connect NH-1 (GT-Karnal Road), NH-10 (Rohtak Road) and NH-8 (Delhi-Gurgaon Road). The Technical Committee has approved the alignment of the entire stretch of the road.

Total length	46.0 KMs
Narela Project	7.0 KMs Land acquired. Consultant appointed for preparation of Road Development Plan.
Rohini Project	14.0 KMs Land acquisition under process and Consultant appointed for preparation of Road development Plan. Alignment to be modified slightly near village Barwala.
Dwarka Project	25.0 KMs 3 KMs length of road constructed by PWD from NH-8 and 6.50 KMs length constructed by DDA. For remaining length, land acquisition under process.

c) C/O Urban Extension Road No. III

This road will pass through Narela, Rohini and connect NH-1 (GT-Karnal Road) with NH-10 (Rohtak Road).

Total length	16.0 KMs
Narela Project	5.5 KMs Land yet to be acquired
Rohini Project	10.5 KMs Alignment of the road approved from Technical Committee, 5 KMs length of road constructed in the available land and remaining could not be constructed because of Court Stay/ encroachments.

8.7.5 Use of Treated Sewage

Use of treated sewage water for Horticulture works is being given utmost importance. By using treated sewage, tube wells in use are likely to be de-commissioned. DDA has already made scheme to utilise treated sewage.

8.7.6 Rain Water Harvesting

Rain water harvesting is an easy and effective method of replenishing the ever depleting water table in order to ensure a reliable source of water in the near and distant future. The importance of this has been fully realised by DDA and over the last few years, the DDA has been proactive and had associated other agencies such as the Central Ground Water Board, INTACH etc. to carry out detailed studies in the various areas under development and suggest methods of water harvesting so as to achieve reasonable degree of self sufficiency of water in these areas. The Rain Water Harvesting schemes are being implemented in various projects which have been completed/ in progress / in planning.

8.7.7 Dual Water Supply System

In dual water supply system, two separate water supply lines are provided to each unit. One is a "Potable Water" supply line which is to be led to the kitchens and pantries and is to be used only for drinking and cooking purposes etc. The other is a 'Domestic Water' supply which is led to the toilets, baths etc. where lesser treated water is supplied.

This way the demand for scarce treated potable water gets minimised and hence the more extensive treatment that may be required for potable water will be reduced to a smaller quantity of water.

This arrangement has been made in about 10,000 houses taken up by the DDA.

8.7.8 Commonwealth Games

Role of Delhi Development Authority :

Games Village

- Venue for Table Tennis, Badminton, Squash and Cue Sports
- Training Venues at Games Village, Yamuna Sports Complex and Siri Fort Sports Complex
- Plot Area - 63.50 Ha
- Location - near Akshardham Temple
- Estimated Cost of Village - 940 Crores + Consultancy charges



DDA is playing important role in Commonwealth Games

Space Division

- Residential 11.00 Ha
- Commercial 5.50 Ha
- Public & Semi Public 21.00 Ha
- Recreational 26.00 Ha

Residential Zone to be developed partly through Public Private Participation, also to be developed by DDA.

Training Area comprises of :

- Swimming Pool
- Athletic Tracks
- Fitness Centre
- Training Grounds

Engagement of Consultants :

- Request for Proposals (RFP) called from International Firms, JVS & Consortia.
- 6 Technical Bids received for Village Complex
- One Bid received for Financial Consultants

Time Limits for Games Village :

- Appointment of Consultants Jun.' 06
- Site Analysis & Conceptual Zonal Plans Sept.' 06
- Final Plans & Service Drawings Nov.' 06
- Award of work for Dev. Work Apr.' 07
- Award of work for residential blocks Jul.' 07
- Award of work for International Zone Apr.' 08
- Completion of Site Development Oct.' 08
- Completion of Works Dec.' 09
- Temporary Overlay work & Finishing Aug.' 10

8.7.9 Transfer of Services from DDA to MCD/ DJB

DDA being the development agency provides infrastructural services in their areas and hands over the same to MCD/DJB being the Civic Bodies for maintenance. In this process the services of various colonies had been transferred to MCD in the past.

Presently, handing over of services of left over 7 colonies out of the 1st lot of 382 colonies, 163 colonies and 146 colonies are under process.

8.8 Estimates

During the year 2005-06, the Competent Authority has approved preliminary estimates amounting to Rs. 25.16 Crores towards BGDA and Rs. 106.30 Crores towards Nazul A/C-II.

8.9 Financial Performance

	RBE for 2005-06 (In Crores)	Expenditure Incurred (In Crores)
NA-I	12.3400	10.5221
NA-II	624.3800	396.4824
BGDA	280.2000	203.0046
Others	18.8500	13.6629
Total	935.7700	623.6720
2004-05	1,390.6900	929.6206
2003-04	921.5355	742.7804



Planning & Architecture

PLANNING WING

9.1 Master Plan for Delhi-2021

- Draft MPD-2021 was notified in Gazette of India dated 16.3.05 and subsequently a public notice was published in the newspapers on 8.4.2005 inviting objections/suggestions from public for the period of 90 days.
- About 7,000 objections/suggestions were received and scrutinized.
- Board of Enquiry and Hearing was constituted vide notification dated 15.6.2005.
- Fourteen meetings/Hearing of the Board were organized during this period wherein objections/suggestions received from GNCTD, MCD, TCPO, DJB, Associations including RWAs, individuals, etc. were heard by the Board.
- Agenda for Mixed Use Regulations for the Authority finalised based on the recommendations of Board of Enquiry and Hearing. The mixed-use regulations were considered by the Authority vide item No. 33/2006 dated. 24.3.2006 and notified by the Ministry of Urban Development on 28.3.2006 as a final notification under sub-sec. (2) of sec. 11A of Delhi Development Act in respect of modification of Master Plan for Delhi 2001.
- Agenda on Alternative Modes of assembly and development of Land and Housing was considered by the Authority on 19.7.2005 and forwarded to Ministry of Urban Development for consideration.

9.2 Area Planning-1 unit

9.2.1 Zone A (159 ha. Old City) : Urban Renewal and Conservation of the Old City area has been suggested in the Master Plan and references received from Civic bodies and other Government Departments have been disposed off.

9.2.2 Zone B (2304 ha. City Extn.)

- Redevelopment scheme of Anand Parbat area was prepared and further action for its modification or its implementation aspects have been taken up.
- Modification of right of way for road no. 10 adjoining the proposed Facility area (opp. to Ramjas School, Anand Parbat) as per decision of TC.
- The issues regarding the resitement of the religious buildings affected from the road widening of the Ring Road near Naraina has been taken up.
- The issue regarding the delineation of the land owned by Defense authority in Anand Parbat area where land use is to be corrected has been taken up. The land use of the land under reference has been shown as Green while it was govt. land (use undetermined) in MPD-62.
- Under a court reference, for clarification of misuse in 42 properties in Karol Bagh, Patel Nagar, Rama road etc., Survey/reconnaissance have been carried out to furnish a report to the court.
- Examined the references/representations of the pocket measuring about 2 acres in Shazadabagh

for which the matter is under consideration for the change of land use as in MPD-62. The pocket was part of the Light and Service Industrial area.

9.2.3 Zone F (11958 Ha. South Delhi-1)

- Utilization of 102 bigha land plus modification of the earlier plan approved in this area.
- Modification of layout plans of plotted development of Residential scheme at Jasola.
- Modification of layout plans of FC-33.
- Modification of layout plans of Residential plots near Arya Samaj Mandir at Green Park.
- Modification incorporating changes suggested at various locations in the layout plan of Safdarjung Enclave by the Lands branch. The scheme has already been prepared and the same stands referred to CLD along with agenda and drawing for vetting. The same will be put up to the Committee for approval as and when received.
- Proposal for Working Women Hostel (under P.M. reference) in Jasola.
- The proposal for utilization of vacant DDA land (near Katwaria Sarai) u/r from Dir., IIT. The proposal is under preparation and being put up to the Committee for approval shortly.
- Compilation of information on mixed land use with respect to Supreme Court case. Information include necessary datas and indication in respective Zonal plans.

9.2.4 Zone G (11865 ha. West Delhi)

- The draft Zonal Plan of Zone 'G' is under preparation as per the directions of MOUD. An extensive exercise has been taken up for up-dating the report/data and the land uses on the basis of site verifications.
- The planning of sub zone G-18 has also been taken up afresh, which would form part of Zonal Development Plan of Zone G.
- The references received for providing the Public and Semi public facilities and community hall in DDA colony such as Janakpuri, Vikaspuri and Paschim Vihar have been taken up.

9.2.5 Court cases

- Confirmation of land use and examination of the existing structures in Parada Bagh area which has been shown as Distt. Park/Green.
- Court case about DDA land, in village Naraina which stands encroached.
- Confirmation of land use of residential area (in DDA land adjoining to village Naraina) in which petitioner is claiming the same as a part. The layout of residential scheme in area under industrial area by the GNCTD as reported.
- Preparation of counter affidavit for the court case of Gyan Mandir Society Vs UOI relating to a site of Hr. Sec. School at Sadiq Nagar.
- Miscellaneous court cases received from Land dept./Land management Deptt. of DDA.
- Land use of the pocket in Zone G-17 near Jwalaheri which has been shown as Service Centre for the residents of the nearby area filed petition for its land use to be retained as Green as per MPD-2001.
- Clarification with respect to the permissibility of the household industry in Anand Parbat area.
- Providing housing for the low income group in Vasant Kunj and Zone F with respect to the case filed by residents of the Harijan Basti of the Vasant Kunj area.



Shri B.L. Joshi, Lt. Governor Delhi, giving directions to DDA officers after visiting various subways constructed by the Authority

- Follow up actions of the bio-diversity Vasant Kunj case in Hon'ble Supreme Court.

9.2.6 Change of land use cases

- Follow up actions for the case of change of land use of Lado Sarai area.
- Follow up actions for the case of change of land use of CRRI.
- Change of land use of the land owned by AIMS in Masjid Moth area from Residential to PSP.
- Change of land use of the land of pocket in Katwaria Sarai.

9.2.7 Miscellaneous

Undertaking of co-ordination work of LOSC meeting, Slum and JJ Board meeting, Survey unit of the Planning Department and research Unit. Examination of various references received from the various Departments and providing necessary clarification in about 60 applications received under RTI, Act concerned with Area Planning Unit-1.

9.3 Traffic & Transportation Unit

- Proposal submitted by consultant (RITES) for modernization of New Delhi Railway Station was scrutinized.
- A new link to Nizamuddin Railway Station from Mathura Road executed by Engineering Department of DDA and detail inter-section design approved by competent Authority.
- Terms of reference were examined in the study of circulation system in and around Nehru Place and Pragati Maidan and a brief study of circulation in and around community centre at Alaknanda was undertaken.
- Monitoring of Petrol Pump sites to be made available by HUPW/Area Planning and projects for allotment to LOI holders was done.
- Examination and processing of multi-level parking proposals at Hindustan Times Building, Baba Kharak Singh Marg and Sarojini Nagar was done.
- Parking policy was finalized in collaboration with Delhi Government for submission to Hon'ble Supreme Court.

- The High Capacity Bus System proposal sent by Transport Department considered for Ambedkar Nagar to Moolchand.

- Processing of Proposal for the sub-committee meeting in Delhi/New Delhi for RUB/ROB. The following proposals were processed :

- (i) ROB at Sarai Kale Khan.
- (ii) ROB at Sultan Puri intersection across Delhi Rohtak Railway Line.
- (iii) Grade separator at Nangloi Inter-section of NH-10.
- (iv) Alignment plan of Mehrauli-Mahipalpur Road.
- (v) Three flyovers between IIT to NH-8.
- (vi) Naraina Flyover.
- (vii) Construction of Right Turn subway on Netaji Subhash Marg near Parade ground, city zone.
- (viii) Under Pass at Kapashera Intersection leading to Dwarka.
- (ix) Alignment plan of Anuvrat Marg from T junction of Aurbindo Marg to Mehrauli-Gurgaon Road and Vasant Kunj Road.
- (x) RUB connecting road no. 58 & 64.
- (xi) Construction of Grade Separator at Road No. 56 from ISBT Anand Vihar to NH-24.
- (xii) RUB at level crossing Vivek Vihar.
- (xiii) Development of Road No. 65 and GT Shahdara Road and road no. 66 (missing link road).
- (xiv) Three additional clover leaves at the existing grade separator at the junction of Marginal Bund Road with NH-24 Bypass.
- (xv) Grade separator at Azadpur.
- (xvi) Grade separator at Nangloi near NH-10.
- (xvii) Grade separator at Mangolpuri Chowk on outer Ring Road.
- (xviii) Grade separator at Ring Road/Shantivan intersection.

- (xix) Intersection of Raja Ram Kohli Marg and Pusta Road.
- (xx) Grade separator at Ring Road/Rajghat Intersection.
- (xxi) Intersection of disused Canal Road and Pusta Road.
- The proposals processed for Technical Committee are as follows :
 - (i) Grade separator at Naraina Intersection.
 - (ii) RUB at level crossing Sarai Kale Khan, Nizamuddin (Matter discussed).
 - (iii) Proposal for HCBS in Delhi, Planning, Design and implementation of corridor from Ambedkar Nagar to Moolchand.
 - (iv) Proposal of grade separator on Dabri crossing at Pankha Road (recommended for approval)
 - (v) Grade separator at Intersection of Bahadur Shah Zaffar Marg with IP Marg (A-Point).
 - (vi) Approval of grade separator at Mangolpuri.
 - (vii) Approval of underpass at Shastri Park Crossing on Eastern approach road.
- Metro corridors which were finalized for Phase-II were examined.
- A proposal for setting up of metropolitan passenger terminal at Anand Vihar has been received in DDA. As per the discussions held in the meeting under the chairmanship of Commissioner (Plg.) DDA the proposal shall be modified and submitted by Railway Department.
- Proposal of road connectivity between Delhi and Haryana with specific reference to Road connectivity with Gurgaon was undertaken.
- Modification in Scheme of OCF pocket in Joshi Colony, Mandawali Fazalpur was prepared and approved by Screening Committee.
- Modification in the utilization plan of vacant site no. 1 & 2 adjoining dairy farm and Janata flats, pocket-D at Kondli Gharauli Complex and MIG II Housing Complex at Kondli Gharauli Complex Sector-A prepared and approved by Screening Committee.
- Modification in Layout Plan for facility-cum-shopping centre at Chand Cinema was prepared by the Consultant and placed before the Screening Committee. Present scheme is under modification as per suggestion of the Screening Committee for placing it before the Screening Committee again.
- Modified part layout plan of vacant area Pocket-C, Dilshad Garden prepared and placed before the Screening Committee.
- Layout Plan of Khichripur Area of vacant pockets were prepared and sent for feasibility & ownership status to Engineering and Land Management Wing.
- Plans for Dalupura Area were prepared for feasibility and updating by Engineering Wing and Survey Unit.
- Modification in layout plan of Cooperative Group Housing Society at Vishwas Nagar prepared and approved by Screening Committee.
- Modification in layout plan of Facility Centre No.-10 and Service Centre No.-5 at Tahirpur prepared and approved by Screening Committee, DDA.
- Standard Cross Section for 30 & 45 M. R/W road for pocket-A, Gazipur prepared and approved.
- Modification in facility-cum-commercial Centre and Housing Complex at Geeta Colony sent for feasibility and ownership status.
- Possession Plan prepared for the request made by IL Branch, DDA for various allotments made from time to time.
- Electric sub-station sites in IFC Gazipur as per reduced area were incorporated and approved in layout plans and possession plans for the

9.4 Trans Yamuna Area Unit

- Layout Plan of vacant land between Arya Nagar CHBS Ltd. & Karkardooma was prepared and approved by Screening Committee.
- Modification in Service Centre NH-24 was prepared and approved by Screening Committee.

same were prepared for handing over by IL Branch, DDA.

- Plan of Dhalao near Mother Dairy prepared and approved by Screening Committee, DDA.

9.5 Development Control

9.5.1 Master Plan Unit

- Master Plan Section has organized 6 Technical Committee meeting.
- Issued 13 Public Notices.
- Rendered the coordination work with the MOUD, LG office in relation to the change of Landuse, issue of Public Notice, follow up of Authority's resolution relating to the planning matters tec.

9.5.2 Development Control Unit

- Work on Regulations for Development Control norms for villages.
- Draft regulations for ATM facilities in residential areas.
- Development Control Norms for hotels.
- Work on Development Control norms for Hospitals.
- Work on Development Control norms for Schools.
- Work on Improvement of Rehabilitation Colonies.
- Work on In-situ Slum & Rehabilitation Project at Tehkhand.

9.5.3 Monitoring Unit, Zone-'D' (6855 ha.

New Delhi.)

- Issue of change of landuse of Pragati Maidan examined and comments sent to Ministry.
- Technical Committee Agenda processed for multi Storey parking for Delhi High Court.
- Issue of Civil Services Officers Institute at Chanakyapuri examined and comments sent to Ministry.
- Layout Plan of Institute of Driving Training and Research at Sarai Kale Khan prepared for sending to Local Body (MCD).

- Examined court case regarding plot in Jeewan Nagar/Bhagwan Nagar.
- Provided inputs to Ministry for court case regarding approval of Zonal Plan of Zone-'D'.
- Providing inputs regarding zone 'D' for finalizing landuse plan of MPD-2021.
- Issued circular regarding numbering of Drawings in pursuance of Right to Information Act.
- Prepared List of PIOs for Right to Information Act.
- About 140 Parliament references dealt with.
- Compiled replies to VIP references.
- Other miscellaneous work related to office order etc. done.
- Work related to Parliament Questions for Budget session of Parliament.
- Preparation of Monthly reports.
- Providing inputs on issues regarding MOR pockets in Zone-'D'.
- Dealing of other references in Zone-'D'.
- Issues related to training of officers.
- Issues related to Personnel/staff orders etc.

9.6 River Yamuna Project

- Processing of Final report submitted by NEERI on Environmental Management Plan for rejuvenation of River Yamuna taken up for consideration of expert committee was processed.
- Pursuance of change of land use of 37 ha of land from 'agricultural and water body' to 'Residential' and 1.05 ha. land from 'agriculture and water body' to 'Public and Semi-Public' with MOUD.
- Taking up the proposal of 85 ha. land for proposed Cricket and Football Stadium Complex was taken up with Yamuna Committee.
- Proposed land utilization of 3.72 ha of land near Buland Masjid at Shastri Park Extension.
- Works related to Commonwealth Games Village.
- Approval of Chhat Ghat south of Vikas Marg near ITO.
- Digitization of base map of Zone-'O' as per MPD-2021.



Shri Sajjan Kumar, MP, Shri Mahabal Mishra, MLA and Shri Dinesh Rai, Vice Chairman, DDA, at the inauguration of Metro Extension in Dwarka

9.7 Dwarka Project

- Coordinating the Planning inputs for operationalization of following approach roads to Dwarka.
 - (i) 60 mt./100 mt road from NH-8 Dwarka (functional since August, 2005).
 - (ii) 45 mt. link road from NH-8 through Cantonment upto Dwarka Dwar.
 - (iii) 45 mt. road constructed by covering Palam Drain.
- Barakhamba Road-Dwarka Metro Link to Dwarka Sector-9 has been operationalised and is further extended upto sector-22. This is being examined in consultation with the Indian Railways as it is to be integrated with the Metro Passenger Terminal.
- For improved connectivity of DDA land at Bakarwala 30 mt. wide Link Road from Nangloi Najafgarh Road was finalized in consultation with Engineering Wing.
- Demarcation plan for Sector-23, 24, 25 and 26 Phase-II was issued to Engineering Wing after obtaining feasibility report.
- About 38 possession plans were prepared for CGHS, schools, community rooms, dispensary, religious facilities, alternative residential plots etc.
- Integrated Freight Complex Project for Dwarka has been initiated.
- The following land matters were processed.
 - (i) Balance un-acquired land of Sector 27, 28 and 29 was referred for acquisition to

DDA Lands Department. The revenue area of Bamnoli village has been notified for acquisition as per the approved Dwarka Sub-city plan.

- (ii) Acquisition proceeding were initiated for Rohtak Road Scheme (about 556 ha) and Dwarka Water Treatment Plant.
- (iii) Utilization Plan of all Gaon Sabha Land recently transferred to Dwarka Engineering Wing were prepared and issued for development/disposal.

- Plain Table Survey of Pockets comprising of institutional, residential, commercial and road etc. was completed, as per the disposal/planning requirements in Dwarka Phase-I & II.
- Planning of 7 metro stations in Dwarka was finalized with the help of DMRC by putting up to Technical Committee/Screening Committee. The detail integrated circulation plan around these stations in relation to proposed linear District Centre has also been finalized and stand approved by Screening Committee of DDA.
- Planning of three village in Dwarka namely Bhartal, Pochanpur and Dhulsiras has been taken up with the help of three consultants.
- Location of proposed hotel-cum-international convention centre in Sector-24 Dwarka has been finalized.
- A 10 ha site for Information Technology Park as part of IFC Dwarka has been finalized.
- Planning inputs were provided to HUPW and Dwarka Engineering Wing for the following :
 - (i) DDA Zonal office, Dwarka in Sector-10.
 - (ii) Bharat Vandana Park in Sector-20.
 - (iii) Linear Commercial Centre along metro corridor.
 - (iv) Dwarka Habitat Centre in Sector-11.
 - (v) Pedestrian Plaza in Sector-9, 10, 22 and 19.
 - (vi) Haj house in Sector 2.
 - (vii) Gaon Sabha pockets of Nasir Pur at Dwarka.
- Coordination was done with Engineering Wing for flyover/under pass project, electricity route

clearance cases and allocation of land for utility/ services etc. in Dwarka sub-city and planning input for any area falling in Zone-K and H.

- Coordination work was done with Lands Branch for fresh acquisition, clarification about land ownership status, land utilization plans for isolated DDA pockets and Gaon Sabha land falling in Planning Zone-K and H.
- Coordinated with Engineering Wing for routine & specific issues of Dwarka sub-city and the remaining area of Planning Zone- K and L.
- Coordinated with Lands Branch for requisition, clarification about land ownership status, land utilization of plans for isolated DDA pockets and Gaon Sabha land falling in K and L zone.
- Other routine works were done e.g. court cases, draft reply for the Parliament/Assembly questions, MOUD & LG, VIP references etc.

9.8 Rohini Project

- Alignment Plan of UER-II (100 mt. R/W) linking Rohini Sub-city with NH-1 and NH-10 has been prepared and got approved from Technical Committee.
- Layout Plan for 'Residential' plotted clusters in Pocket-II, Block-A Sector-30, Rohini has been prepared and got approved.
- Layout plan in Sector-29, Blk/Pkt. D-1, D-2, D-3 of various size i.e. 200 sq.m., 60 sq.m. 32 sq.m. and 26 sq.m. prepared and put up before Screening Committee.
- Layout Plan of Sector-30, Blk/Pkt. C1 and C2 of various size i.e. 200 sq.m. 60 sq.m., 32 sq.m. and 26 sq.m. prepared to put up before Screening Committee.
- Prepared Layout Plan of Sector 34 & 35 Ph.-IV, Rohini and got approved.
- Layout Plan of Sector-32, Blk/Pkt. A-1 and A-2 of various size i.e. 200 sq.m., 60 sq.m., 32 sq.m. and 26 sq.m. prepared to put up before Screening Committee.
- Modifications of layout plan for PSP-II in sector-21 prepared, and sent for putting up to Screening Committee.

- Change of landuse for 3000 ha of notified area in Ph.-IV & V, Rohini has been initiated and matter referred to Ministry.
- Proposal for integration of existing villages with surrounding plan development through village redevelopment Plan has been initiated.
- Preparation of modified alignment of UER-III (80 mt. R/W) as well as change of cross section has been taken up for discussion in Technical Committee.
- Preparation of Zonal Plan of Planning Zone-N under progress.
- Preparation of sector layout plans of land being acquired in phase-IV & V, Rohini, is under process.
- Preparation of sub-division plan of facilities pocket indicated in approved sector layout plan of phase-IV Rohini (acquired land) has been taken up.
- Preparation of layout plan for facility areas of various pockets under Sector-29, Rohini got approved.
- Modification in the layout of Sector-29 to accommodate additional residential plots as well as revised site for ESS (220 KV) approved in Screening Committee.
- Preparation of layout for facility pockets in Sector-28, Rohini got approved.
- Preparation of draft alignment of 30 mt. R/W to interlink the already constructed portion in Budh



Shri Dinesh Rai, Vice-Chairman DDA visiting Rohini Project

Vihar and Vijay Vihar for discussion in Technical Committee has been taken up.

- Work under progress on Zonal Development plan of Zone H and M being revised as per instructions of MOUD.
- More than 4500 references of possession related matters for residential plots have been dealt with.

9.9 Narela Project

- Declaration of Development Area of two pockets measuring about 1000 ha. in Narela sub-city was approved by Authority.
- Modifications in scheme for Truck Terminal at IFC Narela was approved by Screening Committee.
- Proposal of Sanitary landfill site behind 400 KV substation at Bawana approved by Vice Chairman, DDA.
- Examination of layout plan of 175 ha. of industrial area submitted by DSIDC approved by Technical Committee in its meeting held on 24.8.2002.
- Layout plan of Sector A-9 Pocket-1 approved by Screening Committee.
- Modification in the R/W of 60 m. road from Singhu Border to Narela approved by Technical Committee.
- Shifting of 66 KV Tower line in sector A-7 approved by Technical Committee.
- Proposed modifications in the zonal plan of Narela Project approved by Technical Committee.
- Preliminary draft Plan of Zone P-II prepared and discussed with Secretary (UD) on 25.11.05.
- Road cross section in the layout of IFC Narela discussed in Technical Committee meeting held on 12.7.2005. As per recommendation of Technical Committee terms of reference are being finalized for engaging DSIDC for consultancy work.
- Issues concerning shifting of chemical traders in IFC Narela being examined.
- Issues concerning shifting of existing foodgrain godown to IFC Narela discussed with Secretary, UD on 25.11.05.
- New sites identified for industrial use and got approved by Authority.
- Layout Plan of JJ Resettlement plots in Sector G-8 put up in Screening Committee and as recommended by Screening Committee the pocket is to be used for in situ development of slum tenement in line with Tekhand project being planned by Chief Architect.
- Facility sites, land bank data updation sent to LD Branch.
- Examining of cases of 6 Petrol Pump sites in rural area/green belt examined and processed and NOCs issued.
- Layout Plan for two pockets for relocation of JJ Cluster from Yamuna River Bed approved by Technical Committee.
- Part Layout Plan of Sector A-9, Pocket-1 for Housing, Police Post and Convenient Shopping Centre approved by Technical Committee.
- The proposal to declare left out pockets of Narela Project as development area approved by the Authority and sent to Secretary, L & B for final notification.
- Draft Zonal Development Plan approved by Technical Committee and sent to Authority and Ministry for final notification.
- Proposal of Guru Teg Bahadur Samarak at Singhu Border examined and approved by TC.
- Site of District Jail relocation from Sector A-1 – A-4 to Sector B-8 approved by Technical Committee and sent to Lands Department.
- Preparation of Zonal Plan of Zone P-2 being prepared for placing before Technical Committee.
- 60 mtr. R/W Link Road from G.T. Karnal Road to Chemical Traders Scheme prepared.
- Preparation of detailed road development plan of 80 mtr. and 100 mtr. R/W Urban Extension Road-I & II scrutinized.

9.10 Building Section

S.No.	Unit	Sanction	B-1	Prov.O.C.	NOC/O.C.	Revalidation
1.	Residential	441	226	-	303	10
2.	Rohini	538	52	19	98	01
3.	Commercial	101	49	-	65	06
4.	Industrial	28	01	-	10	04
5.	Institutional	62	20	01	37	03
6.	Layout/CGHS	31	19	24	22	01
	Total	1201	367	44	535	25

9.10.1 Revenue Received from 1.4.05 to 31.3.06

Rs. 7,87,97,888.00 (Rupees seven crore, eighty seven lac, ninety seven thousand eight hundred eighty eight only).

9.11 Housing & Urban Projects Wing

Housing & Urban Projects Wing is responsible for planning & designing of all building activities of DDA as well as housing, commercial & other miscellaneous activities such as heritage, sports complex, community

halls & putting up of exhibitions at different places. Most of the housing projects and lower hierarchy of commercial projects upto the level of community centres are mostly done in house. Sometimes, housing, community centres and district centres are assigned to the private consultants. All the schemes are first got approved from the Screening Committee/Delhi Urban Arts Commission (DUAC).

Nine screening committee meetings were held from April 2005 to March 2006 and 152 items were discussed in these meetings.

9.11.1 Projects taken up in HUPW 2005-2006

Zone	Housing Total No. of DUs	Commercial				Miscellaneous : Sports Community Hall, Heritage, Upgradation, MLP, BOT, etc.
		DC	CC	LSC	CSC	
South Zone	3127	5	2	2	-	2 Sports Complexes, 6 Heritage Projects, 2 Community Halls, 7 BOT & 2 MLP
North Zone	2122	4	4	-	-	Transport Centre, Nigambodh Ghat, Jama Masjid, Haj House, Sports, Golf Course, Cricket Pavillion, Badminton Court & Multigym
West Zone and Dwarka	West Zone- Nil 1568 + 750 Turnkey (Dwarka)	3-WZ 1-Dwk	1-WZ 2-Dwk	Nil-WZ 2-Dwk	Nil-WZ 2-Dwk	Upgradation of Vikas Minar
Rohini & Narela Zone	12180 LIG & MIG	2	4	-	3	5 Community Halls, 2 Community Toilets, 1 BOT, 1 Aerobic & Toddler Pool, DDA Bldg.
East Zone	180 LIG	1CBD 2 DC	6	6	4	Gym Bldg. Swimming Pool, Squash Court, Covered Badminton Court and Commonwealth Games Village

9.11.2 Comparative Performance of HUPW (Year 2005-06 with Previous Year 2004-05)

Year	Housing Total No. of DUs	Commercial				Miscellaneous Projects					
		DC	CC	LSC	CSC	Heritage	Sports Complex	Community Hall	Multi Level Parking	BOT Toilet & Sulabh Shauchlaya	Other* Misc.
2004-05	24023	15	14	8	2	4	8	13	1	7+2	6
2005-06	20000	18	19	10	9	6	9	7	2	8+2	5

*Other Misc : Upgradation of Vikas Minar, Nigam Bodh Ghat, DDA Office Building Transport Centre and Pedestrian Plaza etc.

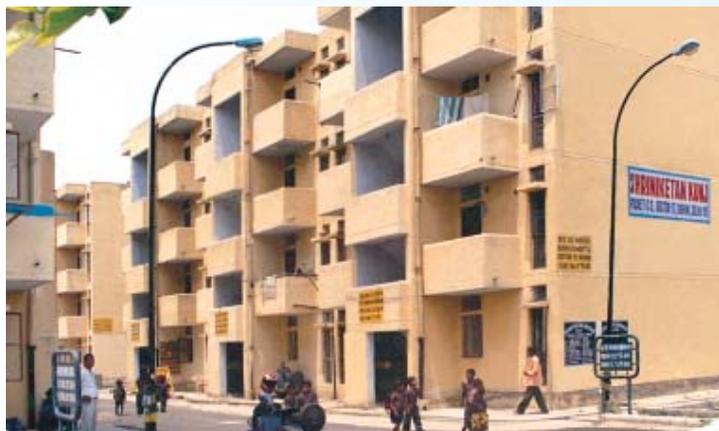
9.11.3 Housing

- 180 LIG Housing at Vasundhara CGHS: Revised scheme got approved from S.C. Prepared revised staircase drawing and cluster detail.
- EWS Housing at Kondli Extn. : Layout plan got approved from S.C. Standard design for EWS houses got approved.
- 508 HIG Multi-storied housing at sector 18-B Dwarka : Development Plan issued to Engineers.
- 440 HIG M.S. Housing at sector-19-B : Development Plan issued to Engineers.
- 620 LIG Housing in MLU Pocket-4 Sector-11 Dwarka : Co-ordination.
- 750 DUs LIG Housing sector-14 : Architectural drawings/ Details approved, site co-ordination.
- 336 DUs M.S. HIG Housing Mukherjee Nagar: Approved from DUAC/ CFO. Drawings issued for detailed estimate.
- 70 DUs LIG Housing at Shahi Pur Shalimar Bagh : Got approved from S.C. Structural drawings updated.
- 80 MIG, 64 EWS/ Janta Housing at Kalyan Vihar: Got approved from S.C. Revised layout issued to Engg. Branch.
- 112 LIG, 20 MIG, 16 Shops at Ashok Nagar, Faiz Road : Got approved from S.C. Drawings issued to CDO for structural design.
- 560 DUs SFS Housing Pocket-I, Block C&D Shalimar Bagh, Cat III : 160 houses are under allotment and Cat I & II sample Flat constructed at site.
12. Dheerpur Urban Form Residential, Commercial, Institutional and Recreational component : Got approved from S.C. and DUAC.
13. 648 DUs SFS A/D Block Shalimar Bagh: Under Construction.
14. 144 DUs Multi-storeyed housing scheme at Motia Khan : Construction/finishing of Block is going on. New block approved by DUAC.
15. 400 DUs (Approx.) SFS Housing at sector 9-A Jasola : Proposal Revised because of new norms of Central Design office, Revised proposal forwarded to CDO and Engg. Department clearance received from Fire Department.
16. 330 DUs Two rooms lounge housing sector-10-B Jasola : Layout revised based on new design of two room + lounge cluster, 5-storied unit cluster and layout plan got approved from screening committee and drawings issued to Engg. Department and further co-ordination with CDO.



MIG Flats at Narela

17. **220 DUs (approx.) Two room + lounge housing opposite Golf Course at Lado Sarai:** Layout revised on new design of two room + lounge cluster, 5-storied unit cluster and Layout plan got approved from screening committee and drawing issued to Engg. Department.
18. **Two room + Lounge housing at Molar Bund :** Structural plan of Molar Bund was revised to accommodate hospital site and housing in one Pocket was taken up and got approved from the SC and sent to Engg. Department.
19. **In situ rehabilitation project at Tehkhand Public private partnership model (New Housing) :** Layout approved by Screening Committee meeting and submitted to DUAC. Drawings issued for feasibility- Housing stalled due to policy change. Same site is now being designed for in situ rehabilitation projects. It is being put for auction on PPP model.
20. **860 DUs Two Room + Lounge adjacent to D-6 Vasant Kunj :** Layout revised based on new design of two room + Lounge cluster, 5-storeyed unit cluster and layout plan got approved from screening committee and drawings issued to Engg. Department.
21. **160 DUs SFS housing at Sector-B pocket-2 Vasant Kunj :** All the architectural drawings issued to Engg. Department for Execution.
22. **268 MIG, 94 LIG, DUs housing on additional 2 hect. site between Mega housing and Ridge line Sultan Garhi Vasant Kunj :** Layout plan got approved from Screening Committee and all Local bodies approval sought, CE pursuing DJB approval.
23. **795 DUs LIG, MIG and HIG housing on turnkey basis near Sultan Garhi :** Change of land use approved by Ministry. Drawings submitted by Engg. Department for scruting. Observation and suggestion forwarded to Engg. Department. Work is in progress.
24. **1660 LIG Housing, Sector-28, Gr-I, Ph-IV, Rohini :** Houses are under construction. All the working drawings have been sent to Engg. Department. Co-ordinating work with site engineers.
25. **1080 LIG Houses, Sector-28, Gr-III, Ph-IV, Rohini :** Houses are under construction. Co-ordination work with the progress of execution of work.
26. **1380 LIG Houses, Sector-28, Gr-III, Ph-IV, Rohini :** Houses are under construction Co-ordination work with the progress of execution of work.
27. **830 MIG Houses, Sector-28, Gr-III, Ph-IV, Rohini :** Houses are under construction. Co-ordination work with the progress of execution of work.
28. **680/400 LIG Houses, Sector-16, Block-J, Rohini :** Some working drawings regarding external finish development work etc. are under preparation. Co-ordination work with the progress of execution of work.
29. **680/400 LIG Houses, Sector-29, Gr-IV, Ph-IV, Rohini :** Basic drawings for the construction of the project have been issued but the work stands held up.
30. **630 LIG Houses, Sector-18, Pkt-3, Block-E, Rohini :** Construction completed.
31. **1260 LIG, Gr-I, Sec-B-2, Narela :** Co-ordination work for remaining work.
32. **1160 LIG, Gr-II, Sector B-2, Narela :** Co-ordination work for remaining work.



LIG Flats at Rohini

33. **660 440 LIG Houses at Sector-18, Block-E, Rohini** : Under construction co-ordination work.
34. **200 (170) LIG DWS at Sector-18-E, Rohini** : Under construction.
35. **M.S. Housing at Section-29, Rohini** : Working drawing under modification.

9.11.4 Commercial

(A) District Centres

1. **CBD Shahdara** : 2 Nos. Hotel plots sent for auction.
2. **Mayur Vihar** : 2 Nos. Hotel plots sent for auction. Revision in Hotel plot got approved from S.C., scheme prepared for covering of drain.
3. **Shastri Park** : Hotel plots sent for auction, part layout plan prepared.
4. **Laxmi Nagar** : Stall drawing under 9' 0' ' Lvl Piazza, preparation of connecting bridge.
5. **Dwarka** : The urban design scheme got approved by screening committee along with integrated traffic management plan, scheme has been submitted to DUAC for approval, 4 Hotel plots sent to commercial lands branch.
6. **Janakpuri** : Revised proposal for multi-level parking plot approved by screening committee, plot forwarded for disposal.
7. **Paschim Vihar** : Commercially viable proposal is

being taken up by the consultant with the concerned deptt. Hotel plot being put up to commercial land branch for disposal.

8. **Rajendra Place** : Proposal for parking lot-D prepared and sent for execution. Arch. Controls for Plot No. 23 forwarded to commercial land branch for disposal of the plot.
9. **Rohtak Road** : Conceptual design has been prepared.
10. **Shalimar Bagh** : Hotel sites sent to Lands Branch for auction.
11. **Wazirpur** : Hotel sites sent to Lands Branch for auction.
12. **Khyber Pass** : Conceptual design being prepared.
13. **Nehru Place District Centre Phase-II (Area-10.6 Ha, No. of plots-8)** : Approval from DUAC awaited.
14. **Non-Hierarchical Commercial Centre Jasola (Distt. Centre) Site area - 18.2 Ha, No. of plots - 14** : All the approvals have been obtained. 70% of the plots have been auctioned. Proposal of 30m wide road cutting through the facility centre has been approved by SCM.
15. **Shopping Mall Vasant Kunj Phase-II (Area - 19.13 Ha, No. of plots-14)** : Revision in the layout plan for amalgamation of Hotel, Service Apartment and Multi-level Parking was approved in the SCM.
16. **Saket District Centre (Area-21.4 Ha, No. of plots-21)** : All the Disposable plots sent for auction to Commissioner (LD) and 8 plots have already been auctioned. 90% work is completed.
17. **Up gradation of Nehru Place Phase-I** : Drawing sent to Engg. Deptt. for execution, work is in progress.
18. **Up gradation of Bhikajee Cama Place** : 90% work is completed. Plot of Multi-level parking, Commercial-cum-Cultural and plot of police post has been approved by SCM.
19. **Twin District Centre Rohini** : 3 plots have already been disposed. The control drawings of the plots are in the process of disposal mode.



Janak Puri District Centre

20. **District Centre Manglam Place** : Hotel plots have been sent to Land Department for disposal after modifications.

(B) Community Centres

1. **Yamuna Vihar** : Scrutiny of plots.
2. **Anand Vihar** : Layout Plan got approved from S.C.
3. **Karkardooma** : 2 No. plots auctioned.
4. **Mandavali Fazalpur near Engineers Apptt.** : Scheme under preparation.
5. **Mandavali Fazalpur near Utsav Ground** : Scheme submitted for DUAC approval.
6. **Vivek Vihar** : Report prepared for submission to DUAC.
7. **Dwarka Sector-4** : Drawings have been approved by DUAC at Stage-II.
8. **Dwarka Sector-6** : Design have been approved by Screening Committee. To be submitted to DUAC for approval at conceptual stage.
9. **C.C. Road No. 44, 42, Motia Khan & KP Block, Pitampura** : Site development work on.
10. **C.C. Shalimar Bagh Block-A** : Commercial site sent for auction as single unit.
11. **C.C. Shalimar Bagh Block-B** : Plot No. 10 sent for auction.
12. **C.C. Shalimar Bagh, Motia Khan** : Hotel sites sent to Lands Branch for auction.
13. **C.C. Alaknanda Kalkaji (Area 3.3 Ha., No. of plots - 10)** : Conceptual Layout Plan got approved in 236th SCM and sent to DUAC for approval. As per the observation of DUAC, the traffic consultant is being appointed for traffic and transportation study for resubmitted to DUAC for approval.
14. **C.C. Okhla Phase-I** : Conceptual Layout Plan got approved in 236th SCM and sent to DUAC for approval. Hotel plot approved and sent to Lands Deptt. for disposal. Observation of DUAC incorporated on the proposal and resubmitted to

DUAC for its approval.

15. **Sector-7, Rohini** : Scheme is being modified to comply with observations of DUAC for final approval.
16. **Sector-15, Rohini** : Proposal is under revision so as to incorporate the observation of DUAC.
17. **Sector-16, Rohini** : Scheme was revised for final approval and resubmitted to DUAC.
18. **Sector-22, Rohini** : Proposal has been approved by the Screening committee and sent for auction as a single unit to land department.



Nehru Place, District Centre

(C) Local Shopping Centres

1. **Khondli Gharoli Sector** : Layout plan revised due to site conditions. 2 Nos. plots auctioned.
2. **Mandavali Fazalpur near Prince CGHS** : 12 plots auctioned.
3. **Vasundhara CGHS**: Scheme under preparation for S.C.
4. **Vasundhara CGHS near Pavitra** : Toilet/ Doors/ Windows detail prepared.
5. **Khichripur** : 2 Nos. plots of coal depot got approved from S.C. sent for allotment by C.L.
6. **West of Trilokpuri** : 2 plots auctioned.
7. **Architectural control of 10 plots in different LSC at Dwarka** : Prepared and forwarded for disposal.

8. **LSC at Sector-8, Dwarka** : Planned as a single unit disposal plot part of plot planned as auto service shops. Single unit plot shall be forwarded to commercial lands branch for disposal.
9. **LSC between BG-I and BG-II, Paschim Vihar** : Development control norms and layout plan for disposal as a single unit approved by screening committee. Control conditions finalized and plot forwarded for disposal as single unit.
10. **LSC at Barapulla Nallah** : Approved in the SCM.



Heritage site : Qutub Minar

11. **LSC 2 Nos. at Vasant Kunj** : Schemes were discussed in the SCM and accordingly the site was inspected. Put up for approval of SCM.
12. **LCS 8 no. at Rohini, Phase-III & IV** sites being taken up for planning and designing.

(D) Convenient Shopping Centres

1. **Yamuna Vihar B-5** : Scheme prepared for S.C.
2. **Near Balaji Hospital** : Scheme prepared for S.C.
3. **Mixed sector Kondli Gharoli** : Plot auctioned as single unit.
4. **CSC at Sector-14** : approved by Screening Committee.
5. **CSC at Sector 18-B** : revised as per the direction of Screening Committee. Drawing issued to

Engineers for implementation at site.

6. **CSC at Sector-1, Rohini (Avantika)** : Scheme has been approved vide the S.C. and the scheme has been sent to Engg. Department for taking further necessary action.
7. **CSC with service shops in Sector-21, Rohini** : Scheme has been approved by the S.C. meeting for the disposal as a single unit after leaving area for service shops. Drawings of service shops have been sent to Engg. Department for execution of the scheme.
8. **CSC No. 2 with service shops in Sector-21, Rohini** : Scheme has been approved by the S.C. meeting for the disposal as a single unit after leaving area for service shops. Drawings of service shops have been sent to Engg. Department for execution of the scheme.
9. **CSC-24 no. at Rohini, Phase-III & IV** : Sites being taken up for planning and designing, one or two CSCs got approved from Screening Committee every month.

(E) Heritage Projects

1. **Archaeological Park Mehrauli** : NOC from ASI regarding various proposals in the park has been received with suggestions. Provision of Sulabh Shauchalaya is initiated. Rejuvenation of Metcalfs Pond is being carried out. Restoration work by INTACH is on going. Plantation of Orchard is complete.
2. **Integrated Conservation/ Urban design plan of Sultan Garhi and its precincts** : Landscape Consultant has submitted detail PE of the Landscaping work which is sent by the CE(SWZ) to EM office for approval. INTACH - Delhi chapter has initiated restoration work in 4 ruins around Sultan Garhi, which is complete.
3. **Revival of Garden Jharna, Mehrauli** : A sub. Project of Mehrauli Archaeological Park has been initiated. Consultant selected has submitted PE for approval and A/A is being sought for the signing of the Agreement with the Consultant - for Phase-I.

4. **Conservation of Anglo Arabic School Ajmere Gate** : Works such as restoration of Internal courtyard, Tehkhana are completed. Works are on going in the proposed Interpretation Centre in the Entrance Lobby. As per meeting of DUHF, the proposal of forecourt redesign has been approved.
 5. **Conservation of Old Stephen's College Building Kashmere Gate** : As per the presentations made to HCC, DUAC, due to the non availability of approval the work is still to be initiated. DDA is only the consultant to this project, PWD has to implement it.
 6. **Cathedral Church of Redemption Church Road:** Project report was prepared for site appraisal and identified area of intervention. Based on it PE is being sought from Church Authority.
- (F) **Sports Complex**
1. **Bhalswa Golf Course** : Design being prepared.
 2. **Cricket Pavillion, RSKP, Pitam Pura** : Revised scheme modified drawings issued to Engg. Wing.
 3. **Badminton Hall & Multi-Gym, Ashok Vihar** : Proposal being prepared.
 4. **Sports Complex near Mandakini** : Facility building, restaurant & pavillion got approved from SCM and forwarded to CE for Preliminary Estimate.
 5. **Sports Complex at Sector-D, Pocket-2, Vasant Kunj** : Revised LOP with facility block sent to Dir. Sports for approval.
- (G) **Miscellaneous Project**
1. **Gym Building at Bank Enclave** : Drawings sent for estimates.
 2. **Swimming Pool at Chilla** : Drawings received with details.
 3. **Community at MIG Housing Kondli Gharoli, at Chilla F Centre, at Kondli, at Mandawali Fazalpur** : Part layout plan prepared for location.
 4. **Resettlement Colony at Kondli Extn.** : Toilet drawings prepared.
5. **Subway at Seemapuri G. T. Road** : Signage detail, Wall Cladding, Flooring Pattern, Railing Detail.
 6. **Commonwealth Games Village** : Layout plan prepared.
 7. **Squash Court/ Covered Badminton Court at Siri Fort** : Civil Aviation clearance taken, scheme prepared.
 8. **Pedestrian Plaza at Dwarka Sector-10** : Design completed. To be placed before Screening Committee.
 9. **Proposal for Upgradation of Vikas Minar & its surrounding** being taken up. Upgradation proposal for basement approved by Screening Committee. Drawings issued for implementation.
 10. **Transport Centre Timarpur Facility Centre** : Conceptual Design prepared for facility plots.
 11. **Nigambodh Ghat, Crematorium** : Nearing completion.
 12. **Maharaja Surajmal, Nangloi (Cremation Ground):** Design put up in Screening Committee.
 13. **Jama Masjid** : Development plan with landscape details within Jama Masjid Estate majorly executed on site.
 14. **Haj House** : Design Scheme prepared.



Children enjoying swimming at Siri Fort Sports Complex

15. **Multi-level parking at Bahai Temple & Parking lots at ISKON Temple (Astha Kunj) :** LOP got approved by SCM & detail layout plan of Bahai Temple issued to Engg. Deptt. for execution.
16. **2 Nos. Community Halls, Madanpur Khadar Resettlement Colony :** Approved in the SCM.
17. **7 Nos. BOT Toilets in existing commercial centres :** Location of BOT Toilets in LOP & detail design of toilets got approved by SCM & issued for execution to Engg. Deptt.
18. **Yusuf Sarai Multi-Level Parking :** Put up in the SCM and as per the decision, revised layout plan to be prepared including petrol pump site. CLD to pursue the matter for cancellation of lease of petrol pump as the same stands expired.
19. **Shopping Arcade and Banquet Hall, Sector-3, Rohini :** Co-ordination work. Construction is almost completed.
20. **Community Hall at Mange Ram Park, Sector-23, Rohini :** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.
21. **Community Hall at Naharpur Village, Sector-7, Rohini :** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of work at site.
22. **Community Hall at Village Badli, Sector-19, Rohini :** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of work at site.
23. **Community Hall at Bhorgarh, Narela :** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.
24. **Community Hall at B-4, Pkt. 13, Narela :** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.
25. **Community Toilet No. 1, Pkt B-4, Sector-13, Narela :** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.
26. **Community Toilets, Pkt. B-4, Sector-13, Narela:** Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to the site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.
27. **Toilets on BOT basis in Rohini :** Plans for toilets on BOT basis in Rohini in various locations have been approved by S.C. and sent to site for further necessary action under construction, drawings prepared and approved in Screening Committee meeting. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.



Aerobic Centre at Chilla Sports Complex

28. **Aerobic Hall & Toddler Pool:** Under construction, design prepared, all the working drawings sent to the site engineer for execution.
29. **DDA office building at Madhuban Chowk, Rohini :** Building is under construction, detail drawing and co-ordination input from time to time.
30. **Miscellaneous Works :** In addition to above projects there are number of references/ requests pertaining to Community Halls, VIP References, References from RWA and Market Associations, Earmarking of Milk Booth sites, Scrutiny of drawings w.r.t. Architectural Controls of various commercial plots and Site Office for Commonwealth Games Village.

9.12 Landscape and Environmental Planning Unit

9.12.1 Delhi, the Capital of India, is fortunately one of the greenest metros in the country and DDA, the first Urban Development Authority in India emphasizes on continuous development, up-gradation and maintenance of green areas, which form the lungs of the city. DDA has also conserved the natural features like River and Ridge and developed open spaces in the forms of Regional Parks, District Parks, Green Belts, and Neighbourhood Greens etc. to cater to the growing urban populace of this city. First Master Plan approved by Government of India stressed on planned development. The MPD-2001, which includes recreational chapter and requirement of open spaces, sports facilities needs were assessed in detail. Technical information on the chapter of Environmental and pollution in MPD-2021 was provided by the Landscape Unit, with Director (Landscape) as the Co-Chairperson of the subgroup.

DDA not only builds the city but also ensures quality life to its citizens, in this endeavour DDA had been promoting the development of green belts. theme parks, urban-woodlands, green areas around monuments, Bio-diversity parks, etc. which are being designed in house by the Landscape Unit in DDA.



Aastha Kunj

- a) Projects include designing and policy decision related to Regional parks as per norms laid down in the Master Plan.
- b) Designing of all the District Parks under the jurisdiction of DDA, alongwith Neighbourhood parks, Play fields, Children Parks and other small parks in residential areas is also done.
- c) Sports facilities proposed in DDA green areas for providing healthy environment and improving quality of life.
- d) Special projects like Bio-diversity Parks, Golf Course, reclaiming sanitary landfill sites (Indraprastha Park), River Front Development, Aastha Kunj and Heritage projects like Tughlaqabad have been also taken up in the Landscape Unit. The concept of water shed-development, harvesting and conservation of rain-water and recharging of underground water is also adopted in the planning.

9.12.2 Projects Undertaken by Landscape Unit during the year 2005-2006

I Aastha Kunj

Aastha Kunj has been conceived as a Landscape proposal for the soul offering spiritual serenity and a direct contact with nature to people who are in search of peace and spirituality. Spreading over an area of

200 acres adjacent to Nehru Place District Center, the site is surrounded by centers of worship like Bahai Temple, Kalkaji Temple and Iscon Temple, this park would bring forward the spiritual culture while addressing the issues of conserving the natural ecology.

Urban Park Facilities : These include plazas, food courts with healthy organic cuisines, sitting areas and lake-side facilities. Amongst these plazas, sitting areas and water body have been developed and other features are under development.

Neighbourhood Facilities : These cater for children play areas, senior citizen corners, fitness zones and other related facilities which are under development.

Festival Congregation Zone : Being situated amongst religious land marks the design includes festival congregation areas, nature trails, meditation spaces, areas for yoga classes, exhibitions and discourse areas. All these areas have been detailed.

Socio-cultural Zone : This area is hub of activities, providing an amphitheatre for cultural performance, water play facilities and enhancing the cultural ethos. Water body and pathways are under construction in this zone.

Ecological corridor : There is an Ecological Corridor which is the transition zone between the Urban Park facilities and the Nature Park. An arboretum with a

wealth of flora emphasizes on nature's diversity, passive recreation, seasonal gardens and herbal gardens. The work of plantation is under progress.

II Yamuna Biodiversity Park

The noble idea for developing Biodiversity park in Delhi was floated by the then Hon'ble L.G. It is being developed in collaboration with the Delhi University. It is located near Wazirabad (Outer Ring Road) over an area of 156 acres in the first phase. Another 300 acres will be added in the second phase. The mission of the Biodiversity Park is to serve as a repository and heritage of Biodiversity of Yamuna River basin with ecological, cultural and education benefits to the Urban Society.

III Aravali Biodiversity Park

The Aravali Biodiversity Park was initiated in the year 2003 in collaboration with Delhi University. The site is located between Vasant Kunj and Vasant Vihar over an area of 690 acres. The site is a spur of Aravali hills, which is also facing a large number of threats that have disturbed its natural ecology. The mission of the Biodiversity Park is to serve as a repository and Heritage of biodiversity of the Aravali mountain system with ecological cultural and educational benefits to the urban society and having cultural values. The park will help in imparting education, in restoring ecological balance and will directly augment Delhi's life support system.

The area, which is absolutely free from encroachments, is being taken up first.

IV Yamuna River Front Development

An area of 83 ha is being developed under the scheme in the first phase at the western bank of River Yamuna behind samadhi area, between the Old Railway Bridge and ITO. The Landscape scheme incorporates Active and Passive recreational Zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, children's play area, maintained greens, pedestrian walkways, cycling tracks etc. forming a part of Active Zone. The passive zone has a number of water bodies with pedestrian trails



Children taking lessons in nature education at Yamuna Biodiversity Park

and cycle tracks meandering through the site. The passive area has been designed to provide a serene and calm environment as compared to event - oriented Active area. A water body has been created on existing rivulet in Active area.

V Janak Wala Bagh in Bharat Nagar

It is an old Orchard with large trees in clumps in Bharat Nagar, spreading over an area of 3.8 ha approximately. The site is trapezoidal in shape and is surrounded by road from Northern and Southern side, built up and community center from other two sides. The vehicular access has been proposed from northern side and pedestrian plaza on southern side. The parking facility for 140-150 cars has been proposed along eastern boundary and function site of area approximately 1.0 ha has been carved out. The rest of the area will be used by residents to relax, sitting areas have been carved out under large shady trees. A peripheral informal jogging track of murrum, width 2.5 mt. is proposed.

VI Pedestrian Plaza & District Park phase-II at Sector-19, Dwarka

This District Park is located in Dwarka Sector-19 spreading over an area of 4.135 ha A function site and Children Play area is provided along with grassed lawns, murrum and stepping stone pathways. Flowering plantation, which would flourish well in Dwarka, have been proposed. The plaza of an area of 0.28 ha is adjacent to this District Park and is on the main road. Food Kiosks & seatings under tensile structure have been proposed.

VII Park between Mayapuri Industrial Area Phase-I & II

This open green is situated between the industrial area of phase-I & II Mayapuri. It is approached by the Mayapuri Road on one side and is already under use even if it is not fully developed. The Green area spreading over an area of 22 acres has a function site of about 1.0 ha along with a parking of 150 cars approximately. The site has lot of trees, which have been incorporated in the design. The existing entry has been retained and has been used to

give a pedestrian access to the function site. A children's play area is designed on the side with seatwalls and shrubs beds. A 2.5 m wide murrum pathway running on the periphery connects various designed spaces. Terraced greens, mounds, shelter and seating on chabutras under trees are proposed as seating spaces apart from the lawns. A small entry through wicket gate has been given from the side of J.J. Cluster. Few Kiosks have also been provided, which can be accessed from within as well as from outside the park. Evergreen, flowering varieties of trees and shrubs have been proposed to add character and for visual respite in the area.



One of the greens being maintained by DDA

VIII M.P. Green between Sainik Vihar, Anand Vihar in Pitampura.

The site is a longitudinal strip within residential colony with area app. 7.67 ha. On the southern periphery towards Sainik Vihar a drain is flowing through the green, which has been covered to avoid foul smell and improve visual character of the park. This covered drain has been utilized as a pedestrian path. On the south-east side of the park, a function site with 173 cars parking facility has been proposed as per planning norms. Adjoining the function site play field has been proposed with the following facilities: Cricket field, Basketball, Volley Ball and Two Lawn Tennis Courts. Skating Rink has been integrated with earlier children's park. Varieties of trees are proposed to enrich the environment and improve the micro-climate of the area.

IX Landscape Plan of park at Vasant Kunj, Sector-B

The site is surrounded by DDA flats on Eastern and Western sides, Jawaharlal Nehru University on Northern side and on Southern side is the Nelson Mandela Road. The site has been developed as function site, playground and an ornamental park. Entrance plaza and 152-car parking space have been provided. On the North West corner children playground with facilities like Volleyball, Basketball, and two Cricket pitches have been proposed as desired by the residents. Skating rink and the children play area with the equipment have been provided in sunken area. The central portion of the park has been kept as an ornamental green with trees and shrubs.



A landscape view of Indraprastha Park

X Landscape Development of Green area taken over from Ajudia Textile mills at Azadpur, Delhi

The area is designed as 'Green surrendered by Pollution Industries. The site is located at Azadpur and surrounded by Lalbagh and Shadi Nagar area. The approach to the site is from GT Road and other roads from within neighbouring areas. The site has been developed by providing a murram pathway of 2.5m width along periphery to form enclosed spaces. A Children's play area has been provided in the central area with Senior Citizens corner in proximity to entrance and parking. A formal approach has been

designed from Grand Trunk road. Peripheral plantations have been done to provide buffer from the surrounding traffic.

XI The Satpula Lake Complex

The Satpula Lake Complex of 15 ha of area has been designed so as to bring in active and passive recreational facilities. The site is accessible from three sides. The main entrance plaza has been conceived with the inherent character of Satpula monument. The parking area has been proposed along the Press Enclave Road. The treated water of the nallahs will be used to fill-up the lake. Various lakeside facilities like amphitheatre, food courts, seating areas and rolling landscapes add to the ambience of the Satpula monument. The water treatment systems sumps/structure have been integrated with the design development. Due respect has been given to the historical reservoir. The untreated water of nallah's going through the site is proposed to be drained out by underground sewer pipes to meet the original course of nallahs. The total area has been linked by informal walkways & bridges. Large evergreen trees, flowering trees and shrubs are proposed to add colour and variety in all seasons.

XII Landscape development of land surrendered by SIEL/SBM at Shivaji Marg

The areas surrendered by the polluting industries named SIEL (18.85 ha) & SBM (30.28 ha) is now designated as 'Green'. The landscape proposal included medicinal garden, rose and fragrance garden, fruit gardens and children's play area. Adequate parking as been provided on the Shivaji Marg side. Due care has been taken to continue or reuse any existing pucca structure in the form of shelters/platforms and paths. Area to be handed-over to Metro on temporary basis can be used as an extension to the proposed green. The existing linkages wherever possible have been continued. The existing tanks, if feasible vis-a-vis water availability and physical stability can be used for boating. Staggered shelters and sitting plazas have been provided at convenient places. The malba lying on site may be used for making mounds within the greens.

XIII. Golf-Course near Akshardham Temple

The proposal has been worked out and put-up to Screening Committee for approval.

XIV. Development of City Parks

The green areas in Delhi are in great demand by the local bodies and overwhelming response is received from the public in terms of participants and interest. Some of the Parks, Play Fields, Sports Complexes designed and under development are listed below ;

- Green area behind Geeta Colony Police Station (Ramlila Ground)
- Play field at Khichripur Village.
- Green area opposite Hotel Park, Nehru Place.
- Marble Market Road/Bharat Vandana Sector-20
- Park at Ashok Vihar Phase-III (Khimman Singh Park)
- Green Belt at A block along Dholi Piao Janakpuri.
- Green area near Block A, Ashok Vihar Phase-II Bada Kuan.

XV. Some of the Landscape Plans prepared for Up-gradation in 2005-2006

- Neighbourhood park at Shalimar Bagh
- Green area in front of Metro apartment, Jahangirpuri.
- Provision of Pathway for pedestrian, cycle movement through Smriti Van at Kondli Gharoli, Mayur Vihar-III.
- Green area at Mehrauli Gurgaon Road
- Park at Village Naharpur, Sector-7, Rohini
- Park adjacent to overhead tank, Najafgarh.
- Playground for Children in Neighborhood park at Sheikh Sarai Phase-I
- Modification of plan area between Sainik Vihar & Shakti Vihar at Pitampura
- Additional Parking at Indraprastha Park.
- Development of proper entry/exits at Saket Sports Complex.

- 20' wide additional passage at District Park at Kanti Nagar.
- Park at Panchsheel Park.
- Earmarking Alternative site for cremation ground at Bhalaswa.

XVI Proposal of BOT Public conveniences

The BOT Public conveniences have been provided in the recreational area/green area near the entrance of the park along major roads. The sites earmarked in the various zones of Delhi are listed below

North Zone

- Distt. Park Shalimar Bagh (Ram Bagh)
- Distt. Park, Harsh Vihar
- Park in front of AE, Block Shalimar Bagh
- Distt. Park, Gulabi Bagh
- Ashoka Garden in Ashok Vihar
- Pitampura Distt. Park

South East Zone

- Tughlaqabad Recreational Complex
- Distt. Park, Panchsheel
- Distt. Park, Sarita Vihar
- Millenium Park – 4 Nos.
- Lala Lajpat Rai Park, Vinoba Puri
- Park Opposite Lady Shri Ram College
- Panchsheel Park along outer Ring Road (near Petrol Pump)
- Aastha Kunj-8 Nos.
- Distt. Park at Siri Fort

South West Zone

- Distt. Park, Janakpuri (Musical Fountain)
- Salvage Park
- Satya Park, Naraina
- Priyadarshini Park, Mayapuri
- Paschim Vihar, B-Block
- Hauz Khas, Distt. Park
- Distt. Park, Paschim Vihar, G-17
- Mayapuri, 22 Acre/Rewari Line

East Zone

- Sanjay Lake at Mayur Vihar
- Smriti Van at Kondli Gharoli
- District Park at Mandawali Fazalpur

Rohini

- Green Belt near Jaipur Golden Hospital Ring Road
- Green Belt near Madhuban Chowk/O-Block, Prashant Vihar, Ring Road
- Swarnjayanti Park, Rohini-4 Nos.
- Distt. Park, Rohini Sector-14
- Distt. Park, Avantika, Sector-1

Dwarka

- Green Area, Sector-6

Vasant Kunj

- Vasant Vatika, Vasant Kunj

XVII. Other activities

Flower Show/Garden festival was organized by DDA in which participants from all over Delhi and private nurseries took part. The Flower Show was held in Hauz Khas Distt. Park in March. Landscape Unit plays a vital role in organizing the Flower Show and judging various entries of the competition.

A brochure schedule and the invitation cards are designed by the Landscape Unit. Power Point presentations have been prepared for Yamuna River Front Development, Bhalswa Recreational Complex. Brochures and handouts have been prepared for Smriti Van Vasant Kunj & Smriti Van Kondli for Plantation ceremony.

A newsletter by Delhi Biodiversity Foundation is also published quarterly by the DDA in which inputs from the Landscape Unit have been given to the Chief Editor Prof. C.R. Babu and Director (LS) is in the Editorial team of the same.

Director Landscape contributes as Expert Member to various committees and groups like Commonwealth Games, MPD-2021, Samadhi Up-gradation and works related to environment, landscape and conservation.



Shri B.L. Joshi, Lt. Governor of Delhi, appreciating flower arrangements at flower show



Housing

10.1 Housing activity has been taken up by Delhi Development Authority since 1967-68 and from time to time, it has been announcing schemes for various categories of flats. The first registration scheme was opened in the year 1969. Thereafter, 40 more schemes have been launched till date. Out of the total 41 schemes launched so far, only 5 schemes are live. So far DDA has made 3,63,530 allotments as on 31.3.2006 under various schemes. Details of the same are given as under.

Name of the Scheme	Total Allotments made
Housing General Scheme	65,590
New Pattern Registration Scheme-1979	1,67,310
Self Financing Scheme/VVAY	53,938
Ambedkar Awas Yojna-1989	17,465
Expandable Housing Scheme, 1995-96/	22,352
NHS/ Sharmik Avas Yojna, etc.	
Janta Housing Registration Scheme-1996/	20,299
Punjab & Kashmir Migrant/ Motia Khan	
Retiring Govt. Servants/ JK Mig. (RPS)	1,015
Miscellaneous	440
HIG	3,337
Government organisations	4,670
Jasola Janta Tenements-2003	2,252
TBRHS (MIG) 2004	2,356
Festival Housing Scheme-2004 (HIG-1287 + MIG-862 + EHS-357)	2,506
Total	3,63,530

10.2 Latest position of the housing schemes is given as under :

10.2.1 New Pattern Registration Schemes-1979

The NPRS, 1979 was launched in the year 1979 for allotments of flats of MIG, LIG & Janta categories. This scheme was on All India basis. Details of the flats allotted under this scheme are as under :

Category	No.of Registrants	No. of Flats allotted	Backlog
MIG	47,521	46,278	NIL
LIG	67,502	66,744	1,043
Janta	56,249	54,288	NIL
TOTAL	1,71,272	1,67,310	1,043

* The difference in Registration and allotment/ backlog is due to cancellations/surrender or conversion to other schemes.

10.2.2 Ambedkar Awas Yojna, 1989

This scheme was launched in the year 1989 to make up the deficiency of 25% of SC/ST registrants in NPRS-79 scheme. Under this scheme 20,000 persons were registered for allotment of MIG, LIG and Janta flats. Category wise details of allotment are as under.

Category	No.of Registrants	No. of Flats allotted	Backlog
MIG	7,000	5,902	NIL
LIG	10,000	8,575	449
Janta	3,000	2,988	NIL
TOTAL	20,000	17,465	449

Following reservations were made in this scheme :

1. 1% P.H.
2. 1% Ex-Servicemen
3. 1% War Widows

10.2.3 Janta Housing Registration Scheme, 1996

This scheme was launched in the year 1996 for registering 20,000 persons of weaker sections of the society for allotment of Janta flats in phased-manner. Reservations made under this scheme :

1. 25% SC/ST
2. 1% Ex-servicemen
3. 1% P.H.
4. 1% War Widows
5. 2% War Widows with children

The latest position of the allotment is as under :

Registrants	Allotments Made	Backlog
20,000	18,080	976

10.2.4 Vijayee Veer Awas Yojna, 1999

Vijayee Veer Awas Yojna was launched in the year 1999 and the scheme was initially opened on 10.9.99 to 30.6.2000 for the widows/ next of the kin/ dependents of the soldiers killed or those permanently disabled in "Operation Vijay". However the scheme was extended till 30th September 2003 and was also extended to the widows/next of kin/dependents of the soldiers killed or those permanently disabled in Operations after May-1999.

Four hundred and fourteen flats were constructed under the scheme [312 two bed room flats (Type-A) and 102 three bed room flats (Type-B)] 431 applicants have come forward. Out of 431 applicants, 17 applicants have withdrawn. Out of remaining 414, as many as 308 were allotted Type-A (2 Bed Room flats) and 102 were allotted Type-B (3 Bed Room flats). 4 have not yet deposited the desired 90% amount and, therefore, not allotted the flat.

10.2.5 Housing Scheme for Rehabilitation of Punjab Migrants

Housing Scheme for rehabilitation of 3661 Punjab Migrants, who were staying in the following Camps, was launched on 8th March, 2000.

Sl No.	Camp site	Family	Camp site owning agency
1.	Peera Garhi Camp	2560	DDA
2.	Mangolpuri Camp	226	DSIDC
3.	Govindpuri Camp	347	DSIDC
4.	Jahangirpuri Camp	385*	DDA
5.	Jawalapuri Camp	42	S & JJ
6.	Palika Hostel Camp	36	NDMC
7.	Youth Hostel, Mori Gate	65	DELHI ADMN.
	TOTAL	3661	

*These migrants are not being allotted flats by DDA as Slum Wing of the MCD has decided to allot them the flats these were occupying.

The latest position as on 31.3.2006 about the allotment is as under :

Total Migrans	3,661
Less (Migrants staying at Jahangirpuri)	385
	3,276
Applied for allotment	3254
Flat allotted	2959

Out of 2,959 approximately 2710 possession letters have been issued till 31.3.2006 (Flats offered in Narela, Dwarka and Rohini, Bindapur)

10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

There were 14 Refugee Camps, where 237 Kashmiri Migrants are/were staying. The details are as under:

S. No.	Camp site	Family	Camp site owning agency
1.	Hauz Rani	16	MCD
2.	Bapu Dham	24	NDMC
3.	New Moti Nagar	23	MCD
4.	Palika Dham	13	NDMC
5.	Baljit Nagar	49	Slum & JJ
6.	Mangol Puri, D-Block	34	Slum & JJ
7.	Mangol Puri, M-Block	16	MCD
8.	Sultan Puri P-2	09	Slum & JJ
9.	Begum Pur	06	MCD
10.	South Extn., Pt.II	05	Slum & JJ
11.	Krishna Park	10	MCD
12.	Kailash Colony	02	MCD
13.	Ali Ganj	12	MCD
14.	Nand Nagri	18	Slum & JJ
	Total Migrants	237	
	Applied for Allotment	228	
	Allotments made	228	

To rehabilitate these Kashmiri Migrants flats were offered in Dwarka and Rohini

10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 2.7.2001. A total 2,074 applications were received. The details of allotments are as under :

S. No.	Category	Application received	Allotment made
1.	MIG	1,464	410
2.	LIG	550	546
3.	Janta	60	59
4.	Total	2,074	1,015

Note : No backlog as amount of deposit refunded to the un-successful registrants.

10.2.8 Housing Scheme for rehabilitation of Motia Khan Jhuggi Cluster

DDA vide its Resolution No. 88/2002 dated 26.12.2000 approved the scheme for allotment of one room EWS tenements in Sector-4, Rohini to eligible Jhuggie dwellers of Motia Khan. There were 2,068 squatters at Motia Khan as per the new Survey Report. The scheme was launched with effect from 26.9.2001 and continued till 30.6.2002. 1,288 eligible squatter families have been allotted flats at Rohini. Scheme has been closed.

10.2.9 HIG Housing Scheme Dwarka 2003

Allotment made to 416 registrants and scheme closed.

10.2.10 Jasola Janta Tenements Scheme-2003

Allotment made to 2215 registrants and scheme closed.

10.2.11 Narela Housing Scheme-2004 (with 30% rebate)

Scheme was opened upto 15.4.2004. 2,124 Nos. of flats were allotted. Scheme has been closed.

10.2.12 Two Bed Room Housing Scheme-2004

Scheme was launched from 7.6.2004 to 7.7.2004. Approx. 90,000 application forms were received.

Draw was held on 12.8.2004. Under the scheme 2,356 Nos of flats have been allotted. Scheme has been closed.

10.2.13 Festival Housing Scheme-2004

Scheme was launched from 20.10.2004 to 24.11.2004 for 2500 ready built up flats. 2,506 (HIG-1287 + MIG-862 + EHS-357) have been allotted in the draw held on 28.1.2005. Scheme has been closed.

10.3.14 Conversion of flat

No. of Applications received	No. of Applications disposed off	Closed	No. of applications pending
		Closed due to non submission of outstanding dues & required documents in spite of issue of reminders	
57917	55886	199	1832

10.4 Scheme Wise Backlog

S.No.	Scheme	Total Backlog
1.	NPRS-79	1,043
2.	AAV-89	449
3.	JHRS-96	976
	Total	2,468

10.5 Action plan for liquidating-waiting registrants of MIG, LIG and JANTA flats

The main list of MIG registrants under NPRS-1979 has been covered. The cases of conversion of registration from Janta/ LIG to MIG and that of tail-end priority have already been exhausted.

10.6 Housing Accounts

10.6.1 Housing Accounts Wing is concerned with the following activities with regard to allotment of flats.

- Examination of preliminary estimates of BGDA for financial concurrence.
- Costing of flats and shops in LSCs/ CSCs.
- Maintenance of accounts of receipts and Payment of flats and recovery thereof.
- Maintenance of accounts in respect of built up shops.

- v) Establishment matters of the officials posted in Housing Department.

10.6.2 Main activities/ achievements during the year 2005-06

1. Examination of preliminary estimates

- a) Financial concurrence to the Preliminary Estimates in respect of 2 Housing Schemes involving 770 flats has been accorded.
- b) Financial concurrence to the Preliminary Estimates in respect of 6 shops and 4 Kiosks for one scheme has been finalized.

2. Costing of Flats/Shops

- a) Costing of 17 new schemes involving 12483 flats has been processed.
- b) Costing of 5 new schemes involving 114 shops has been finalized.

10.6.3 Other achievements

- a) Moved Authority's Resolution No. 78/2005 dated 19.10.2005 and 21/2006 dated 24.03.2006 for approval of Plinth Area Rates to be adopted for working out the cost of flats under different categories. The effective dates are 1.10.2005 and 1.4.2006 in process.

- b) The PRS Scheme 2001 extended upto 31.3.2006 with approval from Hon'ble L.G., Delhi.

10.6.4 Computerisation

Steps have been taken to develop following softwares

1. Costing of flats
2. Computerisation of General Housing Branch
3. Pay Roll Accounts
4. Online verification of housing receipts
5. Online verification of PRS-2001 receipts

10.6.5 Steps taken for acceleration of recovery

Under its drive to effect recovery of arrears of monthly instalments/ penalty from the defaulting allottees, five Assistant Collectors, Grade-II/Sr. AO's have been appointed for recovery purpose in Housing Accounts Wing during this financial year 2005-06. A separate Recovery Cell has exclusively been constituted which is to be headed by an Accounts Officer under the administrative control of FA (H) to accelerate the recovery. About 4,750 cases have been forwarded to Management Wing for initiating action for cancellation.

10.6.6 Some other functions of Housing Accounts Wing during the period 1.4.05 to 31.3.06

- a) 12,617 conversion cases from lease hold to free hold have been decided.
- b) In 761 cases 'No Objection Certificate' have been issued to Management Wing for issuance of possession letter.
- c) Refund in 7,828 cases, where registrants were not interested in allotment, have been made.
- d) 3,103 nos. of applications have been received under the PRS 2001. Out of these, 2,991 nos. cases have been settled and Rs. 23.16 crore have been recovered under this scheme during this year. Overall 13,327 applications were received and 12,888 settled. Total sum recovered works out to Rs. 69.45 crore.



Draw for allotment of flats of DDA Festival Housing Scheme in progress



Land Management & Disposal Departments

11.1 Land Management Department

11.1.1 Delhi Development Authority has vast area of land of different categories under its jurisdiction. Besides looking after Nazul-I land, which came to DDA from the erstwhile Development Improvement Trust, it also manages and takes care of Nazul-II land acquired by the DDA after 1957. DDA also has some land, which was taken over from the erstwhile Ministry of Rehabilitation under a package deal. In addition some land of Land & Development Office, Ministry of Urban Affairs is also with DDA for care and maintenance. This land is utilized and allotted by the Land & Development Office.

11.1.2 Main functions of the Land Management Department are :

- i) Acquisition of land
- ii) Management of land
- iii) Protection of land till it is handed over to the user departments
- iv) Assisting the land user departments
- v) Coordination with various departments and outside agencies for land management matters.
- vi) Planning and execution of demolition programme for encroachment removal.
- vii) Action against unauthorised construction in the Development Area.
- viii) Action against misuse under Master Plan provisions.

11.1.3 There is a Branch which deals with Nazul-I Land which came to the DDA from the erstwhile Delhi Improvement Trust and Nazul-II land which was acquired under the policy of Large Scale Acquisition, Development and Disposal of Land in Delhi. 1,765.60 acres land was handed over by LAC to DDA during the period 1.4.2004 to 31.3.2005.

11.1.4 The most important area of functioning of the Land Management Department is to protect DDA land from encroachments. DDA has set up a zonal working system for land protection. There are six zones in East, West, North, South East, South West and Rohini.

11.1.5 Each Zone is headed by a senior officer of Deputy Director level who is supported by secretarial and field staff. Regular watch and ward is kept on DDA land by the security guards who are deployed and assigned specific beat areas. Regular demolition operations are planned and carried out with the help of police to check the tendency of encroachment.

11.1.6 From April 2005 to 31.3.2006 DDA has carried out 344 demolition operations and about 158.9 acres land was made free of encroachments. In this process 4,495 structures of kucha, pucca and semi-pucca nature were removed. Land Management Department carried out some major demolition operations during the year to reclaim DDA land. Some such major demolition programmes were carried out in Sarita Vihar, Yamuna Pushta, Geeta Colony, Village Shahpur Garhi (Narela), Holambi Kalan, Saraswati Vihar, Peeragarhi Camp (Paschim Vihar), Vasant Kunj, Bela Estate Darya Ganj, Sangam Vihar, Alli Village

(Sarita Vihar), Naseerpur Village, Village Pitampura, Pootkalan, Lajpat Nagar, Lado Sarai, Rohini Sector-3, Balmiki Camp-II (Katwaria Sarai), Village Malviya Nagar, Mehrauli, Harijan Basti Masoodpur, Arakpur Bagh Mochi, Karkardooma, Uttam Nagar, Palam Bazar road, Bhor Garh, Holambi Kalan, Village Rithala, Jhimranpur Basti, Okhla Indl. Area, Village Khichripur, Azadpur, Village Naharpur, Rohini Sector-10, Kishangarh (Mehrauli), Gazipur, Kh No. 75/2/1, 2/2, 2/3, Narela, Sarai Kale Khan (Nizamuddin), Nandnagri and Village Ambarhai Sector-10, Dwarka. This has helped DDA's image as an agency which protects its land effectively.

Sometimes demolition operations had to be refixed because of litigations involved and non-availability of police force on account of their engagements for law and order duty. During this period DDA has also won some important court cases.

11.1.7 The Damages Branch is entrusted with the work of eviction and assessment of Damages and Recovery from the unauthorised occupants squatting on the Govt. Land under the control and management of DDA. DDA initiates the eviction proceedings under P.P. Act against the unauthorised occupants on Govt. Land. There are 2 Estate Officers who have been delegated powers under the Act to discharge their duties for assessment of damages and eviction. During 1.4.2004 to 31.3.2005, Estate Officers did the following work.

i)	Recovery of damages	Rs. 2,56,14,216/-
ii)	Number of cases of damages decided	154
iii)	Eviction cases decided upto 31.3.2006	12 Nos

11.1.8 Major achievements of the year 2002-03, 2003-2004, 2004-05 and 2005-2006 are given below :

S. No.	Functions	2002 2003	2003 2004	2004 2005	2005 2006
1.	Land handed over to DDA by LAC	2095 Acres	770.697 Acres	1765.60 Acres	3426.97 Acres
2.	Demolition operations carried out (Nos)	472	354	326	344
3.	Land reclaimed by removing JJ clusters	374.54 Acres	259.44 Acres	181 Acres	158.90 Acres
4.	Structures/buildings removed	14567	13077	14937	4495
5.	Recovery of damages made	Rs. 1.15 Crore (Appox)	Rs. 1.37 Crore	Rs. 1.57 Crore	Rs.2.56 Crore
6.	No. of damage cases decided	835	887	321	154

11.1.9 Land Acquisition During 2005-06

An area of 8,268.33 acres of land was awarded during the year 2005-2006, out of which 3,426.97 acres of land was handed over by the Land Acquisition Collector to DDA. The details of the land handed over by the LAC to DDA is as under:

1.	East Zone	0.86 acres
2.	West Zone	9.93 acres
3.	North Zone	3335.85 acres
4.	South Zone	80.60 acres
	Total	3426.97 acres

11.2 Land Disposal Department

The Land Disposal Department manages land in 24 Revenue Estates entrusted by the Govt. of India to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 as well as the land placed at the disposal of DDA under the scheme of Large Scale Acquisition, Development and Disposal of Land. In addition to this the Land Disposal Deptt. is also administering the land transferred by the Ministry of



Golf Driving Range at Siri Fort Sports Complex

Rehabilitation under the package deal. The performance and achievements of the various branches under the control of Land Disposal Department are given below.

11.2.1 L.S.B./ L.A.B. (Residential)

Lease Admn. Branch deals with the disposal of residential plots by way of auction and allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. Besides this the branch deals with other connected activities relating to the Admn. of lease such as mutation, transfer, grant of mortgage permission and conversion of lease hold right into free hold. During the period, the following achievements have been made :

Sl No.	Item	Achievement
1.	Allotment of plots	Nil
2.	Amount received as premium	Rs. 290.88 Lacs
3.	Amount received as composition fees	50.63 Lacs
4.	Conveyance Deed (Free Hold) executed	1,555
5.	Possession Letter	229
6.	Lease Deed executed	289
7.	Mutation decided	242
8.	Extension of time	488

11.2.2 Co-operative Society Cell

Co-operative House Building Society Cell deals with the cases of Co-operative Societies to whom land has been allotted for the development of plots. During the period under report the following achievements were made.

1.	Composition Fees	Rs. 3,96,58,845/-
2.	Conversion Cases	618
3.	Sub-Lease Deed Executed	5
4.	Mutation cases settled	70
5.	Extension of Time	95
6.	Mortgage Permission	8

11.2.3 Land Sales Branch (Rohini)

Land Sales Branch (Rohini) deals with the allotment of plots of various categories like MIG, LIG & Janta to the registrants of Rohini Resdl. Scheme-1981. During

the period under report, the following achievements were made :

1.	Allotment of plots	1,174
2.	Amount recovered	Rs. 36.87 Crores
3.	Demand Letter issued	1,172
4.	Demand Letter for third instalment	1,434
5.	Demand Letter final rates	2,080
6.	Possession Letter	3,470
7.	Extension Letter for payment	6
8.	Mortgage Permission	16
9.	S.C.N.	376
10.	Cancellation Letter	104
11.	Mutation Letter	578
12.	Change of Address made in Computer	424

11.2.4 LAB (Rohini)

This branch mainly deals with the cases of issue/ execution of lease deed in respect of plots allotted/ auctioned in Rohini Resdl. Scheme besides conversion from lease hold to free hold. During the period under report, the following achievements were made :

1.	Composition Fees	76,18,867/-
2.	Conversion	1199
3.	Lease Deed Executed	2685
4.	Mutation	102
5.	E.O.T.	433
6.	Mortgage	15



Children enjoying skating at Rashtriya Swabhimaan Khel Parisar

11.2.5 LSB (Industrial)

The Industrial Branch deals with the disposal of industrial plots by way of auction/allotment. Besides the disposal, the branch is responsible for execution & administration of leases. During the period under report, the following achievements were made :

1.	Lease Deed Executed	8
2.	Mutation	77
3.	Mortgage Permission	22
4.	Conversion	310
5.	E.O.T.	35
6.	S.C.N.	21
7.	Lease Deed Cancelled	1
8.	Ground Rent	Rs. 20,15,89,419/-

11.2.6 Old Scheme Branch

Old scheme branch deals with the disposal of plots in the scheme of Re-development of Kingsway Camp, MOR, Land transferred under package deal and 24 Revenue Estates. This branch also deals with the regularization of plots under Gadgil Assurance Scheme. During the period under report, the following achievements have been made.

1.	Execution of Lease & C.D.	307
2.	Mutation	24
3.	Mortgage	8
4.	E.O.T.	7
5.	Alternative allotted under Gadgil Assurance Scheme	52



Bhikaji Cama Place, District Centre

11.2.7 Commercial Land Branch

Commercial Land Branch deals with the disposal of commercial plots, mixed land use plots developed by the DDA in its various commercial centres. The commercial plots are disposed of by way of auction/ tender/ allotment. During the period under report, the following achievements were made :

1.	Allotment of plots through a) Auction b) Alternative Allotment	56 532
2.	Auction Premium	Rs. 1188.23 (Crores)
3.	Ground Rent	Rs. 5.60 (Crores)
4.	E.O.T.	37
5.	Possession Letter	84
6.	Lease Deed executed	81
7.	Mutation/Transfer	54
8.	Mortgage Permission	60
9.	S.C.N.	170
10.	Restoration	Nil

11.2.8 Commercial Estate Branch

Commercial Estate Branch deals with the disposal of built up commercial properties through auction, allotment & tender to reserved categories i.e. SC/ST, Physically Handicapped persons, Land Acquired Category, Freedom Fighter, Ex. Serviceman and allotment to Govt. Deptt., Public Sector Undertaking for which reservation has been made vide various resolutions of the Authority. Parking sites are also disposed of by this branch through tenders on licence fee basis. The details are as under :

1.	Allotment through Tender	No allotment
2.	Allotment in C.R. Park to Evictees through Draw	52
3.	Possession Letter	394
4.	Cancellation Letter	170
5.	Restoration	14
6.	S.C.N.	430
7.	Mutation	50
8.	Mortgage	18

11.2.9 Institutional Branch

The Institutional Branch deals with the allotment of land to various institutions like Social, Cultural, Govt

& Semi Govt., Post & Telegraphs, MTNL, DVB, MCD, Religious, Pvt. and Govt. Schools. There have been major policy changes for disposal of institutional plots by DDA and sites for hospitals, nursing homes, higher or technical education institution, community halls, clubs and school are now to be disposed to private societies through auction only. During the period under report, the following achievements have been made :

1.	Allotment Letter	79
2.	Possession Letter	80
3.	Amount Received	Rs. 106.75 Crores
4.	Mortgage	66
5.	E.O.T.	278
6.	S.C.N.	185
7.	NOC	53
8.	Lease Executed	128
9.	Cancellation Letter	13

11.2.10 Group Housing Society

1.	Allotment of Plot	Nil
2.	Premium Received	Rs. 13,45,47,963/-
3.	Composition fees	Rs. 94,32,494/-
4.	Conversion	4,789
5.	Possession Letter	3
6.	Lease Deed	10
7.	Mutation Transfer	159
8.	NOC	2
9.	Mortgage permission	15
10.	S.C.N.	7
11.	Conveyance Deed	6456

11.3 Land Costing Wing

11.3.1 Recovery of Ground Rent

A drive was launched to effect the recovery of outstanding arrears of ground rent. Computerized defaulter notices with element of interest have already been issued for an estimated arrears of Rs. 50.00 crores and further notices are also being issued. Actual recovery of Ground Rent during the last five years is shown in the next column.

Year	Ground Rent (Rs. in Crores)
2001-02	29.50
2002-03	33.96
2003-04	37.45
2004-05	40.85
2005-06	51.49

11.3.2 Recovery of License Fee

A number of properties of DDA are allotted on license fee basis. DDA's builtup properties in Janak Puri Distt. Centre and Bhikaji Cama Place were also allotted on license fee basis. Several steps had been taken to recover the license fee from these properties during the year. Actual recovery of license fee during the last five years is as under.

Year	License Fee (Rs. in Crores)
2001-02	29.89
2002-03	32.88
2003-04	33.87
2004-05	28.28
2005-06	39.15

11.3.4 Other Performances/ Initiatives

The Cost Benefit Analysis and Predetermined Rates of Dwarka, Narela and Rohini Phase III, IV & V for the year 2005-06 have been finalised for a proper financial management by way of scientific project appraisal. These rates have been notified by the Ministry of Urban Development also in the recent past. The exercise relating to Cost Benefit Analysis in respect of Narela, Tikri Kalan and Rohini Phase IV & V Projects for the year 2006-07 have also been finalised and got approved from the Authority in its meeting held on 24.03.2006. Necessary reference to this effect has also been made to the Ministry for approval and notification.

11.3.5 Conversion of Residential Properties

The cases for conversion of Residential properties from leasehold to freehold are being checked by the Accounts Section of the Land Costing Wing. Efforts are being made to ensure that there are neither any delays nor any violation of the laid down policies in vogue. The department has taken a considered decision

to enhance the conversion charges by 50% over the existing conversion charges in respect of colonies falling under the jurisdiction of DDA and have since been made effective from 15.2.2006.



Flyover constructed by DDA at Ghazipur Subzi Mandi

11.3.6 Conversion of Commercial & Industrial Properties

Government has approved the scheme of conversion of Commercial and Industrial properties from lease hold to freehold in June, 2003. Keeping in mind the sole objective of making the Conversion Scheme consumer friendly an exercise was undertaken afresh to further rationalise the rates of Commercial and Industrial properties after reviewing the existing rate structure at length. After detailed discussions and due deliberations, it has already been decided with the approval of VC to rationalise the market rates of Commercial and Industrial land for the year 2005-06, which are being uniformly followed. The above rationalisation of rates has led to encouraging response from the intending applicants seeking conversion.

With the rationalisation of rates and keeping in view the staggering increase in the real estate trend where the rates are almost sky rocketing with reference to the rates those of 2005-06, the department in pursuance to its commitments to be sensitive and alive to the genuine difficulties/ needs of its allottees has taken a very liberal view to increase the existing Commercial and Industrial rates by 20% only for the

year 2006-07, notwithstanding the unprecedented hike in the Real Estate Market. The revised rates for the year 2006-07 which has since been circulated are as under.

Market Rates for Commercial Properties

S. No.	Zone	Rates for 2006-07 Per Sqm for 100 FAR
1	Central and South	43,200/-
2	West, North, East and Rohini	30,000/-
3	Dwarka	43,200/-
4	Narela	12,000/-

Market Rates for Industrial Properties

S. No.	Zone	Proposed Rates for 2006-07 Per Sqm
1.	Central and South	25,920/-
2.	West, North, East and Rohini	18,000/-
3.	Dwarka	25,920/-
4.	Narela	9,000/-

11.3.7 Revision of Rates of Institutional Land Premium

The Agenda for fixation of Institutional Land Premium rates for the year 2005-06 was placed before the Authority in its meeting held on 19.10.2005 and the rates structure proposed has been approved by the Authority. Accordingly, the Ministry has now conveyed the approval to the DDA's proposal vide their letter No. J-13036/3/2000-DDVA dated 24.4.06. However, keeping pace with the ongoing activities the department has already initiated the process of fixation of Institutional Land Rates for the year 2006-07 and is under active consideration of the higher authorities.

11.3.8 Other Important Items/ Achievements

During the year an attempt was made to fix the land premium for various institutions, fixation of licence fee in respect of petrol pumps and permission fee for permitting banks, nursing homes and guest houses etc. and matter was taken up with the Ministry. The issue relating to fixation of licence fee for setting up petrol pumps sites on DDA land has since been finalised and is being implemented. The other

important issue which was hanging fire for quite some time relating to fixation of predetermined rates to be charged from the evictees of Chawri Bazar etc. in walled city and to be relocated at Gazipur in East Delhi could be firmed up after putting in untiring efforts following detailed discussions and due deliberations. The other vital issue like fixation of misuse charges and the rates for computation of composition fee for delay in construction have all also been firmed up and have been made available well in time.

11.3.9 Computerisation of Accounts Land Records

At present Demand and Collection Registers in Accounts Department are being maintained manually. Sometimes, it causes delays in cash verification or computation of arrears due from the allottees. Therefore, it had been decided to switch over towards the progress of automation by computerisation of records of accounts relating to allotment of land from the present manual environment. These records of allotments are being updated and are likely to be computersied in the near future.

11.3.10 Outsourcing the Recovery of Ground Rent

As a part of the constant follow up action regarding realization of dues/updation of dues in respect of ground rent pertaining to various properties, DDA has taken a conscious decision of designating one of the leading banks viz Indus Ind Bank for outsourcing the recovery of ground rent. The Indus Ind Bank has already earnestly taken up the job and full co-operation is being extended by the various wings in achieving this ambitious mission. The bank has shown a very good progress.

1.3.11 Revision in Rates of Damages

As of now there is a three tier system of rates for damages for unauthorised encroachment of Government land : (a) pre 1.4.1981 occupants (b) occupants from 1.4.1981 to 31.3.92 and (c) occupants from 1.4.1992. The rates of damages charged were last fixed more than a decade back and were long due for revision. There was a reference from the Ministry of UD & PA (L & DO, Division) wherein DDA was asked to follow a uniform rate of 10% of the land rates. This meant about 10 fold increase in the existing rates. After an in depth study of the various aspects, a proposal has been firmed up with the approval of the Authority to cap the current rates of damages at 2.5 times the existing rates. For land under DDA Nazul-II/GDA, it has been proposed to adopt the Government's pattern of charging damages @ 10% p.a. of the market rates of land for the relevant purpose. These rates have been further revised with an increase of 5% over the existing Rates of Damages.



District Park at Haus Khas

Sports



12.1 Introduction

The Asian Games held in Delhi in the year 1982 created an awareness regarding lack of sporting facilities for Delhiites. This aspect threw open a challenge to the DDA for adopting a sporting vision which added new dimensions to the planning and development of sports in Delhi. The development of sports by the DDA is in conformity with the Delhi's Master Plan 2001. The first Sports Complex of the DDA established at Siri Fort in the year 1989 realised the dream of sports planners. Over the years Sports Wing of the DDA has added several sports complexes and multigyms all over Delhi which are being regularly used by the *Delhiites* on pay and play basis either by becoming life members of the sports complexes, availing the facility as a temporary member or as a casual member. The facilities created are affordable

and within the reach of general public. Besides concessions extended to students and senior citizens (60 years and above) have made these sports complexes accessible to citizens of all age groups. The Sports Wing endeavours to add more and more Complexes/ Multigyms by providing state of art equipment and upgrade the existing facilities. In addition, DDA has developed other sports/recreational facilities such as play fields, children parks and fitness trails under the Horticultural Wing.

Thus, DDA has not only taken sports to the very doorsteps of *Delhiites* but has been significantly successful in creating awareness about the importance of health and fitness by developing sports facilities devoted exclusively to sports. For the past few years the concept of DDA sports has been diversified from within the complex activities to coordination & organisation of sports events at State, National and International level. DDA has also been a major contributor in the preparation of Commonwealth Games-2010.



Shri A.K. Jain, Commissioner Planning, DDA explaining the development plan of Yamuna Sports Complex to Shri S. Jaipal Reddy, Hon'ble Union Minister for Urban Development

12.2 Objectives

- To Provide recreational and healthy environment to the citizens of Delhi.
- To take sports to those sections of the Society who cannot afford membership of prestigious clubs etc. and those who would like to associate with 'clubs' totally devoted to sports.
- To promote various sports not easily accessible to the general public.

- To ensure mass participation in sports activities and thereby the spirit of mutual help and goodwill among citizens of Delhi in general and the members of the complexes in particular.

12.3 Management

12.3.1 Sports Management Board

Sports Management Board (SMB), the highest decision making body, is constituted of :

Hon'ble Lt. Governor of Delhi	Chairman
Vice Chairman, DDA	Member
Finance Member, DDA	Member
Engineer Member, DDA	Member
Director (Sports), DDA	Member Secretary

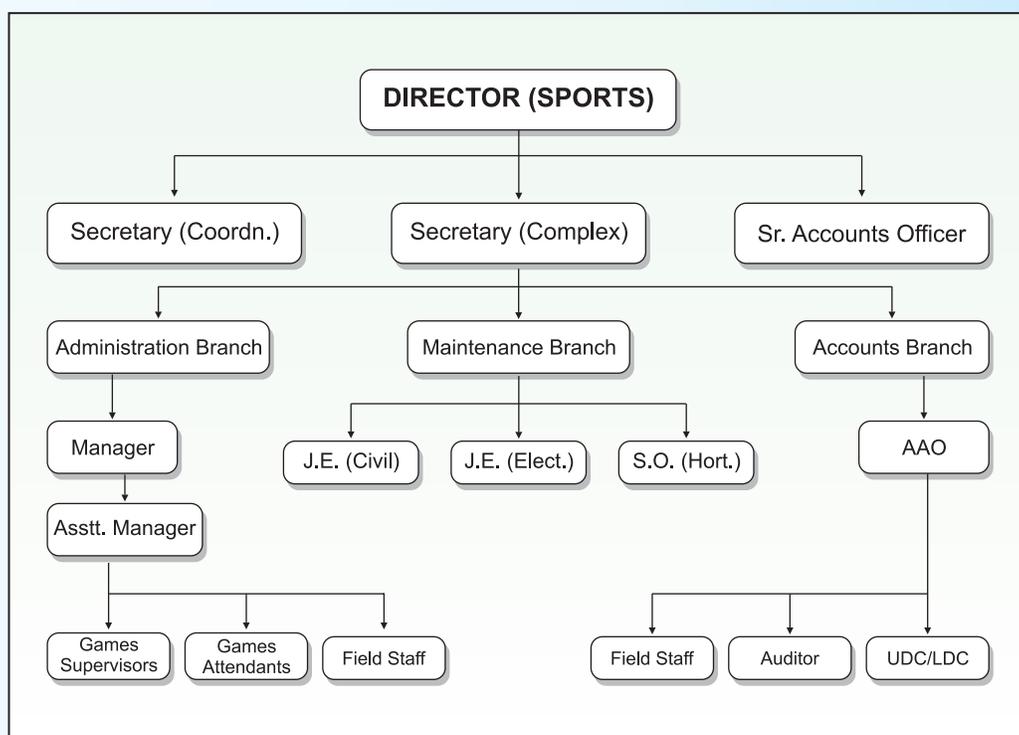
12.3.2 Role of Sports Management Board (SMB)

- SMB under the chairmanship of Hon'ble Lt. Governor is supreme. It is the policy and decision making body. It gives directions and advises on the development of sports and watches over financial health and over-all management of sports complexes.
- SMB normally meets once a quarter. It may call other officers of DDA or experts from outside for consultations as and when required.
- F.M. is the executive head of Sports in DDA. Under him is Director (Sports) who heads the Sports Wing and exercises over-all control of sports complexes. He is responsible to coordinate all sports activities in DDA.
- Director (Sports) is also the advisor to V.C. and F.M. on matters related to sports and is ex-officio Administrator of Sports Complexes.

12.3.3 Administration

The overall administration of all the sports complexes is looked after by the Director (Sports). He is assisted by Secretary (Coordn.) and Senior Accounts Officer (Sports) in administration/ sports related activities and financial management respectively. The day to day administration of each complex is looked after by a Secretary who is assisted by a Manager and an Asstt. Accounts Officer (AAO) and Sports and Maintenance staff. For the maintenance of sports complexes a Junior Engineer each for Civil & Electrical works and a Section Officer (Horticulture) are made available. Each of them is responsible for maintenance of these sports complexes with the help of technical and other manpower which include electricians, khallasies, mates, beldars, garden supervisors, *malies*, house keeping/security staff etc. Most of the Services such as house keeping, security, maintenance of grounds etc. are out-sourced. Other technical/ field staff personnel are also engaged on contract basis from professionals on as required basis. Only nucleus administrative, accounts and field staff are from regular cadre of the DDA.

Organisation Chart of a typical sports complex is given below :



Sports Complexes are developed in approved green areas by the DDA Engineers. During design and construction stage, however, advise of Director (Sports)/ Sports Wing is sought to ensure that users angle is taken care of. Once sports complexes are fully developed, these are handed over to sports wing as custodians for running and maintenance. Major development/ upgradation of capital nature is carried out by the DDA engineers.



Shooting at Siri Fort Sports Complex

12.4 Development of sports infrastructure, maintenance and upgradation

12.4.1 Sports Infrastructure

Ever since the DDA established its first sports complex at Siri Fort in the year 1989, the number of complexes and other major sports facilities developed/ added are given below:

a)	Sports Complexes	13
b)	Mini Sports Complex	01
c)	Multigyms	
	i) In Green Areas	24
	ii) Within the Complexes	13
d)	Swimming Pools in Sports Complexes	13
e)	Swimming Pool in play field	01
f)	Indoor Multipurpose/ Badminton Halls	07
g)	Tennis Courts synthetic surface)	85 (including 21 having
h)	Squash Courts	30 (including 9 with glass back wall)
i)	Golf Courses	02 (Qutab Golf Course and Bhalsawa Golf Course)
j)	Mini Golf Course	01
k)	Golf Driving Range	03

12.4.2 Major Upgradation of Infrastructure during 2005-06

- Multigym at Prashad Nagar inaugurated by Shri Ramakant Goswami, area MLA.
- Depth of Swimming Pool reduced to 7 ft. at the deep end at Siri Fort Sports Complex (SFSC).
- Olympic size Swimming Pool opened at Dwarka Sports Complex.
- Olympic size Swimming Pool constructed in RSKP (Pitampura).
- 4 cemented Tennis Courts upgraded to synthetic courts at SFSC.
- 2 cemented Tennis Courts upgraded to synthetic courts at Major Dhyan Chand Sports Complex.
- 3 Clay Courts completely renovated in Rohini Sports Complex.
- Siri Fort Multigym completely renovated into a modern state-of-art Fitness Centre.
- A Skating Rink constructed and Basket Ball Court upgraded at Saket Sports Complex.
- Covered Badminton Hall & Aerobics Hall made operational at Rashtriya Swabhiman Khel Parisar, Pitampura.



Basket ball match in progress at one of the DDA Sports Complex

12.4.3 Progressive Development of Facilities

The sequence of development undertaken by the DDA is as shown below :

	2002-03	2003-04	2004-05	2005-06
Sports Complex	<ul style="list-style-type: none"> • Mini Sports complex at Munirka opened. • Membership opened in the newly developed complexes at Pitampura, Dwarka, Chilla & Jasola. 	<ul style="list-style-type: none"> • Vasant Kunj Sports complex Part-I inaugurated. 	<ul style="list-style-type: none"> • Vasant Kunj Part-I made operational. • Vasant Kunj Part-II also opened. 	<ul style="list-style-type: none"> • Development of Mini Sports Complex at Alaknanda approved.
Swimming Pools	<ul style="list-style-type: none"> • Swimming Pool of Yamuna Sport complex made fully operational. • Swimming Pool of NSSC (Jasola) & Paschim Vihar Sports Complexes operationalised 	<ul style="list-style-type: none"> • Swimming Pool at Munirka opened. 	<ul style="list-style-type: none"> • Swimming Pool at Vasant Kunj operationalised • Dwarka pool constructed. • Construction of Pool at RSKP, Pitampura. commenced. • Construction of Pools at Kanti Nagar & Pratap Nagar started. 	<ul style="list-style-type: none"> • Dwarka Swimming Pool opened. • Swimming Pool at RSKP, Pitampura constructed. • Depth of Swimming Pool reduced to 7 ft. at SFSC to make it safer. • Construction of Pools at Kanti Nagar & Pratap Nagar in progress. • Pool at CSC in planning stage.
Multigyms	<ul style="list-style-type: none"> • 10 Gyms (Subhash Mohalla, Bindapur, Gokalpuri, Hastal, Munirka, Jasola, Dwarka, Chilla, Dilshad Garden-PDKP & Ladies Gym at YSC opened. 	<ul style="list-style-type: none"> • 2 Gyms (Avantika & Janakpuri) opened to public. 	<ul style="list-style-type: none"> • Vasant Kunj & Subhas Nagar multigyms opened. 	<ul style="list-style-type: none"> • Multigyms at Prashad Nagar opened. • Multigym at Siri Fort upgraded. • Multigym at Salvage Park & Mansarovar Garden under construction.
Indoor Halls	<ul style="list-style-type: none"> • Construction of state of art, modern multipurpose Indoor Stadium completed • Indoor Halls at Dwarka & Hari Nagar operationalised. 	<ul style="list-style-type: none"> • Construction of Indoor Stadium at Pitam Pura & Saket started. 	<ul style="list-style-type: none"> • Development of Indoor Halls at Pitam Pura & Saket undertaken. 	<ul style="list-style-type: none"> • RSKP-Pitampura Badminton Hall opened. • Hall at Saket under construction.
Aerobics Halls	<ul style="list-style-type: none"> • Aerobics Hall at Saket operationalised. 	<ul style="list-style-type: none"> • Aerobics Halls approved for Pitampura, Jasola & upgraded at SFSC. 	<ul style="list-style-type: none"> • Construction of Aerobics Hall at Pitampura & Jasola continued. 	<ul style="list-style-type: none"> • Opened at Pitampura • Under construction at Jasola.
Golf Courses	<ul style="list-style-type: none"> • 3 hole Bhalswa Golf Course alongwith a Driving Range completed. 	<ul style="list-style-type: none"> • Development of 3 more holes at BGC planned. 	<ul style="list-style-type: none"> • Two new fair ways & holes added in QGC. • Development of 3 more holes at BGC started. 	<ul style="list-style-type: none"> • Upgradation of QGC done. • 2 more holes added in BGC. • Mini Golf Course at SFSC upgraded.

12.4.4 Future Development Plans

- Sports Stadia at Siri Fort Sports Complex for Squash and Badminton and at Yamuna Sports Complex for Table Tennis for Commonwealth Games - 2010 and games village near Akshardham Temple.
- 3 Swimming Pools (Pitampura, Vikas Puri & Kanti Nagar) planned to be opened during 2006 swimming season. However, in future development of swimming pools and multigyms will be on BOT basis.

- Development of a Mini Sports Complex at Alaknanda approved and will be taken up during this year.
- 4 more Sports Complexes proposed to be developed in areas that are presently under served. These will be located at Narela, Karol Bagh/ Patel Nagar/ Rajender Nagar, Rohini Phase-III and Dwarka Phase-II.
- A Golf Course at Dwarka is being planned in addition to development of Bhalaswa Golf Course to a 18 hole course. Another Golf Course is under consideration along the Yamuna bed, subject to clearances from various agencies.

12.4.5 Maintenance of Sports Facilities

The daily upkeep of Sports Complexes and their facilities is an extremely important factor towards the functional efficiency of the Complex. Great emphasis is given to this aspect in all the sports complexes through the help of maintenance staff under Junior Engineers/ Section Officers attached with the complexes. The systems created and checks imposed ensure that quality of maintenance is of excellent standard at all times. As the sports complexes function from 6 AM to 9 PM daily, one day in a week i.e., Monday has been earmarked as maintenance day when the Sports Complexes are closed for sports activities.

12.5 Preparation for the Commonwealth Games-2010

DDA is a major contributor in the preparation for the Commonwealth Games-2010 (CWG-2010). It is fully involved in the preparation and development of the following facilities/ infrastructure for the Commonwealth Games-2010.

12.5.1 Games Village

Games Village at “Noida Crossing” adjacent to Akshardham temple. The Village will have the following facilities.

- Residential Zone – Accommodation for 7,500 athletes and officials, dining area, polyclinic, resident centers, etc.
- International Zone – Comprising of the main entry, logistics and accreditation centres, ceremonial plaza, retail facilities, media, cultural, transport and information centres, leisure and entertainment facilities.
- Village Operation & Support Area (VOSA) – Providing service functions such as waste collection/removal, delivery and storage facilities for food, linen, fuel depot, etc.
- Transport Mall – Providing transport services to athletes to and from competition and training venues.
- Practice Areas – Athletics Track, Swimming Pool, Fitness Centre, etc.

Competition Venues

Competition venues will comprise of the Indoor Stadium for Table Tennis at Yamuna Sports Complex and Badminton and Squash at Siri Fort Sports Complex.

Training Venues

Training venues will be located as under

- Games Village – Athletics, Aquatics, Fitness Centre.
- Siri Fort Sports Complex – Aquatics, Squash, Badminton, Lawn Bowls.



Shri S. Jaipal Reddy, Hon'ble Minister for Urban Development at Yamuna Sports Complex with Director Sports DDA

iii) Yamuna Sports Complex – Aquatics, Gymnastics, Rugby 7s, Table Tennis.

12.5.2 Engagement of Consultants

A comprehensive Bid document for the proposal for engagement of design and financial consultants for the development of the Commonwealth Games Village, Games Venues and training venues prepared and issued under the aegis of Sports Wing.

12.5.3 Establishment of CWG-2010

Coordination Office

A coordination office for the CWG-2010 has been established on the first floor of the Indoor Stadium of Siri Fort Sports Complex.

12.6 Sports Activities

Sports Activities planned as per the Sports Wing Annual Action Plan of 2005-06 were successfully accomplished. Some of the major achievements are highlighted in subsequent paras.

12.6.1 Prize Money Tournaments

The DDA organised the prize money tournaments at State & National Level for promoting sports and facilitating participation for those who otherwise do not find an opportunity to exhibit their talent at the District, State and National Level. Prize money tournaments organized by the DDA were made more attractive by increasing the prize money and raising the level of tournaments as given below:

- **2nd Lt. Governor's Cup Football Tournament** organized from 20th to 28th December 2005 is now an All India level tournament with the prize money increased from Rs. 1.60 lakhs to Rs. 4 lakhs. The tournament was organised by the DDA at Dr. Ambedkar Stadium.
- **4th DDA VC's Cup Football Tournament** for juniors (school level) was organised from 29th November to 7th December 2005 at Siri Fort Sports Complex in which 20 top schools of Delhi participated, with a total prize money of Rs. 80,000/-

- **6th DDA Invitational Volleyball Tournament** for State level teams organized from 5th to 7th November 2005, at Hari Nagar Sports Complex with an increased prize money of Rs. 10,000/-. 13 teams participated in the tournament.
- **DDA National Series Tennis Tournaments (AITA Ranking)** for Juniors (Under16) was organised at Saket Sports Complex from 21st November to 26th November 2005 in accordance with the guidelines of the AITA.
- **12th DDA Open Squash Tournament** which is a national level tournament was conducted from 25th to 29th September 2005 at Siri Fort Sports Complex in which the prize money was raised from Rs. 1.5 lakhs to Rs. 2 lakhs.



Inauguration of 'DDA Open Golf Championship' at Qutab Golf Course

12.6.2 Other Tournaments

a) Cricket

- **DDA Cricket Tournament for Visually Challenged 2005** – The tournament was organized from 16th to 20th November 2005 at RSC. 10 teams participated.
- **DDA Cricket Tournament for Hearing Impaired 2005** – The Tournament was organised from 21st to 24th November 2005 at RSC. 13 Teams participated.
- A Cricket Tournament for U-12 boys was organised at MDCSC, Ashok Vihar during the first week of December 2005.
- **4th DDA Invitational Cricket Tournament for Schools (U-14)** organised at Paschim Vihar Sports

Complex from 22nd November to 15th December 2005.

- Rajiv Gandhi Memorial Cricket Tournament was held at PDKP on 24th January 2006.

b) Football

- DDA Cup Football Tournament was organised from 29th November to 7th December 2005 at Siri Fort Sports Complex.
- **Inter School Football Tournament** for under - 14 & under -17 boys organised by Yamuna Sports Complex from 14th to 23rd October, 2005. As many as 32 Schools participated.

c) Hockey

- **The 4th Invitational Hockey Tournament** for school boys was held under the 11th DDA Sports Gala from 14th to 25th December, 2005. Sh. Jafar Iqbal, Arjuna Awardee (Hockey) gave away the prizes to winners.

d) Basket Ball

- **4th DDA Basket Ball Tournament** was conducted at Poorv Delhi Khel Parisar from 23rd November 2005 to 30th November 2005. A total of 8 teams of neighbouring schools participated.
- **The Invitational Basket Ball Tournament** at School level was organized at Saket Sports Complex from 20th to 24th December 2005. In this tournament 16 schools participated.

- The Mano Vikas Comprehensive Rehabilitation & Research Center conducted a basketball match for about 60 mentally challenged persons on 10th August 2005 in Yamuna Sports Complex.

e) Volley Ball

- **DDA Invitational Volley Ball Tournament** (State Level) 2005 was conducted at Hari Nagar Sports Complex from 15th to 17th November 2005.

f) Tennis

- **IATA Junior Championship Series** (National Level Tennis Tournament) for under-14 and under-18 girls and boys was organised by YSC from 11th to 16th July 2005.
- **DDA National Series U-16 Tennis Tournament** (AITA Ranking) 2005 organised at Saket Sports Complex from 21st to 26th November 2005. 227 children from various parts of the country participated.

g) Badminton (International)

- **Vth USIC World Railway Badminton Championship-2005** conducted from 21st to 25th November 2005 at the Indoor Stadium of Siri Fort Sports Complex.
- **Inter School Badminton Tournament** for Boys & Girls held from 22nd to 26th November 2005 successfully at Dwarka Sports Complex.
- **Badminton Tournament 2005** for members organised by Rohini Sports Complex under Sports Gala from 14th to 18th December, 2005.
- **The Asian Satellite International Badminton Championship** was held at Siri Fort Sports Complex from 18.10.2005 to 23.10.2005. Seven countries Nepal, Malaysia, Indonesia, Sri Lanka, Pakistan, Iran and India took part in this championship.

h) Squash

- **12th DDA Open Squash Tournament** was organised at SFSC from 25th to 29th September 2005.



Lawn tennis match in progress

- **Northern India Delhi Squash Championship-2005** organised by Delhi Squash Association (affiliated with the Squash Rackets Federation of India), was conducted at Saket Sports Complex from 20th to 24th September 2005.

i) **Table Tennis**

- **The Inter School Table Tennis Invitational Tournament** was organised by VKSC from 25th to 27th November 2005.
- **The Asia Cup Table Tennis Tournament** was held at Indoor Stadium of Siri Fort Sports Complex from 17th to 20th December 2005. Top Asian countries including China, Japan and Korea took part.

j) **Skating**

- **5th Lal Bahadur Shastri Memorial Roller Skating Championship** was held from 10th to 12th June 2005 at Yamuna Sports Complex where 237 trainees of various age groups took part in speed.
- **10th Roller Skating Championship** was held in MDCSC, Ashok Vihar, on 7th & 8th December 2005.

k) **Net Ball**

- 4th Netball match between India and Pakistan organised at the Yamuna Sports Complex on 26th April 2005. The match was won by the Pakistan team.

l) **Soft Ball**

- **Junior National Softball Championship** was organized by Softball Association of Delhi in YSC from 21st to 26th June 2005. About 1000 players consisting of boys and girls teams from 23 States and 2 Union Territories participated in this championship.

12.6.3 Sports Gala

Annual Sports Gala was organised from October 2005 to January 2006 over a period of 15 days in all the sports complexes in which individual sports competitions for members were conducted. These competitions included games such as Tennis, Table Tennis,

Badminton, Squash and Billiards/Snooker. Besides tournaments in team sports such as Football, Hockey, Basketball, Cricket, Volleyball and Skating were also organized by the complexes during the Sports Gala.

12.6.4 Golf Tournaments

The Qutab Golf Course organised following tournaments during the year.

- DDA Open Golf Championship (Pro-Am) organised at Qutab Golf Course from 6th April to 10th April 2005.
- Delhi Golf Society Delhi State Inter School Amateur Golf Championship was organised from 27th to 28th September 2005.
- Admiral's Cup Golf Tournament was organised on 26th November, 2005.
- A Medal Round Golf Tournament held on 7th January, 2006.
- CAG Cup Golf Tournament organised on 4th February, 2006.
- ICICI Private Banking Tournament held on 15th February, 2006.
- Lt. Governor's Golf Cup held on 4th March to 5th March, 2006.
- Civil Services Golf Championship Delhi Zone organised by the DDA in its Qutab Golf Course on 11th and 12th March, 2006.
- The Travel Agents Association of India Tournament held on 25th March, 2006.



Lt. Governor of Delhi Shri B.L. Joshi presenting prize money cheque to Mukesh Kumar, winner of the LG Golf Cup

12.7 Coaching

The Sports Complexes organised coaching in various sports throughout the year. The cricket coaching organized by Shri Gurcharan Singh, Shri Madan Lal, Shri Sumit Dogra, Shri Dinesh Verma, and Shri Achrekar received great applaud. The small racket Mini Tennis coaching conducted at Siri Fort and Saket Sports Complexes for children of 5-8 years age group has been received very well. The other notable schemes imparting advance coaching in tennis by Peninsula Tennis Academy and Team Tennis Academy has done extremely well. Several young boys and girls being trained under these Academies are taking part in national tennis circuit. The young skaters undergoing coaching in the sports complexes have also earned several laurels by participating in State and National Level Tournaments.



Karate coaching class in progress

12.7.1 Summer Coaching Camps

Coaching Camps during the summer vacations for the children were successfully conducted in all the Sports Complexes in various sports. The Qutab Golf Course organised two Summer Coaching Camps/Clinics from 1st to 16th June 2005 and from 20th June to 2nd July 2005. A number of children benefited from these Camps/Clinics.

12.7.2 Swimming Coaching

The 12 swimming pools run by the DDA are known for quality of water, cleanliness and ambience. Besides providing safe swimming facility, coaching under expert

coaches was organised for both members and non members. Swimming gala comprising of several competitive events were held to mark the end of swimming season.

12.7.3 Sports Promotion Schemes

- **Athletics** – DDA Athletics Promotion Scheme for boys and girls being supervised by Shri G.S.Randhawa, Padamshree, Arjuna Awardee is doing well. Of the 15 trainees in the Scheme they won 26 Gold, 17 Silver and 7 Bronze medals in various meets during the year they participated at State and National Level.
- **Football Promotion Scheme** – This scheme launched in June 2002 under the expert guidance of Shri Melvyn D’Souza (ex FIFA Referee) has done a commendable job. Trials for selection of new trainees (Boys U-16) were conducted on 16th & 17th July 2005 at Yamuna Sports Complex and 23rd and 24th July 2005 at Siri Fort Sports Complex. Currently 75 selected boys are receiving training under the scheme. Some of the achievements of the Scheme are as given below :
 - a) 31 boys represented their respective school teams in Subroto Cup Football Tournament – 2005.
 - b) 11 boys were members of Delhi State (U-16) team which participated in the North Zone. 3 of the trainees were selected as promising footballers by the AIFF to undergo training in Coaching Camps at Kolkata/ Goa.
 - c) 18 trainees got free admission in Public Schools (Air Force Bal Bharati Schools at Subroto Park/ Lodhi Road) due to their talent and prowess in football. Their tuition fee and transportation charges have also been exempted.

12.8 Membership Management

4,094 members were enrolled during the year. Regular notices were sent by the Complexes to the members who have not paid their monthly subscription. 3,945 memberships were cancelled during the period 2005-2006 (Upto February 2006)

12.9 Publicity

Four issues of the DDA's Sports Newsletter were published during the year covering the sports activities of the complexes, facility development taking place, technical articles on major sporting events and focus on the events which will be completed in Commonwealth Games-2010.

12.10 Financial Management

- DDA Sports Complexes are designed to be self-sustainable. This has been made possible by enrolling members who besides paying a one time entry fee also pay monthly subscription which helps in maintaining the sports complexes. Although the sports complexes are membership oriented, these are available for use by anyone on 'Pay & Play' basis. The fees/charges for casual visitor, who become a member for the day, are nominal and affordable. Special concessions are provided for students and senior citizens.
- Capital Expenditure on the development of sports complexes and other sports facilities including incremental works/ upgradation of capital nature, is met out of the account of Nazul II with the DDA. However day to day maintenance of the sports facilities is carried out by the Sports Wing from the membership fee and miscellaneous receipts. Cross subsidisation from more popular complexes to less popular one is done where required. Non refundable one time entry fees for membership collected by the complexes are remitted to DDA Main to pay back towards capital expenditure. Rs. 2331.17 lacs up to December 2005 has so far been remitted to DDA Main on this account. During the year 2005-06 (up to Dec. 2005) Rs. 74.14 lacs has been generated as surplus.
- For the purposes of running and maintenance on day to day basis, which includes expenditure of staff salaries, establishment costs, house keeping, security etc. the Sports Wing/Sports Complexes are self sustaining. This is made possible due to the concept of membership and pay & play

facilities. Cross subsidization from more popular complexes to less popular one is done where required.

- Monthly statement of accounts is submitted to DDA Main. Annual Accounts of all the sports complexes for the year under review have been compiled and rendered to CAO for inclusion of the same in DDA Main A/c. The budget of the sports complexes has also been incorporated in the DDA Main Budget for the next financial year. Sports Wing Accounts are audited by the DDA internal auditors and by the CAG's office as external audit. Accounts of all the sports complexes have been audited.
- Computers are available in all the sports complexes and golf courses and computerised billing/notice are being dispatched on regular basis. Back log of defaulters is being cleared and membership of those who continue to be in the defaulters list is being cancelled on regular basis.

12.11 Conclusion

The sports complexes developed by the DDA have created health awareness amongst Delhiites besides providing sporting facilities for all sections of society at affordable rates. The year saw commissioning and upgradation of a number of facilities in the existing sports complexes and multigyms. Five State/National Level prize money tournaments in Football (two tournaments), Squash, Tennis (AITA Ranking) and Volleyball were organised by the DDA Sports Wing besides several tournaments at the Sports Complexes. The public golf course at Lado Sarai also organized a number of golf tournaments including the first ever Pro-Am competition under the aegis of Professional Golf Association of India. The DDA continued in its effort to promote athletics and football for talented children under its promotion scheme. Delhi having been given the responsibility of organising the Commonwealth Games-2010, the DDA has been assigned the task of development of the Games Village and Stadia for Badminton, Squash and Table Tennis besides training venues at all three locations.

Horticulture Greening the Capital



13.1 In a concrete jungle it is amazing to find an evergreen forest. A fact that does DDA proud by having built the finest network of green areas in the country. It is credited with the development of city forests, wood lands, green belts, golf courses, sports complexes, Millennium Park and tot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

During the year a massive plantation drive was also launched by involving school children, senior citizens and Ministers/ MLAs and MPs in the plantation programme. A Flower Show was also organised successfully by the Horticulture Department, DDA in the month of March, 2006.

13.2 Like previous years DDA decided to organize the 22nd Annual Alower Show during the spring

season from 3rd March to 5th March 2006. During this period, DDA strove to develop the themes "Protecting and nurturing greens for a better tomorrow."

For over four and a half decades since its inception, DDA has been successful in creation of 'Environment Friendly' Delhi providing its citizen a healthier and happier life. One must understand that development of Delhi is an ongoing progressional process.

Performance/ Achievements during 2005-06 in North Zone.

S. No.	Item	Year 2005-06	
		Target	Achievement
1	Plantation	1,44,195 Nos.	1,46,680 Nos.
2	D/o New Lawns	100.18 acres	44.62 acres
3	D/o Children Park	28 Nos.	12 Nos.

Performance/ Achievements during 2005-06 in South Zone.

S. No.	Item	Year 2005-06	
		Target	Achievement
1	Plantation	2,36,000 Nos.	2,63,746 Nos.
2	D/o New Lawns	132.70 acres	76.47 acres
3	D/o Children Park	10 Nos.	4 Nos.



Qutab Golf Course



Quality Assurance Cell

14.1 Delhi Development Authority is committed to provide quality products at reasonable cost to the customers, keeping in mind, “the customer is the king”. The quality is, therefore, drilled not only into activities of various serving departments of DDA, but also in its construction and development works.

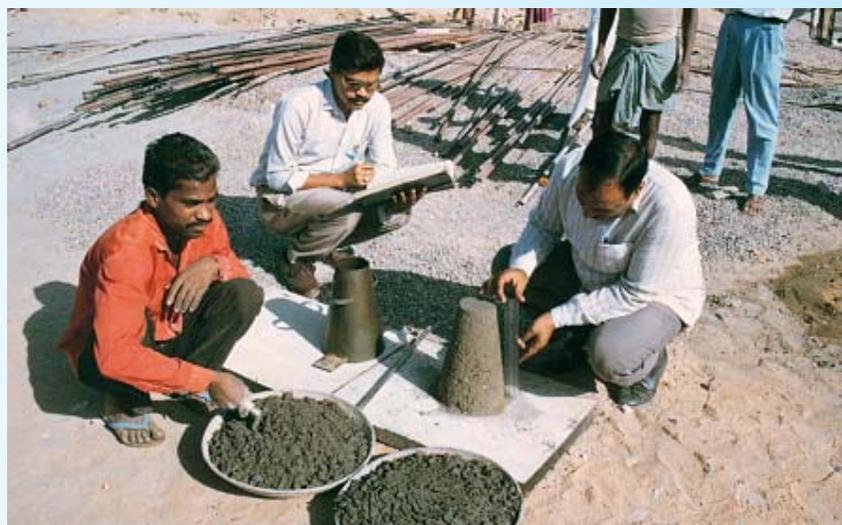
14.2 Quality of construction is not only supervised and monitored regularly by JE/AE/EE at field level but is regularly checked internally at the level of SE/CE and externally at level of Q.C. Cell now renamed as Q.A. Cell of DDA by conducting periodical inspections so as to ensure that the works are executed strictly in accordance with contract-conditions, specifications and drawings.

14.3 The Q.C. Cell which was created in year 1982 with skeleton staff has now grown up with solid strength of 6 J.Es. 9 A.E.s (7 Civil & 2 Elect.), 7 E.E.s (6 Civil & 1 Elect.), one A.D. (Hort.), and one S.E. headed by CE (QC). The unit is playing vital role in Quality Assurance, which oversees not only the quality of materials and workmanship but also the quality of planning, designing, contract documents, specifications etc. and issues necessary guidelines, circulars etc. form time to time as and when necessity arises. For some of the mega projects/prestigious projects, a system of third party inspection has been introduced and agencies like CRRI, IIT etc. have also been engaged as consultants.

14.4 The major projects are inspected by Q.A. Cell at least thrice i.e. at foundation stage, super-structure stage and finishing stage. Due emphasis is given to

maintenance of records on procedural aspect, material aspect and workmanship aspect which are duly examined during Quality Audit. The deficiency noted, if any, is promptly brought to the notice of concerned SE/CE for suitable and effective administrative/contractual action and close watch is kept on compliance of the observations.

14.5 The specifications and technologies adopted are being reviewed regularly and suitably amended to meet the present requirements, environmental consideration. Use of new construction materials, new techniques, use of R.M.C. etc have been encouraged. Control on time and cost over runs without compromising with the quality, functional requirements, aesthetics and structural soundness of the building is being effectively monitored.



Quality Control Test being conducted on-site

14.6 ‘Sky is the limit’ – keeping this theme in the mind, the DDA has been striving for continued improvement of services and quality of work. Zonal level interactive workshops were conducted in each zone which were attended by the officers of all level right from JEs to SEs bringing out valuable suggestions for continual quality improvement. The Q.A. officers and other Engineering staff were sent for refresher courses/training programme being conducted by CPWD/CRRI/NCCBM/NPC etc. for their skill upgradation.

14.7 Emphasis has also been laid to clear the long pending Q.C. paras and closure of the cases for which the drive was launched by Q.A. Cell to identify the pendencies with various offices, pursue the ATRs from respective EE/SE/CEs and arrive at final action either to close the case or to initiate administrative/contractual action against the erring officials/contractors. As a result Q.A. Cell has been able to close 441 old cases during the year and a good number has reached to its final action stage, which is a record as compared to past performances.

14.8 Complaints as and when received are got investigated through Q.A. Cell/units and vigilance action is initiated by Vigilance Unit as and when any vigilance action is considered necessary. During the year 9 such cases were investigated.

14.9 Selection of materials, for work, collection of representative samples and their testing in reputed and reliable lab is of utmost importance. Q.A. Cell has a well equipped testing lab (with one AE and 2 JEs) set up in Asian Games Village Complex. Though day to day routine tests are conducted at site by field staff,

the random samples collected by Q.A. team during their inspection are mostly got tested in the Q.A. Lab. In order to induce more confidence in people at large, the present system of testing has been streamlined and revised guidelines have been issued in this regard giving more emphasis for testing of at least 25% samples in outside lab. As such, ten other labs like Sriram Test House and NTH, Delhi Test House etc. have also been approved for testing of material. Besides, the Q.A. Lab of DDA is also being renovated/strengthened.

14.10 In order to obtain ISO: 9001-2000 certification, which may lead to ultimate certification to Q.A. Cell as a whole, Quality Manual and Procedures have been drafted and series of training programmes conducted. The application for certification shall be moved shortly to BIS.

14.11 The achievements during the year 2005-06 and the Target for year 2006-07 are as under :

S. No.	Description	2005 06	2004 05	2003 04	2006-07 (Target)
1.	Inspections	366	366	362	330
2.	Tech. Audit	-	-	-	40
3.	Samples/Materials	477	385	383	480
4.	Closure of files	441	220	150	480
5.	Complaints investigation	9	11	5	As received
6.	Q.A. Lab (Testing of Samples)	5,247	9,825	11,569	6,480

The reduction in number of tests in Quality Assurance Lab is due to the fact that at least 10% of the tests are being got conducted from the other external approved labs, which was not mandatory earlier.



Finance & Accounts Wing

15.1 Finance & Accounts Wing of DDA is headed by the Finance Member who is assisted by the Chief Accounts Officer, Financial Advisor (Housing), Director (Land Costing) and Director (Finance).

Finance & Accounts Wing of DDA handles finances of DDA and deals with preparation of Annual Accounts, preparation of Annual Budget, fund management of Urban Development Fund, Urban Heritage Award Fund, employees remuneration including GPF, medical reimbursement, pension distribution and also project approvals.

15.2 Annual Accounts of the Authority

- a) For Budgetary and Accounting purposes, the Accounts of the authority are maintained under the following three broad heads.
 1. A. Nazul A/c-I.
 2. A. Nazul A/c-II.
 3. B. General Development Account.
- b) The financial position of the these Accounts is summarised in the succeeding paras.

(i) Nazul Account-I

Nazul Account-I represents the transactions relating to the old Nazul Estates entrusted for management by the Government to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 and taken by the DDA in December 1957 being the successor body. The Account also includes transactions relating to the preparation and implementation of the Delhi Master Plan and Zonal Development Plans. The

Receipts and Expenditure under this account during the last two years is as under :

	2003-2004	2004-2005	2005-2006 (Actual)
Receipt	2.86	2.90	6.10
Expenditure	12.38	12.72	16.65

(ii) Nazul Account-II

This account comprises transactions pertaining to the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. The sale proceeds of land and recovery of ground rent etc. are accounted for under this account and expenditure is mainly on acquisition and development of land. The surplus receipt accumulated in this Account is utilised for payment to GNCTD for land acquisition and payment of enhanced compensation as also for expenditure on development and Establishment Expenditure. A sum of Rs. 925.62 Cr. up to 31st March, 2006 has been paid to GNCTD for the land acquisition and payment of enhanced compensation during 2005-06. The receipts and expenditure for the last three years under this Head of A/c is given under :

	2003-2004	2004-2005	2005-2006 (Actual)
Receipt	2,466.83	2,310.56	1931.58
Expenditure	675.61	1,047.48	1568.52

(iii) General Development Account

All properties and land vesting in the Authority are

paid for out of the revenue of this account. Under this account DDA undertakes Housing programme for the Weaker Section, Lower Income and Middle Income Group, besides housing under higher income group and also shops in CSC/ LSC in various parts of Delhi and also land transferred by the Ministry of Rehabilitation are financed from this account. The Receipt and Payment made under this head for the last three years is given below :

	2003-2004	2004-2005	2005-2006 (Actual)
Receipt	522.09	1004.24	757.16
Expenditure	572.83	571.97	576.36

(iv) Annual Accounts

Annual accounts up to the year 2002-2003 have been laid before the Parliament. Audit Certificate for 2003-2004 and 2004-2005 have been received from AG (Audit) Delhi. The certificate for the year 2003-2004 has got approved from the Authority for laying it before Parliament and the certificate for 2004-2005 is under process for placing before the Authority shortly.

(v) Urban Development Fund

In 1992-93, Govt. of India announced the scheme for conversion of leasehold tenure to free hold tenure. Under this scheme, a sum of Rs. 584 Cr. has been realised (including interest on investment) up to 31.3.2006. Out of this account funds are being released to the schemes/ projects approved by the Project Approval Committee (PAC) headed by Ministry of Urban Development. Some of the projects/ schemes are as under :

1. As per MOU/ Agreement in respect of Flyover under Lot-I under which seven flyovers were to be constructed by DDA on behalf of GNCTD. The total cost of the project is Rs. 145 Crores out of which Rs. 110 Crores would be met out of UDF i.e. Rs. 88 Crores as loan @ 10% p.a. repayable in 20 years by GNCTD and Rs. 22 Crores as grant while balance of Rs. 35 Crores as GNCTD share. Out of Rs. 96.60 Crores as GNCTD share towards repayment of loan up to 31.3.2006, an amount of Rs. 92.90 Cr. have been

released by them and a balance of Rs. 3.70 Cr. is to be paid. However, an amount of Rs. 35 Cr. towards the GNCTD share has been received from them.

2. As per MoU/ Agreement with PWD/ GNCTD in respect of Flyover under Lot-II, under which seven flyovers were proposed to be constructed. The Total cost of the project is Rs. 135 Crores, out of this amount Rs. 75 Crores is to be met from UDF. i.e. 50% as grant and 50% as loan recoverable @ 10% p.a. w.e.f. 2001-02 while balance of Rs. 60 Crores is GNCTD's share. Out of Rs. 75 Cr. an amount of Rs. 74.20 Cr. have been released and balance Rs. 0.80 Cr. are to be released. An amount of Rs. 71.25 Cr. (Rs. 11.25 Cr. + Rs. 60.00 Cr.) has been paid by GNCTD towards repayment of loan and GNCTD's share against Rs. 78.75 Cr. due as on 31.3.06. Balance of Rs. 7.50 Cr. is yet to be paid by them.
 3. An amount of Rs. 2.52 Cr. as advance was released to CPWD for removal of 926 Jhuggies from Sector-4, DIZ Area, Gole Market. Unspent amount of Rs. 2.52 Cr. has been received back from CPWD.
 4. An amount of Rs. 12.40 Crores as advance was sanctioned by the Ministry for infrastructure development of Sector-IV, MB Road, Pushp Vihar, New Delhi out of which an amount of Rs. 6.20 Cr. has been released to CPWD.
 5. An amount of Rs. 40 Crores has been sanctioned by Ministry of Urban Development for modernisation of Idgah Slaughter House at Ghazipur, Rs. 20 Crores as grant and Rs. 20 Crores as loan. The whole amount of Rs. 40 Cr. have been released to MCD.
 6. An amount of Rs. 1.18 Cr. has been sanctioned by Ministry for improvement of M.P. Flats at North & South Block, New Delhi which has also been released to CPWD as grant.
- (vi) Release of payments to DMRC

This is regarding extension of Metro Line No. III. Barakhamba Road – Connaught Place – Dwarka Corridor by 6.5 KM upto Sector-9 and further extension upto sector-22 by 2.5 KM in Dwarka to be financed by the DDA. The project aims at providing cheaper and convenient mode of transportation to residents of Dwarka and reduce the bus travel time significantly. It will ease traffic flow and lessen environment pollution and will also result in saving of valuable foreign exchange in the form of less demand for petrol and diesel. The project will also mean substantial value addition to the DDA properties in and around Dwarka which will off-set the outgo of funds from DDA.

As per draft agreement sent by DMRC (Delhi Metro Rail Corporation) to DDA, we have to provide funds to DMRC as per schedule given below :

The Ministry of Urban Development vide their letter

i)	2003-04	:	Rs.	80.00	Crores
ii)	2004-05	:	Rs.	160.00	Crores
iii)	2005-06	:	Rs.	80.00	Crores

dated 14.1.2004 sanctioned Rs. 160.00 Crores to DMRC out of UDF (Urban Development fund) with the loan component and grant component at Rs. 80.00 Crores each. The sanction of Ministry was conveyed to DMRC, who refused to take loan component of Rs. 80.00 Crores. The matter was taken up with the Ministry to convert funding of Rs. 160 Crores into grant out of UDF. The suggestion was not agreed to by the Ministry of Urban Development and vide their letter dated 28.4.2004, it has been decided that the total amount of grant out of UDF shall remain Rs. 80.00 Crores only and that the remaining amount of Rs. 80.00 Crores may be provided by the DDA either by availing loan from UDF or out of its own funds. Accordingly, DDA would be financing the balance amount of Rs. 240.00 Crores out of its own funds. DDA has since released entire amount of Rs. 240.00 Crores to DMRC & Rs. 80.00 crore from UDF so that the tendering and completion of this work does not get hampered.

The land for Metro line has been given to DMRC free of cost as directed by the Ministry of Urban Development.

Now, DMRC has requested for an additional amount of Rs. 275.00 Crores for further extension of Metro Line upto Sector-22, Dwarka. Out of which Rs. 100.00 Cr. has been released by DDA as grant as per Secy., (UD)'s directions up to 31.3.2006.

(vii) Urban Heritage Award Fund

For any city, heritage is the source of inspiration for its creative endeavour. In order to encourage and also to contribute its bit in the task of preserving, protecting and maintaining and upkeep of at least a hundred years old and still in use historical buildings of Delhi, DDA has instituted an award in 1993 known as “DDA Urban Heritage Award” which is given by the Hon’ble Lt. Governor of Delhi. Necessary funds amounting to Rs. 23.50 lacs have been kept apart and invested to finance the cost of award given every year.

(viii) Outsourcing of ground rent in respect of industrial, institutional and commercial properties

With a view to give hassle free services to the lessee(s) of DDA, a landmark decision was taken to outsource computation, raising of demand and collection of ground rent. Resulting agreement with IndusInd Bank for the said activity has been drawn and data base of 15,000 industrial, institutional and commercial plots has been handed over to the outsourcing bank in this period.

Bank had issued defaulter notices to 14,000 lessee(s) in the first half of Jan. 2005. In the year 2005-2006 a reminder to 9,000 lessees and second reminder to 6,000 lessees was issued and a good response of the lessee(s) for the facility provided to them in depositing the outstanding ground rent and interest thereon by way of drop box and by providing full detail of the outstanding detail etc. is being reflected in the receipts so far collected by the outsourcing bank which has gone up to Rs. 51.13 crores by the end of March 2006.

The data base of residential properties is also under process of finalisation to provide to the outsourcing bank.

(ix) **Outstanding loan and other dues**

As on date, there is no outstanding liability against DDA on A/c of loan/ debentures etc.

15.3 Budget

- a) The Budget Estimates of the Authority for the ensuing year and the revised estimates for the current year in respect of all Receipts and Payments of the Authority are compiled in accordance with the provisions contained in DDA Budget and Accounts Rules 1982 and got approved by the Authority. The Budget Estimates duly approved by the Authority are forwarded to Central Govt. in accordance with the provisions contained in section 24 of DDA Act. Effective budgetary control is being exercised by releasing the funds for various works expenditure with reference to the budgetary provisions of various Civil, Electrical, and Horticulture Wings by the respective payment units. The actual Receipt and Expenditure are also reviewed with reference to the budgetary provision periodically and necessary steps taken well in time to prevent any slippage in target.
- b) Zone-wise performance budget indicating the physical and financial progress of various works/ schemes is also compiled every year by Zonal C.Es. The funds released for various schemes/ projects are co-related with the physical progress of the scheme as reflected by the concerned Chief

Engineer. This facilitates effective monitoring of various projects/ schemes and helps in controlling the time and cost over run.

Budget at a glance

(a) **Receipts**

(Fig. in Crs. of Rs.)

	R.E 2004-05	2004-05 (actual)	R.B.E. 2005-06	B.E. 2006-07
Nazul A/c-I	3.17	2.91	3.38	18.07
Nazul A/c-II	1,912.65	2,310.56	1,217.70	1,464.95
BGDA	880.65	1,004.22	810.02	1,385.14
Total	2,796.47	3,317.69	2,031.10	2,868.16

(b) **Expenditure**

(Fig. in Crs. of Rs.)

	R.E 2004-05	2004-05 (actual)	R.B.E. 2005-06	B.E. 2006-07
Nazul A/c-I	16.69	14.34	16.38	19.27
Nazul A/c-II	1,234.81	1,101.49	1,820.41	2,087.40
BGDA	731.75	571.96	502.35	758.33
Total	1,983.25	1,687.79	2,339.14	2,865.00

(c) **Deficiency Charges to MCD**

DDA has been handing over number of colonies for maintenance to MCD every year. A sum of Rs. 1.65 crores has been paid to MCD during the year 2005-2006 towards deficiency charges as compared to Rs. 1.28 Crs. paid during 2004-2005.

15.4 Medical Facilities to the Employees

During the financial year 2002-2003, DDA had enhanced the monetary annual ceiling of medical re-imbursment for OPD treatment in respect of the staff/officers and the pensioners. Apart from outdoor treatment, all DDA employees including pensioners are entitled to reimbursement of indoor hospitalisation expenses, at Govt. hospitals, Nursing homes and private hospitals registered with Delhi Govt. on approved panel for taking indoor treatment. About 5,000 cases of Pensions/Family Pensions are also dealt with by the medical cell in addition to regular claim of staff.



Press conference on DDA budget for the year 2005-06

15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme that the Central Govt. has for its employees. As on 31.3.2006, a sum of Rs.529.53 crores has been invested in Central State Government Security/Public Financing Institutions and State Government guaranteed Bonds as against the investment of Rs.475.23 Crs. made during the year 2004-2005.

15.6 Pension Scheme

(a) CCS (Pension) Rules, 1972 as applicable to Central Govt. employees are applicable to DDA employees from 1973 onwards. There are 4,700 pensioners/ legal heirs of deceased employees getting monthly pension/family pension from the Authority as on date. A sum of Rs.18.60 Crs. has been paid as pensionary benefits during 2005-2006 upto 31.3.2006.

(b) Disbursement of Pension Through Banks

(i) DDA retirees can now draw their monthly pension from State Bank of India Vikas Sadan and all branches of Central Bank of India under Delhi Region which covers Haryana, Rajasthan, Punjab, Uttaranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of other states falling under their regions.

(ii) DDA has also kept apart requisite funds to meet the future pension liabilities of the retired/retiring employees as per the guidelines issued by Govt. of India, Ministry of Finance. The total funds towards Pension Fund Investment upto 3/06 is Rs. 287.18 Cr. as compared to Rs.282.68 Crore upto the year 2004-05. In addition to this a sum of Rs.69.18 Cr. has also been invested under Gratuity Fund.

(iii) Registration of Pension Fund and Gratuity Fund Trust

The Authority in their meeting held on 22nd November 2004 have resolved to create the DDA

Pension Fund Trust and The DDA Gratuity Fund Trust as per the requirements under the Income Tax Act and Rules. The Trusts have since been registered and action is pending on the part of the Income Tax Authorities for the same.

(c) Group Insurance Scheme (GIS)/Benevolent Fund (BF) & Personal Accidental Insurance Policy (PAIP), the details of these schemes are as under :-

c) Group Insurance Scheme

1. In the case of death of an employee, complete case of GIS with required documents as per checklist are forwarded to GIS branch by DDO for further scrutiny and for onward transmission to LIC of India for releasing the payment of GIS. LIC of India further verifies, scrutinises the documents and then releases the amount of GIS in favour of DDA. Then payment is made to the legal heirs by DDA. During the year 2005-06, 201 cases were settled by DDA and further 58 cases are in process.

2. Personal Accident Insurance Policy (PAIP)

On the demise of loss of a DDA employee due to an accident or loss of a limb due to accident, the cases of PAIP are also dealt with in GIS branch. The complete case alongwith claim form, death certificate, FIR, Post Mortem Report etc. as per check list is sent to GIS branch for onward transmission. The documents are scrutinised in GIS branch and out of DDA fund, payment is made to the legal heir after taking approval of the Competent Authority. During the year eight cases were settled and four are in process.

3. Benevolent Fund/GIS Cases of Staff on Deputation

Benevolent Fund/GIS/PAIP cases in respect of staff of DDA on deputation to MCD/JJDeptt. etc. are also scrutinized by the GIS branch & payment is made by GIS branch. As regards Benevolent Fund, w.e.f. 1.4.2002, payment on Death is made to the tune of Rs.50,000/- & recovery from the employees is made @ Rs.32/- p.m. at uniform

rate from all categories. A sum of Rs.1.52 Crs. has been paid towards payment of B.F. to the legal heirs of the deceased during 2005-2006 upto 31.3.2006 as compared to Rs.0.50 Cr. paid upto 3/2005.

The payment of Benevolent Fund is made by concerned DDOs till December 2004. The Benevolent Fund payment amount which was Rs.50,000/- irrespective of category of employee, has been increased to Rs.1,00,000-(Rs. One Lac) w.e.f. 1.1.2005. The subscription of employees has also been increased from Rs.32/- p.m. to Rs.50/- p.m. The Authority in their meeting held on 22nd November 2004 have resolved to create the DDA Benevolent Fund Trust with Rs.20 Crore as initial deposit as per the requirements under the Income Tax Act and Rules. The Trust has since been registered and action is being taken to obtain the approval of the Income Tax Authorities for the same.

15.7 Administrative Approval & Expenditure Sanction

(a) During the year 2005-2006, after detailed project approval of the various schemes forwarded by the Engineering Wing for development of land and housing, financial concurrence was given for Rs.46.97 Crs. Saving of Rs.1.19 Crs. was achieved as a result of detailed financial scrutiny of the proposals forwarded by the Engineering Wing.

(b) Preliminary Estimate

Preliminary Estimates are framed by Engineering Wing for accord of A/A & E/S, which is a pre-requisite for execution of works. Before submission of the P.Es for approval of the Competent Authority, these are referred to F.M. for financial concurrence.

After accord of financial concurrence, PEs are placed before the E.A.C. headed by VC, DDA for accord of A/A & E/S

15.8 Development of Pay Roll Package in DDA

A Pay Roll Package has been developed for the DDA which consists of the following modules.

- 1 Preparation of Pay Bill Register.
- 2 Calculation of Income Tax & Issue of Form No.16.
3. Preparation of GPF ledger including issue of Annual Accounts Slips.
4. Calculation of Pension and Gratuity.
- 5 Maintenance of records for various advances and the recoveries.
- 6 Calculation of salary arrears.
- 7 Old data maintenance including Audit trail.

The module wise testing and documentation have since been completed and steps are being taken to implement the Pay Roll Package for all categories of DDA's employees.

15.9 Filing of Income Tax Return of DDA for the financial Year 2005-2006

All the Housing Development Authorities/Boards came under the purview of the Income Act, 1961 from the Financial Year 2002-03. The Income Tax Return for the Financial year 2004-05 was filed by the prescribed date claiming refund of Rs.2.48 Cr.

An advance Tax of Rs.1.57 Cr. for the first quarter and Rs.6.69 Cr. for second quarter was paid. No further advance Tax has been paid as DDA has been granted registration under section 12 A by Director (Exemption) Income Tax, so no further tax is to be paid.

15.10 Payment of Property Tax to MCD.

Payment of property Tax/Service Charges of Rs.46.67 Lacs for the year 2005-06 under Unit Area Method has been made to MCD in respect of various properties as per decision taken in the Vice-Chairman's meeting with Commissioner (MCD) on 8.7.2004.

Receipt

(Fig. in Crs. of Rs.)

Sl. No.	Description of Item	Actual 2004-05	R.E. 2005-06	Actual 2005-06
	Opening Balance	126.60	180.21	118.93
1.	Revenue/Capital receipt from works & Dev. Scheme Including damages	35.86	137.98	92.43
2.	Receipt from disposal of houses under Hire-purchase scheme & shops	610.90	562.79	551.26
3.	Receipts from disposal of land	1800.58	1020.42	1689.95
4.	Interest	200.32	208.97	220.15
5.	Other receipts	553.06	73.27	137.24
6.	Plan scheme and Deposit works	116.99	27.67	3.81
7.	Grant from Central Govt.	-	-	-
8.	GPF/GIS/PAIP	122.24	125.50	124.44
9.	Loan and Debentures	-	-	-
10.	Deposit and Advances			
	a) Encashment of investment	4029.50	3874.00	2656.52
	b) Revolving Fund	576.91	1820.41	425.17
	c) PLA	1260.86	1300.00	1061.03
	d) Reserve Fund	17.14	117.00	176.63
	e) Other Suspense Deposits and Advances	7811.18	493.40	1346.19
	Total	17,262.14	9,661.41	8603.75

Payment

(Fig. in Crs. of Rs.)

Sl. No.	Description of Item	Actual 2004-05	R.E. 2005-06	Actual 2005-06
1.	Cost of Admn i/c share cost charged to Dev. Schemes Master plan- Deduct cost of Admn.	205.39	223.63	410.80
2.	Expdr. On D/o land etc. Finance from revolving fund	564.49	686.41	406.66
3.	Expdr. On Works and Development Scheme	65.70	84.55	61.92
4.	Land acquisition enhanced compensation	399.76	990.0	925.62
5.	C/o houses/ shops	352.90	289.74	290.93
6.	Payment of interest on loan GP Fund and advanced deposit	22.87	26.06	27.90
7.	Plan scheme Deposit Works	60.61	27.67	18.72
8.	Other Expdr.	18.22	11.08	19.24
9.	Payment of loan	-	-	-
10.	GPF, GIS, PAIP	64.32	65.50	71.59
11.	Deposit and Advances	-	-	-
	a) GPF investment Pension Fund, Gen. investment	5667.16	1213.00	3515.47
	b) Provision for redemption of debts			
	c) Amt. Paid to revolving fund	576.91	1217.70	425.17
	d) Reserve Fund	19.66	20.10	30.92
	e) Personal Ledger Account	1471.59	3800.00	1085.35
	f) Other suspense Deposit and Advances	7653.64	858.51	1152.14
	Closing Balance	118.92	147.46	161.32
	Total	17262.14	9661.41	8603.75



Shri Ajay Maken, Hon'ble Union Minister of State for Urban Development addressing Senior Officers of DDA



Shri Dinesh Rai, Vice Chairman, DDA planting a sapling at Rohini during plantation drive



Media Persons taking round of Yamuna Biodiversity Park





DELHI DEVELOPMENT AUTHORITY
Ministry of Urban Development
Government of India