

(138)

No.4(19)/78-SS.II(Vol.II)
Government of India
Ministry of Supply and Rehabilitation
(Department of Rehabilitation)

Jaisalmer House, Mansingh Road,
New Delhi, dated 2nd September, 1982.

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Minar,
Indraprastha Estate,
NEW DELHI-110 002.

Sub: Transfer of unutilised lands within the urban/urbanisable limits of Delhi/New Delhi under the charge of the Department of Rehabilitation to the Delhi Development Authority.

Sir,

I am directed to say that in 1967, the Cabinet approved the proposal of the Ministry of Works & Housing in regard to large-scale acquisition and development and disposal of land in Delhi (vide case No. 14/2/67, dated the 17th January, 1967) that inter-alia provided that unutilised lands with the Department of Rehabilitation within the urbanisable limits of Delhi should be transferred to the Delhi Administration at market value on negotiated basis to be fixed by the Department of Rehabilitation. It was considered that since the Delhi Administration itself was transferring all its lands to the Delhi Development Authority, the lands in question should be transferred direct to the Delhi Development Authority in consultation with the Ministry of Works & Housing.

2. Negotiations were held with the Ministry of Works & Housing and the Delhi Development Authority to arrive at a mutually agreed cost formula. The Delhi Development Authority has agreed to take over these lands on 'as-is-where-is' basis on payment of Rs. 30/- crores.

3. I am accordingly to convey the sanction of the President to the transfer of unutilised lands (both developed and un-developed) measuring approximately 1020 acres to the Delhi Development Authority on payment of Rs. 30/- crores, subject to the conditions laid down in Paras 4 to 7 below. The broad details of the surveyed and un-surveyed lands are given in Annexure 'A' and Annexure 'B' respectively. The particulars of lands not being transferred to Delhi Development Authority and retained by the Department of Rehabilitation are given in Annexure 'C'. The details shown in these Annexures are based

contd...p/2.

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on the result of the joint survey carried out by this Department and the Delhi Development Authority from 1978 onwards in respect of the surveyed colonies and on the basis of this Department's record in respect of un-surveyed colonies. There are likely to be some omissions/variations in the areas shown against different colonies. The exact area transferable to the Delhi Development Authority under this sanction will be as per physical handing over/taking over of the lands. Rupees 30/- crores has been agreed as a package deal and this amount shall not be changed if the variations are found in the actual area of the land either on plus or minus side.

4. Where the Department of Rehabilitation is required to allot/transfer some land in pursuance of the existing or future judgements of the Courts, Arbitrators, Tribunals, etc., such cases/judgements will be fully honoured/implemented by the Delhi Development Authority.

5. If any case of commitment made by the Department of Rehabilitation comes to the notice later on, such cases will be examined on merits and decided in consultation with the Delhi Development Authority.

6. The Delhi Development Authority shall pay to this Department a sum of Rs.30/- crores (Rupees Thirty Crores) only in three equal instalments. The first instalment of Rs.10/- crores will be paid by the Delhi Development Authority by October, 1982 and the subsequent instalments will be paid by 31st October, 1983 and 31st October, 1984. ~~xxx~~ In default, the Delhi Development Authority will be liable to pay interest for the unpaid amount at the rate fixed by the Central Government from time to time.

7. Full particulars of the land, the broad details of which are given in Annexures 'A' & 'B', together with sketch plans etc., will be furnished by the Deputy Chief Settlement Commissioner (A) to the Delhi Development Authority within a period of two months from the date of issue of this sanction. The Delhi Development Authority shall render all assistance to ensure speedy process of handing over/taking over the lands and for preparing the sketch plan.

8. The transfer of the lands in question shall take effect on the payment of first instalment of Rs.10/- crores. The Delhi Development Authority shall maintain, develop and dispose of these lands under the provisions of the Delhi Development Act.

9. The payment to be made by the Delhi Development Authority under this package deal will be made to the Department by way of a Demand Draft drawn in favour of "Deputy Controller of Accounts (Rehabilitation), New Delhi" for being credited under the following Head:-

" 088- Social Security and Welfare - Relief and Rehabilitation of Displaced Persons - Displaced Persons from former West Pakistan - Receipts forming part of the Compensation Pool - Receipts on account of Acquired Evacuee Properties adjustable by the Deputy Controller of Accounts (Rehabilitation), New Delhi. "

10. This sanction issues with the concurrence of the Finance Branch vide their U.O. No. 2510/Fin/82, dated 2.9.1982.

Yours faithfully,

M.K. Kansal

(M.K. KANSAL)

UNDER SECRETARY TO THE GOVT. OF INDIA
TELE: 381540

Copy forwarded to:-

1. Ministry of Works & Housing, Nirman Bhawan, New Delhi.
2. The Lt. Governor, Raj Nivas Marg, Delhi.
3. The Secretary, Lands & Building Department, Delhi Administration, I.P. Estate, New Delhi.
4. The Land & Development Officer, Nirman Bhawan, New Delhi.
5. The Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi.
6. The Secretary, New Delhi Municipal Committee, New Delhi.
7. The Deputy Controller of Accounts, Department of Rehabilitation, New Delhi.
8. The Director of Audit, Commerce, Works & Misc., New Delhi.
9. Finance Branch
10. Budget & Accounts Section. } Department of Rehabilitation .

Copy also forwarded to:-

Dy.CSC(M)/ASC(GBP)/AE(V)/S(O)(GBP)/MO(GBP)/AO(P).

M.K. Kansal
UNDER SECRETARY

DETAILS OF LANDS IN VARIOUS REHABILITATION
COLONIES ALREADY SURVEYED.

DEVELOPED LANDS

S.No.	Name of Colony	Total No. of plots/pockets	Total area in square yards
1.	Jangpura A, B & Ext.	29 plots <u>17</u> pockets 46	37274
2.	Defence Colony	13 plots <u>11</u> pockets 24	52205
3.	Nizam-ud-din (East & West)	8 plots <u>6</u> pockets 14	30345
4.	Lajpat Nagar I & II	12 plots <u>1</u> pocket 13	3182
5.	Vinoba Puri	21 plots	14445
6.	Lajpat Nagar IV	8 plots <u>10</u> pockets 18	100733
7.	Lajpat Nagar V	2 pockets	29739
8.	Khanna Market	2 pockets	6388
9.	Aliganj	14 pockets	5499
10.	Kalkaji	88 plots <u>10</u> pockets 98	162427
11.	Ramesh Nagar	36 plots <u>11</u> pockets 47	39776
12.	Tilak Nagar	1 plot <u>9</u> pockets 10	120772
13.	Tihar-I	19 pockets	24801
14.	Tihar-II	2 plots <u>15</u> pockets 17	18125
15.	Moti Nagar	9 pockets	51800
16.	Industrial Area Kirti Nagar	2 pockets	4908
17.	Patel Nagar (East, South & West)	4 plots <u>21</u> pockets 25	32457

18.	Old Rajinder Nagar	6 pockets	9633
19.	New Rajinder Nagar	16 plots <u>12</u> pockets 28	81325
20.	Malika Ganj	4 pockets	9856
21.	Vijay Nagar (Single Storey)	4 pockets	8608
22.	Vijay Nagar (Double Storey)	6 "	2633
23.	Hakikat Nagar	7 "	4146
24.	Shahdara (Kasturba Nagar)	8 "	39031
25.	Arzha Mughal	9 "	7263
26.	Gulabi Bagh	1 "	1179
27.	Mall Road	1 "	764
28.	Motia Khan	3 "	164
29.	Bharat Nagar	8 "	8897
30.	Indira Nagar	5 "	5891
31.	Malviya Nagar	18 plots	12286
TOTAL :		256 plots <u>233</u> pockets 489	9,25,552 or 191.23 acres

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'UNDEVELOPED LANDS'

<u>S.No.</u>	<u>Name of locality</u>	<u>Total land area in Acres</u>
1.	Jangpura A, B & Ext.	13.58
2.	Defence Colony	3.48
3.	Lajpat Nagar I & II	17.10
4.	Lajpat Nagar V	19.85
5.	Tihar - I	5.82
6.	Tihar - II	10.40
7.	Industrial Area Kirti Nagar	51.05
8.	Patel Nagar - East, West & South	10.40
9.	Kalkaji	84.32
10.	Malviya Nagar	216.21
TOTAL:		<u>432.21 acres</u>

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ANNEXURE 'B'

DETAILS OF LANDS IN REHABILITATION COLONIES NOT YET SURVEYED.

S.No. NAME OF COLONY.	(DEVELOPED LANDS).	
	TOTAL NO. OF PLOTS/POCKETS.	TOTAL AREA IN SQ. YARDS.
1. Gandhi Nagar.	366 plots.	37100
2. Gurki Mandi.	4 plots. 1 pocket. <u>5</u>	2117
3. Narela.	14 plots.	7567
4. Sarai Rohilla.	4 plots.	673
5. Chitranjan Park.	6 pockets.	75020.
	388 plots. 7 pockets. <u>395</u>	<u>1,22,477</u>

(UNDEVELOPED LANDS)

S.No. NAME OF THE COLONY.	TOTAL LAND AREA IN ACREAGE.
1. Gandhi Nagar (Jhil Kuranja).	97.60
2. Gurki Mandi.	4.00
3. Sarai Rohilla.	6.96
4. Narela.	44.75
	<u>153.31</u> ✓

URBAN VILLAGES.

S.No. NAME OF VILLAGE WITHIN URBAN OR URBANIZED LIMIT IN DELHI.

APPROXIMATE AREA IN ACRES.

I. TADA SARAI)
PULPEHLAD)

II. TRANS JAMUNA AREA.
S.No. Name of Village.

S.No. Name of Village.	Approximate area.		No. of Khasras.
	Bighas.	Biswas.	
1. Chandrawali alias Shahdara.	392	02	18
2. See lampur.	12	04	5
3. Khureji Khas.	288	02	98
4. Uldhanpur.	40	03	35
5. Saqdarapur.	173	12	66
	<u>846</u>	<u>03</u>	<u>222</u>

OR: 176 Acres.

The above figures are subject to physical verification.

1499

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DETAILS OF LANDS RETAINED BY THE DEPARTMENT OF REHABILITATION

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1. Malvia Nagar Colony.

Lands transferred to Rehabilitation Ministry Employees' Co-operative House-Building Society Limited.

NAME OF THE VILLAGE.	KHASRA NUMBERS.
Sarai Sahji.	220/74; 76-min; 79-min, 80, 81, 82-min, 139/84; 88; 89, 90; 91; 92-min; 94-min, 95, 96, 97-min, 98-min, 173/99-min, 174/99, 176/100, 177/100, 101/min; 154/102-min, 141/84, 140/84, 155/102-Min, 103-min, 93.
BEGUMPUR.	361/171, 362/171-172/1; 362/171-172/2; 360/170-171; 359/170/1; 359/170/2, 165, 168, 169, 167, 174, 179/1, 179/2, 180, 182, 352/181, 351/181, 185, 186, 187, 188, 189, 453/192, 452/192, 191, 190, 193, 442/348/178/1 443/348/178-min; 196-min, 194; 302/287/209, 303/287/209; 207, 205, 297/208, 298/208, 288/209, 347/148, 363/172/1, 166, 312/210, 313/210, 314/210, 211, 334/206, 336/206, 364/172. 154-min; 156-min; 163, 164, 183, 184, 371 to 374/217, 216, 215, 220, 214, 408/213, 409/213 308/212 and 225.
VILLAGE PATTI HAMID SARAI.	182 to 187/2-min, 1, 12, 15, 13-Min-, 11-min, 10, 29-Min, 61; 128-129/62, 67, 68, 69, 64, 71, 72, 73, 74; 126/70-Min; 127/70-Min; 75-Min; 76, 77-Min, 78, 79, 80, 81, 14, 5, 82, 65, 143/134/66, 163/135/66, 164/135/66, 180/137/3, 181/137/3, 4, 27, 165/6-7, 167/22+25 and 166/16-21.

.....
TOTAL LAND AREA: 60 ACRES.

KALKAJI COLONY.

Land opposite to Delhi Administration Flats, near Cycle Equipment Company occupied by M/s. Punj Sons Ltd. ... Area 10.25 Acres.

.....

Basai Darapur
(Najafgarh Road)

Urban land Khasra No. 3184/2939/921 under litigation. Area :2.5 acres.

Malviya Nagar
(Khirki Village)

About 78 acres (under litigation) - Appeal filed by Department of Rehabilitation is pending in High Court.

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ANNEXURE 'C'

Statement showing the details of the lands i.e. Khasra No. of the land situated adjacent to Malivya Nagar Colony allotted by the Department of Rehabilitation to the Rehabilitation Employees Co-operative House Building Society Ltd.

Name of the Village	Khasra No.	Total area acquired land	Area gone into roads or utilised otherwise.	Net area available for allotment to Society
1	2	3	4	5
<u>Sarai Sahji</u>	220/74	1-12	-	1-12
	76 Min	4-16	0-14	4-2
	79 Min	1-19	0-10	1-9
	80	1-2	-	1-2
	81	1-18	-	1-18
	82	1-10	0-6	1-4
	139/84	1-9	-	1-9
	88	2-0	-	2-0
	89	1-16	-	1-16
	90	1-13	-	1-13
	91	0-7	-	0-7
	92 Min	2-19	1-0	1-19
	94 Min	3-9	1-4	2-5
	95	5-5	1-4	5-5
	96	2-8	-	2-8
	97 Min	2-9	1-00	1-9
	98 Min	1-2	0-10	0-12
	173/99 Min	2-5	1-00	1-5
	174/99 Min	2-5	-	2-5
	176/100	2-3	-	2-3
	177/100	1-9	-	1-9
	101	3-2	-	3-2

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1	2	3	4	5
	154/102	2- 9	-	2- 9
	141/84	1-14	-	1-14
	140/84	0- 6	-	0- 6
	155/102	1- 0	-	1- 0
		54- 7	6-4	48- 3

Say approximately 10 acres.

Name of the Village	Khasra No.	Total area	Area gone into roads or utilised otherwise.	Net area taken for allotment to society
1	2	3	4	5
<u>Regumpur</u>	361/171	4-0	-	4-0
	362/171-172/1	0-9	-	0-9
	362/171-172/2	1-9	-	1-9
	360/170-171	4-12	-	4-12
	359/170/1	1-6	-	1-6
	359/170/2	3-0	-	3-0
	165	2-2	-	2-2
	168	1-9	-	1-9
	169	2-8	-	2-8
	167	2-0	-	2-0
	174	4-17	-	4-17
	176 Min	2-18	2-4 Tank Pot	0-14
	179/1 & 179/2 Min	1-1	0-5	0-16
	180 Min	0-15	0-7	0-8
	182	11-2	-	11-2
	352/181	1-10	-	1-10
	351/181	1-10	-	1-10
	185	3-0	-	3-0
	186	3-6	-	3-6
	187	0-14	-	0-14
	188	1-8	-	1-8
	189 Min	1-12	1-0	0-12
	453/192) Min	0-4)	1-11	2-00
	452/192)	3-7)		
	191 Min	1-2	1-0	0-2

1	2	3	4	5
	302/287/209) Min 303/287/209)	3-17	2-18	0-19
	363/172/1	0-13	-	0-13
	166	2- 3	-	2- 3
	312/210 Min 313/210 Min 314/210	2-16) 0-18) 2-16)	2- 8	4- 2
	154	14-00	3-14	10- 6
	156	2- 0	1- 0	1- 0
	163	1- 4	-	1- 4
	164	3- 0	-	3- 0
	183	0-14	-	0-14
	184	2- 9	-	2- 9
	371 to 374/217	5-18	-	5-18
	216	3-14	-	3-14
	215	3- 3	-	3- 3
	220	0- 7	-	0- 7
	214	4- 5	-	4- 5
	408/213	2- 1	-	2- 1
	409/213	1- 9	-	1 - 9
	308/212 Min	5- 1	2-13	2- 8
	225 Min	6- 6	2-14	3-12
			Gurdwara	

129-15 21-14 108-1

Say App. 22.50 Acres.

Village : Patti Hameed Sarai.

1.	2	3	4	5
	182 to 187/2 Min	5-17	0-9 (EP House sold)	5-8
	12	8-10	-	8-10
	15	0-15	-	0-15
	13	5-10	-	5-10
	11 Min	7-14	3-14	4-00
	29 Min	8-10	4-00	4-10
	14 Min	6-8	-	6-8
	5	5-5	-	0-5
	180/137/3	0-3	-	0-3
	181/137/3	0-14	-	0-14
	4	4-9	-	4-9
	27	5-12	-	5-12
	165/6-7	8-0	-	8-0
	167/22-25 Min	5-10	2-10 (Road)	2-10
	166/16-21 Min	4-15	1-5 (Road)	3-10

72-2 11-18 60-04

Say approximate 12.50 Acres.

DETAILS OF LANDS WHICH HAS NOT BEEN DEMARCATED
AND TO BE HANDED OVER TO DDA by MINISTRY OF
REHABILITATION.

<u>S.No.</u>	<u>Area/Locality</u>	<u>Area of MOR la</u>
1.	Gandhi Nagar	28.62 acres.
2.	Malviya Nagar	186.87 acres.
3.	Gur Ki Mandi	4.44 acres.
4.	Narela	46.31 acres.
5.	Sarai Rohilla	7.12 acres.
6.	Lado Sarai (P.M.I. Pahad)	45.88 acres.
7.	Chandrawali (Shahadra)	81.78 acres.
8.	Soelam Pur	2.54 acres.
9.	Khureji Khas	47.52 acres.
10.	Udharpur	8.36 acres.
11.	Saqdarpur	36.17 acres.
12.	Kalkaji	5.68 acres.
	Total	492.25 acres.

No.4(10)/32-SS.II
Government of India
Ministry of Labour and Rehabilitation
(Department of Rehabilitation)

Mansingh Road, Jaisalmer House,
New Delhi, dated 30-8-83

C O R R I G E N D U M

SUBJECT: TRANSFER OF UNUTILISED LANDS WITHIN THE URBAN/
URBANISABLE LIMITS OF DELHI/NEW DELHI UNDER THE
CHARGE OF THE DEPARTMENT OF REHABILITATION TO
THE DELHI DEVELOPMENT AUTHORITY.

Para 6 of this Department's letter No.4(19)/73-SS.II(Vol.II)
dated 2nd September, 1982, may be substituted as under :-

"The Delhi Development Authority shall pay to this
Department a sum of Rs. 30 crores (Rupees Thirty crores only) in
quarterly instalments of Rs.1.5 crores per quarter spreading over
a period of 60 months w.e.f. 1st August, 1983. The Delhi
Development Authority will pay quarterly instalment on the 1st
January, 1st April, 1st July and 1st October, every year. In
default, the Delhi Development Authority will be liable to pay
interest on the instalment/amount defaulted at the rate fixed by
the Central Government from time to time."

2. This issues with the concurrence of Finance Branch with
their U.O. No.1858/FIN/83 dated 24.8.1983.


(K.C. GEHANI)

DEPUTY SECRETARY TO THE GOVT. OF INDIA

1. The Vice-Chairman, Delhi Development Authority, Indraprastha
Estate, Vikas Nagar, New Delhi.
2. The Ministry of Works & Housing, Nirman Bhawan, New Delhi.
3. The Lt. Governor, Raj Nivas, Raj Nivas Marg, Delhi.
4. The Secretary, Lands and Building Department, Delhi
Administration, Indraprastha Estate, New Delhi.
5. The Lands & Development Officer, Nirman Bhawan, New Delhi.

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6. The Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi.
7. The Secretary, New Delhi Municipal Committee, New Delhi.
8. The Deputy Controller of Accounts, Department of Rehabilitation, New Delhi.
9. The Director of Audit, Commerce, Works & Misc., New Delhi.
10. Finance Branch | Department
11. Budget & Accounts Section | of
Rehabilitation.

Copy also forwarded to:-

All Officers in the Settlement Wing