

**DELHI DEVELOPMENT AUTHORITY**  
(Office of the Commissioner-cum-Secretary)

No. F.2(2)2018/MC/DDA/84

Dated: the 05<sup>th</sup> April, 2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Wednesday, the 11<sup>th</sup> April, 2018 from 10.15 a.m. to 12.30 p.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

  
( D. SARKAR )

Commissioner-cum-Secretary

Phone No: 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal  
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Uday Pratap Singh

MEMBERS

3. Shri K. Vinayak Rao  
Finance Member, DDA
4. Shri Jayesh Kumar  
Engineer Member, DDA
5. Shri Manoj Kumar  
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Shri B.K. Tripathi  
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Smt. Veena Virmani  
Municipal Councillor, North Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Anshu Prakash  
Chief Secretary, GNCTD
2. Shri S.N. Sahai  
Principal Secretary (Finance), GNCTD
3. Smt. Renu Sharma  
Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar  
Principal Secretary (L&B), GNCTD
5. Chief Planner  
Town and Country Planning Organisation
6. Dr. Puneet Kumar Goel  
Commissioner, SDMC
7. Dr. Ranbir Singh  
Commissioner, EDMC
8. Shri Madhup Vyas  
Commissioner, NDMC
9. Shri Rajeev Verma  
Principal Commissioner (LD, LM & LP), DDA
10. Shri J.P. Agrawal  
Principal Commissioner (Housing, Systems & PMAY), DDA
11. Shri Shripal  
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar  
Principal Secretary to Lt. Governor, Delhi
2. Smt. Swati Sharma  
Special Secretary to Lt. Governor, Delhi
3. Shri R.N. Sharma  
Special Secretary to Lt. Governor, Delhi
4. Shri Ravi Dhawan  
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur  
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, Govt. of India.


DELHI DEVELOPMENT AUTHORITY  
( MEETING CELL )

No. F.2(2)2018/MC/DDA/85

Dated: the 05<sup>th</sup> April, 2018

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Wednesday, the 11<sup>th</sup> April, 2018 from 10.15 a.m. to 12.30 p.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.

  
5/4/18  
( Surinder Kumar )  
Dy. Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Personnel)
4. Commissioner (LD)
5. Commissioner (Systems)
6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

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Sl. No.	Item No.	Subject	Department
1.	07/2018	Confirmation of minutes of the meetings of the Delhi Development Authority held on 21.12.2017 and 27.02.2018 at Raj Niwas, F.2(2)23/12/MC/DDA	CCS
2.	08/2018	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on: 20.11.2017, 21.12.2017, 2.02.2018 and 27.02.2018. F.2(3)23/17/MC/DDA	CCS
3.	09/2018	Permissibility of Government offices in Public & Semi-Public Facilities Use Zone under sub clause 8 (2) of MPD-2021 in respect of plot measuring 0.72 ha, 11.78 acres) for the office of World Health Organization (WHO) at Ring Road, in front of I.P. Power Station, New Delhi, falling in Planning Zone-D. F.28(1)95/MP	PLANNING
4.	10/2018	Ratification of modification in UDMA, 2016 notified vide S.O. 1053 (Z) dated 5 <sup>th</sup> April, 2017 (w/ sub-clauses, simplification of forms/preforms and omission of submission of Bond(s)/Affidavit(s). F.15(0A)2016/MP/Pt.	PLANNING
5.	11/2018	Revised modalities for operationalization of enhanced FAR in planned Commercial Centres. F.Dy. Dir.(Arch)/Coordn./HUPW/2016	ARCHITECTURE
6.	12/2018	Allotment of 794 D.K.(One Bed Room Flats (594 in Sector-34, Rohini and 200 flats at Sirasauli) to Central Industrial Security Force (CISF) with 50% rebate on applicable departmental charges. F.1(15)2017/Coordn.(H)/DDA	HOUSING
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8.	14/2018	Adoption of Annual Accounts of DDA for the financial year 2016-17 after certification by CAG of India. F.6( )2017-18/A/ies(M)Annual A/ces 2016-17	FINANCE
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10.	16/2018	Fixation of Plinth Area Rates (PARs) of construction for Standard Costing of Flats for the period of (a) 1 <sup>st</sup> April, 2017 to 30 <sup>th</sup> September, 2017 and (b) 1 <sup>st</sup> October, 2017 to 31 <sup>st</sup> March, 2018. F.21(167)18/200/PH&C/Pt.III	FINANCE
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ITEM NO. 07/2018

**Sub: Confirmation of minutes of the meetings of Delhi Development Authority held on 21.12.2017 and 27.02.2018.**

File No. E.2(2)2018/MC/DDA

Minutes of the meetings of Delhi Development Authority held on 21.12.2017 and 27.02.2018 were circulated vide office circulars dated 02.01.2018 and 28.02.2018 respectively with the request to submit proposals for amendments, if any, (Annexures 'A' & 'B'). No proposal for amendment of the minutes of the meetings has been received.

Minutes of the meetings of the Delhi Development Authority held on 21.12.2017 and 27.02.2018 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meetings of the Authority held on 21.12.2017 and 27.02.2018 were confirmed as circulated.

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 21<sup>st</sup> December, 2017 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Anil Bajaj  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Uday Pratap Singh

**MEMBERS**

1. Shri K Vinayak Rao  
Finance Member, DDA
2. Dr. Mahesh Kumar  
Engineer Member, DDA
3. Shri Manoj Kumar  
Addl. Secretary, Ministry of Housing & Urban Affairs.
4. Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
5. Shri Somnath Bharti, MLA
6. Shri S K Bagga, MLA
7. Shri O P Sharma, MLA
8. Smt. Veena Virmani  
Municipal Councillor, North Delhi Municipal Corporation
9. Smt. Dhayna Malik  
Municipal Councillor, East Delhi Municipal Corporation

**SECRETARY**

Shri D Sarkar  
Commissioner-cum-Secretary, DDA

## SPECIAL INVITEES

- 1 Shri Anshu Prakash  
Chief Secretary, GNCTD
- 2 Smt. Renu Sharma  
Principal Secretary (UD), GNCTD
- 3 Dr. G. Narendra Kumar  
Pr. Secretary (L&B), GNCTD
- 4 Shri Rajeev Verma  
Principal Commissioner (LD, LM & LP), DDA
- 5 Shri Puneet Goel  
Commissioner, South Delhi Municipal Corporation
- 6 Shri Madhup Vyas  
Commissioner, North Delhi Municipal Corporation
- 7 Dr. Ranbir Singh  
Commissioner, East Delhi Municipal Corporation
- 8 Shri J P Agrawal  
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
- 9 Shri Shripal  
Principal Commissioner (Pers., Hort. & LS), DDA

## LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar,  
Principal Secretary to Lt. Governor, Delhi
- 2 Smt. Swati Sharma  
Special Secretary to Lt. Governor, Delhi
- 3 Shri R.N.Sharma  
Special Secretary to Lt. Governor, Delhi
- 4 Shri Ravi Dhawan  
Joint Secretary to Lt. Governor, Delhi

1. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invited and senior officers present in the meeting of the Authority.

Item No. 67/2017

Confirmation of minutes of the meeting of the Delhi Development Authority held on 20.11.2017 at Raj Niwas.  
F. 2(2)2017/MC/DDA

Minutes of the meeting of the Authority held on 20.11.2017 were confirmed as circulated except Item No.55/2017 regarding "Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh" which is to be re-examined in the light of letter dated 19.12.2017 of CEO, DUSIB to DDA regarding price of flats, as pointed out by Pr. Secy UD, GNCTD.

Item No. 68/2017

Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D.  
F.20(10)2016/MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 69/2017

Proposed change of land use of an area measuring 1.775 ha. (4.338 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No.16-A, Akbar Road, New Delhi falling in Planning Zone-D.  
F.20(04)2008/MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.



Item No. 70/2017

Proposed change of land use of land measuring 9132.35 sq.m. (approx.) from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F,  
F.20(11)2016-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 71/2017

Proposed change of land use of DDA land measuring 4240 sq.m. (approx.) located at Govind Puri in Planning Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (PS1 - Police Station).  
F.20(04)/2017-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 72/2017

Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Tehkhand Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility [U 4]' in Planning Zone-F.  
F.3(60)2005-MP/Pt.

The proposal contained in the agenda item was approved. Public Notice inviting objections / suggestions may be issued immediately.

Item No. 73/2017

Purchase of 772 EWS category flats and 4192 sq.m. parking space (equivalent to 131 ECS in 1<sup>st</sup> basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/s DLF Home Developers (Pvt.) Ltd.  
F.2(07)2017/EWS/Janta/DDA/Pt.1

After detailed discussions, the proposal contained in the agenda item was approved.

**Item No. 74/2017**

**Grant of selection grade to Males.**  
F.7(01)2003/P&C(P)/PLIV

The proposal contained in the agenda item was approved.

**Item No. 75/2017**

**Modifications in Chapter-19 (Land Policy) of MPD-2021.**  
F.3(53)2003-MP/Vol.II/Pt.III

After detailed discussions, the proposal contained in the agenda item was approved. Public notice inviting objections/suggestions may be issued immediately. The following observations were made for consideration:

- i) Instead of constituting an independent Land Pooling Appellate Authority, which would require amendment of D.D. Act, 1957, an Anomaly Committee may be constituted for the purpose.
- ii) The land pooling policy should be finalized on priority.

**Item No. 76/2017**

**Allowing development of un-acquired land in Narala sub city (Zone P-1) under the Land Pooling Policy.**  
F.25(1)2014-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to GNCTD for declaring these areas as Development Area under section 12(A) of D.D. Act, 1957 and Urban Area under section 507 of DMC Act, 1957.

**Item No. 77/2017**

**Modifications in approved Regulations for operationalization of Land Policy.**  
F.15(G)2012-MP/PLII

It was intimated that the typographical error in para IV Recommendation of the agenda item "The Proposal contained in Para IV", should be read as "The Proposal contained in Para III".

The proposal contained in the agenda item was approved. Public Notice inviting observations/suggestions for 30 days period may be issued immediately.

**Item No. 78/2017**

**Draft Policy to enable the planned development of privately owned lands.**  
**F.3(33)/2012/MP/Pt.II**

The proposal contained in the agenda item was approved with the following modification:

Part of the line in Para 2.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021 ....." be replaced with

"Land parcels assigned 'Recreational use' in the layout plan, ....."

The matter may be referred immediately to the Minister of Housing and Urban Affairs, Govt. of India for its consideration and approval.

**Item No. 79/2017**

**Draft Regulations for enabling the planned development of privately owned lands.**  
**F.15(12)2017/MP**

The proposal contained in the agenda item was approved with the following modification:

Part of the line in Para 3.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021 ....." be replaced with

"Land parcels assigned 'Recreational use' in the layout plan, ....."

Public Notice inviting views of all stake holders for 30 days period may be issued immediately.

**Item No. 80/2017**

**Permissibility of Group Housing in Public & Semi-Public Facilities' (PS) Use Zone under Sub clause 8(2) of MPD-2021 for construction of around 500 residential flats ranging from Type-II to Type-VI at Mayur Vihar, Chilla Gaon, New Delhi'**  
**File No.F.3(9)2017/MP**

The proposal contained in the agenda item was approved. The matter may be referred immediately to East Delhi Municipal Corporation for incorporation in the layout plan.

Other Points raised by Members of the Authority:

1. **Shri Vijender Gupta raised the following issues:**

- a) DDA has issued demand for recovery of approximately Rs. 34 crores for regularization of Guru Tegh Bahader Institute of Technology. Since an educational institute cannot afford to pay such huge damages, DDA could consider the matter sympathetically, and put up its view in the next meeting of the Authority.
- b) Development of Socio Cultural Centre at Kohini be expedited.
- c) Toilets built by DDA in parks are not maintained properly and DDA should frame a policy in this regard.
- d) DDA land is being encroached at Mubarakpur Debas. A representation in this matter was also handed over by Shri Vijender Gupta during the meeting.
- e) DDA should intimate timeline for its e-governance project.
- f) On the issue of increase in FAR in DDA markets, it was decided that since DDA markets are already very congested, additional FAR should not be allowed till adequate parking is made available.

2. **Shri Soam Nath Bharti raised the following issues:**

- a) DDA should make a proper estimation of the number of slum dwellers on its lands who need to be rehabilitated and expedite rehabilitation schemes.
- b) DDA is not protecting its lands properly due to which haphazard unauthorized construction has come up throughout the city. DDA should implement its policies in a time bound manner for the development of the city.
- c) All DDA markets are in poor condition and lack toilets and other public facilities.
- d) The DDA road near Malviya Nagar Police Station should be provided with proper street lighting.
- e) School buses of Mother's International School totally block the road to Sarvodaya Enclave during school hours.
- f) There are several encroachments by unauthorized shops and restaurants along the boundary wall of DDA's Deer Park.
- g) A Socio Cultural Centre should also be developed in his constituency. This issue was also raised by Shri O.P. Sharma.
- h) Appreciated the new models of open gym equipment introduced in some DDA parks and suggested that such equipment be installed in all other DDA parks. This issue was also mentioned by Shri O.P. Sharma.
- i) DDA has not challenged the four sale deeds pertaining to khasra No.277 of Hauz Khas Village in the High Court of Delhi.

**3. Shri O.P. Sharma raised the following issues:**

- a) Cross River mall has several liquor outlets. The gate to the mall has been broken and people have opened unauthorized shops in the area.
- b) Schools for which land has been allotted by DDA should be directed to have separate entry and exit gates for their buses, as the buses cause traffic congestion near the schools.
- c) Sneh International School at Goeta Colony has made an entry gate on PWD road which gets blocked during school hours. NOCs were also not obtained for construction of the school building.
- d) Parmanand Charitable Hospital whose lease has expired, has built several unauthorized storeys in its building.
- e) Several small DDA roads in his constituency are not maintained. Though the joint inspection of the DDA market at Vishwas Nagar had been conducted with East Delhi Municipal Corporation, DDA has not yet paid the deficiency charges and the market is not being maintained.

**4. Shri S. K. Bagga raised the following issue:**

- a) DDA lands at Rani Garden near Goeta Colony should be protected from encroachment. Though several DDA plots in his constituency are encumbrance free and there are no stay orders of courts, DDA is not developing these for their intended purpose.

**5. Smt. Veena Virmani raised the following issues:**

- a) The green area developed at Swatantra Bharat Mills should be allowed to be utilized by the public.
- b) In Ramesh Nagar and Moti Nagar areas several DDA plots are available for rehabilitation purpose which should be properly fenced. A list of these lands was also handed over during the meeting.
- c) The temporary DDA office at Kirti Nagar should be shifted and the land developed for its intended purpose.
- d) Permission be granted for construction of parking on the land which was earlier allotted for a slaughter house at Idgah.
- e) DDA should consider the proposal of Jhandewalan temple management for adopting a park in its neighbourhood.
- f) Issue of damage properties at Sader Bazar be examined.

6. Smt. Bhavna Malik raised the following issue :

- a) Alternative allotment of plots to individuals for land acquired by DDA at Dwarka be expedited.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

Since meetings of the Delhi Development Authority are structured, not more than two items beyond the agenda be raised by each Member during meetings of the Authority.

Further, as requested by all the members, following was agreed upon:

- (i) A synopsis of the issues contained in each agenda item should be prepared.
- (ii) Agenda for the meeting of Authority should be circulated atleast 7 days in advance.

Hon'ble Lt. Governor, Delhi thanked all the Members, Special Invited and senior officers for participating in the meeting.

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

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**ANNEXURE-B**

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 27<sup>th</sup> February, 2018 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Anil Baijal  
LL Governor, Delhi

**VICE CHAIRMAN**

Shri Udaï Pratap Singh

**MEMBERS**

1. Shri K. Vinayak Rao  
Finance Member, DDA
2. Shri Jayesh Kumar  
Engineer Member, DDA
3. Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
4. Shri Somnath Bharti, MLA
5. Shri S. K. Ragga, MLA
6. Shri O.P. Sharma, MLA
7. Smt. Veena Virmani  
Municipal Councillor, North Delhi Municipal Corporation

**SECRETARY**

Shri D. Sankar  
Commissioner-cum-Secretary, DDA

### **SPECIAL INVITEES**

1. Shri Anshu Prakash  
Chief Secretary, GNCTD
2. Smt. Renu Sharma  
Principal Secretary (UD), GNCTD
3. Shri Puneet Goel  
Commissioner, South Delhi Municipal Corporation
4. Dr. Ranbir Singh  
Commissioner, East Delhi Municipal Corporation
5. Shri Madhup Vyas  
Commissioner, North Delhi Municipal Corporation
6. Shri Rajeev Verma  
Principal Commissioner (LD, LM & LI), DDA
7. Shri J.P. Aggarwal  
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
8. Shri Shripal  
Principal Commissioner (Pers., Hort. & LS), DDA
9. Shri S. Surendra  
Addl. Chief Planner, Town & Country Planning Organization

### **LT. GOVERNOR'S SECRETARIAT**

1. Shri Vijay Kumar  
Principal Secretary to Lt. Governor, Delhi
2. Smt. Swati Sharma  
Special Secretary to Lt. Governor, Delhi
3. Shri Anoop Thakur  
PS to Lt. Governor, Delhi

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.



**Item No. 04/2018**

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 02.02.2018 at Raj Niwas.**

**F.2(2)2018/MC/DDA**

Minutes of the meeting of the Authority held on 02.02.2018 were confirmed as circulated.

**Item No. 05/2018**

**Proposed amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021**

**F.3(10)2014/MP**

1. For the proposal contained in Para 2.5 of the agenda, a public notice be issued immediately for a period of 03 days inviting objections / suggestions.
2. The proposal contained in the agenda item was approved. Proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India immediately as per follow-up action contained in Para 3.0 of the agenda.
3. Further, with reference to the regulatory measures proposed under para 2.2 of the agenda item, Authority approved the proposal with the following modifications:
  - i) In continuation to the point (5<sup>th</sup> bullet) "Restricted entry / exit in shop-cum-residence plots / complexes towards the residential areas / service lanes." the following may be added, "*however, vehicles to be restricted from front side only*"
  - ii) The word "Restaurants" in the point (8<sup>th</sup> bullet) "restaurants, clubs and pubs..... from the date of notification" be replaced as "*liquor shops, bars, discos.*"
4. Authority Members observed that for the same areas and same uses, the charges for use conversion/additional FAR should also be same. It was decided to communicate the observations of the Members to the Ministry of Housing & Urban Affairs, Govt. of India for their consideration.

Item No. 06/2018

Proposed norms for redevelopment of Godowns Clusters existing in non-conforming areas - as a modification to MPD-2021.  
F.3(84)2010/MP

The proposal contained in the agenda item was approved with the following modification:

The words under Para B. of the proposal i.e. '..... shall be governed by the development control norms given in Table under para C (b), .....' be read as '..... shall be governed by the Development Control norms given in Table under para C (d), .....

Proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India immediately for consideration and issue of final notification.

Hon'ble Lt. Governor, Delhi thanked all the Members, Special Inviteds and senior officers for participating in the meeting.

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

## ITEM NO. 08/2018

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETINGS OF DELHI DEVELOPMENT AUTHORITY HELD ON 20.11.2017, 21.12.2017, 02.02.2018 AND 27.02.2018 AT RAJ NIWAS, DELHI.

DATE: 20.11.2017

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 51/2017</u></p> <p>Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 12.09.2017. F.2(3)2017/MC/DDA</p> <p>Members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 12.09.2017</p> <p>i) Smt Somnath Bhatti desired that DDA should convene a meeting with Forest Deptt., GNCTD for permission to construct an alternative road through the Protected Forest at Hauz Khas village.</p> <p style="text-align: center;"><b>ACTION: PC (HORT.&amp;LANDSCAPE)</b></p>	<p>i) This issue was discussed in a meeting with forest officials of GNCTD, wherein they suggested that for taking up this road through notified forest requires prior concurrence of Central Govt. under Forest Conservation (Act) 1980, since it is diversion of forest land for non-forestry purpose.</p> <p>The matter was placed before VC, DDA, wherein it was directed to get the feasibility report of the proposed road. The site was inspected and it was found that on both sides of the proposed road many graves are existing. Also nearly 20-25 graves are coming in the alignment of the proposed road. It is also expected that vehicle movement may spoil the adjoining vegetation and in future may lead to other commercial activities in the adjoining forest along the proposed road. It was also observed that due to many vehicles regularly parked by local residents on both sides of the road near Hauz Khas village, entry to the village from the proposed road may lead to heavy congestion and it may not be possible to restrict one way traffic on this road from Africa Avenue to Hauz Khas village. In view of this, the road is not feasible.</p> <p>The Hon'ble Member has also been apprised by PC (Hort.) vide letter No. PA/ Dir.(LS) 2017/ 286/223 dated 19.12.2017</p> <p style="text-align: right;">(Homoculture)</p>

i) Sri Somnath Bherli stated that though a jinar (pond) exists at Begampur village. DDA and SDMC have intimated that no water body could be identified at Begampur village

**ACTION: LAND MANAGEMENT**

ii) A joint inspection of site of Begumpur claimed to be a pond/water body was again carried out on 20.12.2017 in the presence of Area Patwari, O/o SDM (Hauz Khas), GNCTD and Shri Somnath Bherli, Hon'ble M.L.A. As intimated by the Patwari, the aforesaid vacant land falls in Khastz No. 169/43 of Sarai Shahji village and not in village Begumpur. As per revenue record of GNCTD, a pond earlier existed in village Sarai Shahji.

As per the orders of Hon'ble High Court of Delhi in PIL titled as 'Vinod Kumar Jain Vs UOI' the Court directed that all water bodies should be revived. Pursuant to the orders of the Court a Committee under the chairmanship of Chief Secretary, GNCTD had been constituted to explore possibility for revival of the ponds (water bodies). Since the land in question falls within the jurisdiction of GNCTD, a letter has been written to DC (South) on 30.01.2018 to refer the matter to the Committee of Chief Secretary. All cases for revival of water bodies are examined by the Committee.

(Land Management)

na) Sri O.P. Sharma desired that removal of three jhuggi clusters from right of way, viz. 60 ft. road at Vishwas Nagar, Shanti Swaroop Bhatnagar Marg and at the site meant for commercial centre at Chitra Vikar in his constituency should be expedited.

**ACTION: LAND MANAGEMENT**

in) DUSIB vide letter dated 12.03.2018 has informed that PWD has conveyed their in principle approval to pay ₹ 3,93,22,870/- to DUSIB for relocation process of the JJ basti at Vishwas Nagar. In response DUSIB has written to PWD to deposit the said amount so that further necessary action may be taken.

- As per the survey carried out in the year 2010, there are 233 jhuggi at Shanti Swaroop Bhatnagar Marg and 403 jhuggies at Chitra Vikar which are identified JJ clusters to be treated under guidelines of PMAY. Five vacant plots measuring 2.1 ha have been identified for rehabilitation of jhuggi dwellers.
- Subsequently, a site inspection was carried out alongwith Authority member on 25.11.2017. After detailed discussion, it emerged that these two JJ clusters be taken up along with JJ clusters at Kalander Colony and possibility be explored to rehabilitate all these three JJ clusters at the existing Kalander Colony area in Dilshad Garden. DUSIB has been requested to provide the updated survey with data of households for these JJ clusters.

iv) Shri Somnath Bhatti stated that DDA should update the list of encroached lands on its website. DDA should also take effective measures to stop further encroachment and the actual eligible residents of the identified JJ clusters should only be the beneficiaries of rehabilitation and relocation projects.

**ACTION: LAND MANAGEMENT**

- The DPR for rehabilitation of above three JJ clusters at Kalander Colony is being prepared by Engineering Wing as per MFU-2021 provisions.  
(Land Management/Housing/Engg.)

iv) In view of the acute shortage of revenue staff and the fact that custodians of major portion of land are the user depts., land protection mechanism has been modified and strengthened by the following steps :-

i) For monitoring and supervision of encroachment, removal and protection of DDA land under the new dispensation Zonal Chief Engineers have been nominated as Zonal Land Protection Officers, who are assisted by the monitoring unit under the Superintending Engineer (SE) for the respective circles of the Engineering Wing.

ii) Deputy Director(LM) and Deputy Directors (Hort.) have attached one official each with the office of SE concerned on permanent basis, who will be sitting in the office of SE. The officials will be responsible for any deficiency / inefficiency / unauthorized constructions etc., and will report to SEs concerned. SEs concerned would be submitting a weekly report to PC(LM) and Chief Engineers. Chief Engineers will continue to remain zonal land protection officers.

iii) Substantial land parcels/plots which were still with LM Wing, have been transferred to the Engineering and Horticulture department for their utilization and construction of boundary/fencing land falling in Yamuna River Bed, which is prone to temporary encroachment, illegal cultivation, etc., has been transferred from LM department to Horticulture department for its utilization as 'Green' as per the Master Plan.

iv) Practice of regular visit and uploading of photographs of vacant land on monthly basis is being implemented to ensure timely detection of encroachment.

v) Sixty Assistant Engineers in Engineering Wing have been designated as AE(QRT), i.e., Quick Response Team (QRT) for early detection and removal of encroachments.

vi) Suitable directions have been issued vide order dated 20.2.2017 to the field staff to maintain proper diaries, etc., for recording details of encroachment found during their field visit.

	<p>SEs have been directed to inspect the diaries maintained by the field staff on monthly basis. It is submitted that field staff records details of encroachment in their beat diaries specifying nature of encroachment location, etc. Thus, it is possible to identify the land under encroachment from the details given in the beat diaries.</p> <p>vii) Problem of recurrence of encroachment will be tackled by fencing of reclaimed land after conducting demolition programme. Directions have been issued to all the Chief Engineers to carry out work of construction of boundary walls/fencing on vacant land of DDA for its proper protection. Work of erecting signboards on vacant land has also been started.</p> <p>viii) All the Zonal Engg. Departments and Horticulture departments have furnished their plan of construction of boundary walls on vacant lands by 30.06.2018.</p> <p style="text-align: right;">(Engg./Land Management)</p>
<p>v) Shri Somnath Bharti stated that though it is clear that the unauthorized construction at Safdarjung Enclave is on land which was a graveyard, SDMC has not taken any action in the matter despite reminders sent by DDA.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p>	<p>vi) The matter pertains to SDMC. However, SDMC have intimated that they have rejected the mutation request for the property.</p> <p style="text-align: right;">(Land Management)</p>
<p>v) Smt. Veena Virmani stated that DDA should construct public toilets on its land instead of providing land to local bodies as the local bodies are not constructing them timely.</p> <p style="text-align: center;"><b>ACTION: HORTICULTURE/ENGINEERING</b></p>	<p>vi) As already informed DDA provides toilets in its parks based on requirement of the public.</p> <p style="text-align: right;">(Horticulture)</p>
<p>vi) Smt. Veena Virmani stated that the in-situ rehabilitation at Kirti Nagar should be expedited as the survey and planning have already been completed.</p> <p style="text-align: center;"><b>ACTION: HOUSING</b></p>	<p>vii) In this case matter was placed before the Vice-Chairman, DDA to take up the redevelopment of JJ clusters of Kirti Nagar area on a vacant land parcel and use the vacated land as resource. A comprehensive proposal is being prepared after taking inputs from Architecture and Planning Wing and outlining the course of action to be taken.</p> <p style="text-align: right;">(Housing)</p>
<p>vii) Shri Somnath Bharti stated that the builder lobby is mis-utilizing vacant DDA land adjoining Harsukh Park at Safdarjung Enclave.</p> <p style="text-align: center;"><b>ACTION: ENGG./PLANNING</b></p>	<p>viii) The request of Shri Somnath Bharti, Authority Member has been examined. The area under reference is neighbourhood park under 'Residential' use zone as per ZDP of Zone-F.</p> <p style="text-align: right;">(Horticulture)</p>

	<p>ix) Shri Vijender Gupta desired that the area for stalls for Ramtilas should be enhanced.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL.</b></p> <p>x) Shri Somnath Bharti stated that sites for "Utsav Grounds" are being identified. Zero waste public toilets should be provided at these sites.</p> <p style="text-align: center;"><b>ACTION: ENGG./HORTICULTURE</b></p>	<p>The unauthorized encroachment by building material supplier has been cleared, boundary wall constructed around this land and gate installed at the location.</p> <p style="text-align: right;">(Engg /Hort.)</p> <p>ix) As per the provisions of the present policy, any organizer can bank or utilize area beyond 2500 sq. m for stalls, etc., by making payment of charges as laid down in category II (c). However, utilization of area for stalls under free category is restricted up to 2500 sq.m. or 25% of total allotted land, whichever is less. Any relaxation in this regard will involve large financial implication as observed by Finance Wing. File was sent to Competent Authority and it was decided that the entire proposal needs to be re-loaded and file is under examination.</p> <p style="text-align: right;">(Land Disposal)</p> <p>x) All Chief Engineers have been requested to depute field staff to visit the sites along with area M.L.A to identify sites for "Utsav Grounds" Engineering field staff of South Zone visited the constituency alongwith Shri Somnath Bharti, Hon'ble M.L.A and a plot of land next to Satpura Park, Khirki Village has been identified temporarily for the purpose. Zero waste toilets are not feasible in these "Utsav Grounds" due to non-availability of utilities.</p> <p style="text-align: right;">(Engineering)</p>
2.	<p><u>Item No. 52/2017</u>  <b>Relaxation in the eligibility criteria in respect of Rohini Residential Scheme-1981 (RRS-1981). F.PA/DDD/RO/Policy-2010</b></p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing &amp; Urban Affairs, Government of India for necessary action to provide relaxation under Rule 45(2)(b) of DDA (Disposal of Developed Nazul Land) Rule, 1981.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL.</b></p>	<p>The Ministry has sought certain clarification which is being replied.</p> <p style="text-align: right;">(Land Disposal)</p>
3.	<p><u>Item No. 53/2017</u>  <b>Review of policy for fixation of reserve price for sale/allotment of Delhi Development Authority (DDA) properties (land/shops etc.) through public auction/e-tender.</b></p>	

**F.1(114)17/LD/Coordn.**

The proposal contained in the agenda item was approved with the following modifications in the multiplication factors for different land uses

Use	Residential	Public purposes, e.g. govt. schools, hospitals, etc.	Public Utility E.g. power, schools, colleges, hospitals	Industrial	Commercial
Factor	1	1	1.5	1.5	2

The policy as approved by the Authority has been circulated vide letter No. F.1(114)2017/LD/Coordn/DDA/433 dated 06.12.17 for compliance by all concerned.

(Land Disposal)

**ACTION: LAND DISPOSAL**

4. **Item No. 54/2017**

Correction of Sector and number of flats for allotment of EWS flats to squatters of Kathputli Colony as Pocket 4 and 5 in Sector G-7/G-8 Narela in place of G-2 and G-8 Block, Narela as approved by the Authority vide Agenda No. 33/2017 dated 20.7.2017.

F.KPC/11/DDA/2017/Pt. file

The proposal contained in the agenda item was approved.

As per the decision of the Authority, alternative flats to the beneficiaries of Kathputli Colony have been allotted in Pocket-4, Sector-G7/G8, Narela.

**ACTION: PC (HOUSING)**

(Housing)

5. **Item No. 55/2017**

Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh.

F.12(385)06/HC/Legal/Pt.

The proposal contained in S. No. (1) & (3) of para no. 5 of the agenda item was approved. Regarding cost of the flats, it was decided that the cost as calculated by the DDA after reducing maintenance cost and Administrative/Departmental charges, or as intimated by DUSIB, whichever is lower, may be charged from the JJ dwellers.

The JJ dwellers were offered ready built flats at Narela on payment of ₹ 10.28 lakhs each but no one came up for filling the application form for allotment.

- The JJ dwellers were offered ready built flats at Narela on payment of ₹ 10.28 lakhs each but no one came up for filling the application form for allotment.
- The Hon'ble Court was accordingly informed and the case was adjourned for 03.04.2018.
- DUSIB in its communication dated 19.12.2017 has informed that in case DUSIB takes up the rehabilitation, DDA has to deposit ₹ 45/- crore, or else DDA shall charge ₹ 1,12,000/- + ₹ 30,000/- to individual dwellers in case DDA takes up the rehabilitation.
- The disparity in the cost for rehabilitation has been examined and is being put up to Authority.

**ACTION: PC(HOUSING)**

(Housing)

6. **Item No. 56/2017**

Permissibility of State Guest House in Residential Land Use as per MPD-2021 in respect of plot No. 29-C & 29-D measuring 1.478 acres (5982.96 sq.m.) on the T-Junction of Jesus & Mary Marg



	<p>and Dr. Radhakrishnan Marg, Chanakyapuri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House. F.20(09)2017/MP</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, a letter vide No. F 20(09)2017/MP/D-188 dated 07.12.2017 has been issued to Chief Architect, NDMC conveying the decision of the Authority for necessary action.</p> <p style="text-align: right;">(Planning)</p>
7.	<p><u>Item No. 61/2017</u></p> <p><b>Amendment in the schedule of Disciplinary Authority – Schedule to Regulation 3 (d) DDA (Conduct, Disciplinary &amp; Appeal) Regulations, 1999 read with the DDA (Conduct, Disciplinary &amp; Appeal) Amendment Regulations, 2014 notified vide G.S.R. 181 (E) dated the 2<sup>nd</sup> March, 2015.</b></p> <p>F.4(4)2017/P&amp;C(P)</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>Draft notification has been prepared and sent to MoHUA for approval of the Central Government vide letter No. F.4(4)2017/P&amp;C(P)/83 dated 15.02.2018.</p> <p style="text-align: right;">(Personnel)</p>
8	<p><u>Item No. 62/2017</u></p> <p><b>Introduction of Annual Medical Examination for the Group 'A' officers of DDA of age 40 years and above.</b></p> <p>F.4(3)2017/P&amp;C(P)</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>In this regard, orders have been issued by the Finance Deptt. vide No. F.2(11)2015-16/MC-II/43 dated 02.02.2018</p> <p style="text-align: right;">(Finance)</p>
9.	<p><u>Item No. 63/2017</u></p> <p><b>Adoption of Recruitment Rules for the post of Multi-Tasking Staff, Delhi Development Authority.</b></p> <p>F.1(Misc.)/02/RR/2014</p> <p>The proposal contained in the agenda item was approved with the following observation:-</p> <p>The word "University" be deleted from para-8 of the draft Recruitment Regulations for the post of Multi-Tasking Staff.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>Rks sent to MoHUA for approval and notification in the official gazette vide letter No. FR(14)2010/PB-I/Vol.V/DDA/Pt./95 dated 10.01.2018</p> <p style="text-align: right;">(Personnel)</p>
10.	<p><u>Item No. 64/2017</u></p> <p><b>Recruitment Regulations for the post of Lower Division Clerk-cum-Typist (now Junior Secretariat Assistant) (English-Hindi), Delhi Development Authority.</b></p>	

	<p><b>F.7((Misc.)2017/PB-III/RR/LDC(M'S)</b></p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>RRs sent to MoHUA for approval and notification in the official gazette vide letter No. F7(141)2010/PB-I/Vol.V/DDA/Pl./95 dated 10.01.2018</p> <p style="text-align: right;">(Personnel)</p>
<p>11.</p>	<p><b>Item No. 65/2017</b></p> <p>Proposed modification of sub-clause 2.10 in UBBL 2016 notified vide S.O. 1053 (E) dated 5<sup>th</sup> April, 2017.</p> <p><b>F.15(06)2016/MP/Pl.</b></p> <p>The following typographical errors in para 3 Table (i) of the proposal contained in the agenda item were intimated: -</p> <p>i) "2.11 Latent Defects Liability" should be read as "2.10 Latent Defects Liability".</p> <p>ii) "c)", "v", "vi", "vii", "viii" and "d)" should be read as "a)", "i", "ii", "iii", "iv" and "b)" respectively.</p> <p>The proposal contained in the agenda item with the above amendments was approved. The matter be referred immediately to Ministry of Housing &amp; Urban Affairs, Government of India for approval for notification by DDA under Section 57 of Delhi Development Act, 1957.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>The modification as approved has been notified vide notification S.O. 859 (E) dated 28.02.2018.</p> <p style="text-align: right;">(Planning)</p>
<p>12.</p>	<p><b>Item No. 66/2017</b></p> <p>Selection of agency for development and maintenance of "Computerized Management System for Decision Support (CMS)" and "On-line Public Services (including Grievances Redressal)" in DDA.</p> <p><b>F.10(33)2017/Sys.</b></p> <p>The information contained in the agenda item was noted.</p> <p style="text-align: center;"><b>ACTION: SYSTEMS</b></p>	<ul style="list-style-type: none"> <li>• RFP floated on 30.11.2017 in newspapers and in CTP Portal of NIC.</li> <li>• No vendor submitted the bids till 15.02.2018 and thereafter the last date for submission was extended to 13.03.2018 and then to 26.03.2018.</li> <li>• The last date of submission of bids is 26.03.2018 by 3:30 p.m. which has further being extended to 01.05.2018 by 3:30 p.m.</li> </ul> <p style="text-align: right;">(Systems)</p>

OTHER POINTS RAISED BY THE MEMBERS OF THE AUTHORITY

S. No.	SUBJECT	ACTION TAKEN REPORT
1	<p>Shri Vijender Gupta raised the following issues:</p> <p>a) DDA should expedite preparation of policy for allotment of plots for religious purposes.</p> <p align="center"><b>ACTION: LAND DISPOSAL</b></p> <p>b) DDA could examine the slum relocation/rehabilitation policy practiced at Mumbai wherein eligible individuals are paid rent for the construction period to expedite slum rehabilitation schemes.</p> <p align="center"><b>ACTION: HOUSING</b></p> <p>c) DDA is not following DoPT guidelines in all personnel matters which should be mandatory.</p> <p align="center"><b>ACTION: PERSONNEL</b></p> <p>d) Outsourced manpower engaged for maintenance of parks are exploited and made to live in labour colonies with no sanitation</p> <p align="center"><b>ACTION: PC (HORTICULTURE)</b></p> <p>e) DDA officers are not eligible for promotion to the rank of Chief Engineers due to retirement of most senior officers. A policy is required for making temporary arrangement for these posts so that DDA staff are not demoralized.</p> <p align="center"><b>ACTION: PERSONNEL</b></p> <p>f) Though DDA is constructing public toilets, their maintenance is very poor. This issue was also raised by Shri Sornath Dharti and Smt. Veena Viniani.</p> <p align="center"><b>ACTION: ENGG./PC (HORTICULTURE)</b></p>	<p>a) There is already an existing policy for allotment of plot for religious purposes. However, streamlining of the policy is under examination.</p> <p align="right">(Land Disposal)</p> <p>b) A visit of Mumbai, Surat &amp; Ahmedabad was made on 8<sup>th</sup> &amp; 9<sup>th</sup> January, 2018 by 3 member team of officers of Housing and Planning Departments. A draft policy, by incorporating some important aspects of policies adopted by Mumbai and Surat, has been prepared and circulated to all the departments of DDA for comments. On receipt of comments it will be put up for consideration and approval of the Competent Authority.</p> <p align="right">(Housing/PMAY)</p> <p>c) DDA is following DoPT guidelines mutatis mutandis in all personnel matters where no specific guidelines have been separately laid down by DDA.</p> <p align="right">(Personnel)</p> <p>d) Jhuggies from 102 parks have been removed.</p> <p align="right">(Horticulture)</p> <p>e) The draft RRs for the post of Chief Engineer (Civil) and (Electrical) have been submitted to the Ministry for notification and at this stage the department cannot make any policy for appointment to the said post. The Ministry has directed not to make any appointment/promotion in case of posts where Authority Resolutions have been followed as RRs and these instructions apply to Chief Engineer as well. However, Suptd. Engineers with sufficient service as S.E. are being given additional charge of the post of Chief Engineer under FR.49</p> <p align="right">(Personnel)</p> <p>f) Maintenance and upgradation work of toilets has been awarded and toilets are being regularly maintained.</p> <p align="right">(Horticulture)</p>

<p>g) Though floor-wise regularization as well as amalgamation of plots were approved, these are not being implemented.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p>	<p>g) It is being implemented for the residential properties in accordance with the policy approved and amalgamation of plots are also permitted subject to the completion of conditions laid down in the policy.</p> <p style="text-align: right;">(Land Disposal)</p>
<p>2. Shri. Soumath Bharti raised the following issues:-</p> <p>a) DDA is required to allot four acres of land to residents of Gautam Nagar for community services.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p> <p>b) A small portion of Sharda Park be utilized for public road to resolve the regular traffic jams and the proposal should be placed before UTIFEC in its next meeting.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p> <p>c) DDA has not challenged the four sale deeds pertaining to khasra no. 277 of Hauz Khas village in the High Court of Delhi.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p> <p>d) Contractual workers engaged by DDA are being exploited and not paid minimum wages. DDA as the principal employer should ensure minimum wages are paid.</p> <p style="text-align: center;"><b>ACTION: ENGG./PC(HORT.)</b></p> <p>e) No ex-gratia payment has been released to eligible DDA staff for the last two years. This issue was also raised by all other Members of the Authority.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p> <p>f) DDA should formulate a criteria for proper maintenance of parks and toilets.</p> <p style="text-align: center;"><b>ACTION: ENGG./PC(HORT.)</b></p>	<p>a) As informed, a site survey was conducted on 13.12.2017 wherein the representative of Shri Soumath Bharti was also present. It emerged that there is no vacant land available as the land under reference is in the possession of AIIMS.</p> <p style="text-align: right;">(Land Management)</p> <p>b) The detailed proposal of the intersection improvement near Sharda Park, Hauz Khas is yet to be submitted by PWD, GNCTO to UTIFEC.</p> <p style="text-align: right;">(Planning)</p> <p>c) Legal Deptt. initially decided to file a combined suit to challenge the four sale deeds. However, before filing a Suit, Legal Deptt. has now advised for fresh demarcation. Accordingly, a letter has already been written to SDM for demarcation. SDM is completing the code formalities and the demarcation will be completed in 15 days.</p> <p style="text-align: right;">(Land Management)</p> <p>d) The payment to the workers engaged by the Horticulture Wing is being credited to their accounts as per minimum wages.</p> <p style="text-align: right;">(Horticulture)</p> <p>e) DDA is awaiting reply from Ministry of Housing &amp; Urban Affairs. DDA is regularly pursuing MoHUA in this regard.</p> <p style="text-align: right;">(Personnel)</p> <p>f) The guidelines for effective protection/maintenance of parks and toilets are as under:-</p> <ul style="list-style-type: none"> <li>• All the parks to be protected with boundary walls.</li> <li>• Proper signages - description boards/directional signages/information signages to be put up at distinct locations.</li> <li>• The Boards should be legible and provide essential information such as Dcs/Doa's in</li> </ul>

the parks, timings of parks (opening/closing), contact persons with mobile numbers.

- The pathways should be neat and clear. Sufficient depth of morrum to be placed on jogging tracks/ pathways.
- Cutting of hedges, pruning of trees and mowing of grass/lawn to be done regularly.
- Adequate number of benches & dustbins to be provided.
- Rain shelters at appropriate locations to be provided.
- Children play equipments and open gyms to be maintained properly.
- In case of open gyms, the name of the agency should be displayed with contact information.
- Regular cleaning and maintenance of toilets be done under supervision of a dedicated officer. The name of the officer with contact information to be displayed.
- Arrangement of proper lighting in all the parks and its maintenance.
- To ensure safety and security of the visitors, proper security arrangement be made in all the parks

(Horticulture)

g) All issues raised by Members of the Authority should be compiled and status intimated.

g) List of issues has been compiled and status on these being intimated to Hon'ble Members

(CCS)

**ACTION: CCS**

h) Measures should be taken to protect users of Rose Garden, Hauz Khas from monkeys and stray dogs

h) The security personnel and DDA staff regularly scare away monkeys and dogs from the park. Animal lovers object to forceful measures taken by DDA for scaring away animals.

**ACTION: PC (HORTICULTURE)**

(Horticulture)

3. Shri D.P. Sharma raised the following issues:-

a) A plot at Chitra Vihar in Vishwas Nagar constituency and another at Shahdara constituency have been earmarked for commercial complexes. While the former has been fully encroached by jhuggis, though there is a jhuggi cluster also in the latter, around 50 per cent of the land is still vacant. DDA should consider shifting the existing jhuggis from the Chitra Vihar plot to the plot at Shahdara constituency and the plot at Chitra Vihar disposed of for development of a commercial complex

a) DUSIB vide letter dated 12.03.2018 has informed that PWD has conveyed their in principle approval to pay ₹ 3,93,22,800/- to DUSIB for relocation process of the JJ basti at Vishwas Nagar. In response DUSIB has written to PWD to deposit the said amount so that further necessary action may be taken

- As per the survey carried out in the year 2011, there are 233 jhuggi at Shanti Swaroop Bhatnagar Marg and 403 jhuggies at Chitra Vihar which are unidentified JJ clusters to be treated under guidelines of PMAY. Five vacant plots measuring 2.1 ha have been identified for rehabilitation of jhuggi dwellers

**ACTION: HOUSING/LM**

- Subsequently, a site inspection was carried out along with Authority member on 25.11.2017. after detailed discussion, it emerged that these two JJ clusters be taken up along with JJ clusters Kalander Colony and possibility be explored to rehabilitate all these three JJ clusters at the existing Kalander Colony area in Dilshad Garden. DUSIB has been requested to provide the updated survey with data of households for these JJ clusters.
- The DPR for rehabilitation of above three JJ clusters at Kalander Colony is being prepared by Engineering Wing as per MPD-2021 provisions

(Land Management/Engineering/Housing)

b) DDA should prepare an updated list of cases in which disciplinary action has been taken against its officers/officials in the last few years

**ACTION: VIGILANCE**

b) The report as under:

S.No.	Period	Charge sheets issued	Major penalty (CS)			Minor (CS)		
			A	B	C	A	B	C
1.	01.01.2015 to 31.12.2015	29	14	10	05	06	02	01
2.	01.01.2015 to 31.12.2016	28	13	12	03	-	-	-
3.	01.01.2017 to 30.11.2017	30	05	07	02	-	01	21
		87	32	29	08	06	05	22
				73			19	

Total charge sheets issued = 87 Nos.

Penalty imposed w.e.f. 01.01.2015 to 30.11.2017

S.No.	Period	Penalty imposed	Major penalty (CS)			Minor (CS)		
			A	B	C	A	B	C
1	01.01.2015 to 31.12.2015	72	32	16	07	38	07	02
2	01.01.2016 to 31.12.2016	26	12	01	04	04	04	01
3	01.01.2017 to 30.11.2017	28	12	13	02	-	01	-
		126	56	30	13	42	12	03
				99			27	

Total Penalty Imposed = 126

Note: Details enclosed: -

- During the period from 01.01.2015 to 30.11.2017 (2015 A=06, B=01, C=06 Total=07) (2016 A=00, B=00, C=02

Total=02) & (2017, A=00, B=00, C=01 Total=01) Total 10 nos. Officers/Official were Removed. In addition, in one case of Group B Officer full pension and gratuity has been withheld.

- The name of the officers to whom major penalty charge sheet had been issued and on whom Major penalty has been imposed are included in the Agreed list and in the list of Doubtful Integrity. These officers are not posted on sensitive seats.
- During 2016, 01 Executive Engineer and 01 Assistant Director (Arch.) were retired under PR 56J.

c) Details of remaining cases of conversion from leasehold to freehold should be placed before the Authority.

c) Total No. of conversion applications received up to 15.03.2018: 15377

**ACTION: LD/HOUSING**

	Total No. of conversion applications received till date	15377
a.	Total No. of CDs issued	11463
b.	Delay on account of deficiencies on the part of applicant of the flat holders	1371
c.	CD under process below 45 days	340

**Other status**

1.	CD under process	12
2.	Missed/Pending site inspection	117
3.	Pending dues	2
4.	In progress in Accounts Branch	941

(Housing)

**Status of Disposal of Conversion Cases as on 15.03.2018**

a.	Total No. of conversion applications received till date	55,538
b.	Total No. of CDs issued	53,873
c.	Delay on account of deficiencies on the part of applicants	1069
d.	Total No. of pending conversion applications till date (e+f+g)	1665
e.	Files sent to Accounts Section for payment dues/reconciliation	291

		<table border="1"> <tr> <td>e.</td> <td>Under process below 45 days</td> <td>302</td> </tr> <tr> <td>g.</td> <td>Under process above 45 days</td> <td>0</td> </tr> </table>	e.	Under process below 45 days	302	g.	Under process above 45 days	0
e.	Under process below 45 days	302						
g.	Under process above 45 days	0						
		(Land Disposal)						
4.	<p>Shri S.K. Bagga and all other Members desired that all pending compassionate appointment cases should be accommodated and decision expedited.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>The matter is under consideration.</p> <p style="text-align: right;">(Personnel)</p>						
5.	<p>Smt. Veena Virmani raised the following issues:</p> <p>a) DDA should allow adaption of parks by RWAs</p> <p>b) DDA should take back parks of less than 3 acres which were handed over to the Municipal Corporations.</p> <p style="text-align: center;"><b>ACTION: PC (HORTICULTURE)</b></p>	<p>a) The policy for adoption of parks is under revision.</p> <p>b) If Commissioners of Municipal Corporations request DDA to take back the parks, these would be taken back by DDA.</p> <p style="text-align: right;">(Horticulture)</p>						
6.	<p>Smt. Bhavna Malik raised the following issues:-</p> <p>a) Several DDA plots are lying vacant for several years in her ward. The land uses have not been planned properly and sites for 3-4 shopping centres are not required. There is also a large plot earmarked for a school, though there is already a school within a radius of 0.5 km which has very few students. The plot could instead be used for multi-level parking.</p> <p>b) One of the vacant lands could be allotted for a charitable hospital</p> <p>c) A large vacant plot in front of an existing jhuggi cluster could be utilized for a market.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>a) As per the Total Station Survey (TSS) supplied to Planning Wing, the area of plot no. 321 (primary list), Block-I, Khichapur is 4431.747 sq m., out of which approximately 50% area is under encroachment.</p> <p style="text-align: right;">[CE/BZ]</p> <p>The school sites proposed in the pocket are as per mandatory requirements of Master Plan of Delhi. These sites are provided on the basis of population of the pocket. Therefore, the site under reference earmarked for P.S. cannot be utilized for providing multi level parking.</p> <p style="text-align: right;">(HUPW)</p> <p>b) The plot under reference having an area of 128 sq m. is a part of Local Shopping Centre Mayur Vihar, Ph-II and earmarked for Commercial activities in approved layout plan</p> <p>Plot No. 8 in the same complex has already been earmarked for Nursing Home in which all facilities related to Primary Health care are permitted as per MPI. However, a dispensary plot opposite the site across the road is earmarked. Therefore, another plot for dispensary in the vicinity cannot be provided.</p> <p>c) As per the Total Station Survey (TSS) received from Engg. Deptt., the area of Plot No. 322 (Primary list) Khichapur is 3456.807 sq.m. The feasibility and the examination of the site under reference is being carried out.</p> <p style="text-align: right;">(Planning)</p>						



DATE: 21.12.2017

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 68/2017</u></p> <p>Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development &amp; Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D. F.20(10)2016/MP</p> <p>The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing &amp; Urban Affairs, Government of India for issuance of final notification.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>Gazette notification has been issued by MoHUA (Delhi Division) vide S.O. 400(F) dated 25.01.2018.</p> <p style="text-align: right;">(Planning)</p>
2.	<p><u>Item No. 69/2017</u></p> <p>Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public &amp; Semi-Public Facilities (PS1)' to 'Government (G2)' for construction of office of the Department of Commerce (DGS&amp;I/Supply), Ministry of Commerce &amp; Industry at plot No.-16-A, Akbar Road, New Delhi falling in Planning Zone-D. F.20(04)2008/MP</p> <p>The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing &amp; Urban Affairs, Government of India for issuance of final notification.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>Gazette notification has been issued by MoHUA (Delhi Division) vide S.O. 410(E) dated 25.01.2018.</p> <p style="text-align: right;">(Planning)</p>
3.	<p><u>Item No. 70/2017</u></p> <p>Proposed change of land use of land measuring 9132.35 sq.m. (approx.) from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NISC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-P. F.20(11)2016-MP</p> <p>The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing &amp; Urban Affairs, Government of India for issuance of final notification.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Housing &amp; Urban Affairs, Govt. of India vide letter dated 12.01.2018 for its approval and issuance of final notification.</p> <p style="text-align: right;">(Planning)</p>

4.	<p><b>Item No. 71/2017</b></p> <p>Proposed change of land use of DDA land measuring 4240 sq.m. (approx.) located at Govind Puri in Planning Zone-F from 'Recreational' (District Park) to 'Public &amp; Semi-Public' facilities (PS1-Police Station). F.2(04)/2017-MP</p> <p>The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing &amp; Urban Affairs, Government of India for issuance of final notification.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Housing &amp; Urban Affairs, Govt. of India vide letter dated 12.01.2018 for its approval and issuance of final notification.</p> <p style="text-align: right;">(Planning)</p>
5.	<p><b>Item No. 72/2017</b></p> <p>Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) at Vekhand Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential &amp; Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing &amp; Depots) &amp; Recreational' (14.20 acres) to 'Utility (U4)' in Planning Zone-F. P.3(60)2005-MP/Pr.</p> <p>The proposal contained in the agenda item was approved. Public notice inviting/ objections/ suggestions may be issued immediately.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, public notice has been issued vide S.O. 150 (E) dated 12.01.2018 and in daily newspapers for inviting objections/suggestions for period of 30 days. Objections/suggestions shall be put up before the Board of Enquiry &amp; Hearing for its recommendation.</p> <p style="text-align: right;">(Planning)</p>
6.	<p><b>Item No. 73/2017</b></p> <p>Purchase of 772 EWS category flats and 4192 sq.m. parking space (equivalent to 131 ECS in 1<sup>st</sup> basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/s DLF Home Developers (Pvt.) Ltd. F.2(07)2017/EWS/Janta/DDA/Pr.1</p> <p>After detailed discussions, the proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: HOUSING</b></p>	<p>1. Conveyance deed has been signed by Pr. Commissioner (Housing &amp; PMAY) on behalf of DDA and authorized signatory of DE on behalf of the M/s DLF Home Developers Ltd on 19.03.2018.</p> <p>2. Physical possession/keys of all 772 EWS flats have been handed over to the Executive Engineer WD-13 by DE on 19.03.2018</p> <p>3. DDA had made the requisite payment to the Developer Entity on 19.03.2018</p> <p style="text-align: right;">(Housing)</p>
7.	<p><b>Item No. 74/2017</b></p> <p>Grant of selection of grade to Mates. P.7(01)2003/P&amp;C(P)/Pl.IV</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;"><b>ACTION: PERSONNEL</b></p>	<p>Letters have been sent to DDOs/Employees Associations to furnish undertakings vide letter No. P7(01)2003/P&amp;C(P)/Pr. IV/32 dated 11.01.2018.</p> <p style="text-align: right;">(Personnel)</p>

8	<p><b>Item No. 75/2017</b>  <b>Modifications in Chapter-19 (Land Policy) of MPD-2021.</b>  <b>F.3(53)2003-MP/Vol.II/Pt.III</b></p> <p>After detailed discussions, the proposal contained in the agenda item was approved. Public notice inviting objections/suggestions may be issued immediately. The following observations were made for consideration:</p> <p>i) Instead of constituting an independent Land Pooling Appellate Authority, which would require amendment of DD Act, 1957, and Anomaly Committee may be constituted for the purpose.</p> <p>ii) The land pooling policy should be finalized on priority.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, public notice has been issued vide S.O. 144 (E) dated 11.01.2018 and in daily newspapers for inviting objections/suggestions for a period of 45 days. Objections/suggestions shall be put up before the Board of Equity &amp; Hearing for its recommendation.</p> <p style="text-align: right;">(Planning)</p>
9.	<p><b>Item No. 76/2017</b></p> <p><b>Allowing development of un-acquired land in Narela sub city (Zone P-1) under the Land Pooling Policy.</b>  <b>F.25(1)2014-MP</b></p> <p>The proposal contained in the agenda item was approved. The matter may be referred immediately to GNCTD for declaring these areas as Development Area under section 12(A) of DD Act, 1957 and Urban Area under section 507 of DMC Act, 1957.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>A letter has been sent to Under Secretary, Ministry of Housing &amp; Urban Affairs, Govt. of India on 08.02.2018 for approval of the proposal. Thereafter, the matter will be taken up with MCD/GNCTD for declaration of villages as urban villages &amp; development area in Zone P-I.</p> <p style="text-align: right;">(Planning)</p>
10.	<p><b>Item No. 77/2017</b></p> <p><b>Modifications in approved Regulations for operationalization of Land Policy.</b>  <b>F.15(6)2012-MP/Pt.II</b></p> <p>It was intimated that the typographical error in para IV Recommendations of the agenda item "The Proposal contained in para IV", should be read as "The Proposal contained in Para III".</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions for 30 days period may be issued immediately.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, public notice has been issued on 12.01.2018 in daily newspapers for inviting observation &amp; views for period of 30 days. Views/suggestions received in response to the public notice shall be put up before the Board of Equity &amp; Hearing for its recommendation.</p> <p style="text-align: right;">(Planning)</p>
11.	<p><b>Item No. 78/2017</b></p> <p><b>Draft Policy to enable the planned development of privately owned lands.</b>  <b>F.3(33)/2012/MP/Pt.II</b></p> <p>The proposal contained in the agenda item was approved with the following modifications:</p> <p>Part of the line in Para 2.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021 ..... ." be replaced with</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Housing &amp; Urban Affairs, Govt. of India vide letter dated 18.01.2018 for its concurrence. Further, Ministry vide letter dated 07.03.2018 has sought certain clarification.</p> <p style="text-align: right;">(Planning)</p>

<p>"Land parcels assigned 'Recreational use' in the layout plan,....."</p> <p>The matter may be referred immediately to the Ministry of Housing and Urban Affairs, Govt. of India for its consideration and approval.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	
<p>12. <b>Item No. 79/2017</b>  <b>Draft Regulations for enabling the planned development of privately owned lands.</b>  <b>F.15(12)2017/MP</b></p> <p>The proposal contained in the agenda item was approved with the following modifications:  Part of the Para 3.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD-2021 ... .." be replaced with  "Land parcels assigned 'Recreational use' in the layout plan...."</p> <p>Public notice inviting views of all stake holders for 30 days period may be issued immediately.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, public notice has been issued on 13.01.2018 in daily newspapers for inviting observations &amp; views for a period of 30 days. Views/suggestions received shall be put up before the Board of Enquiry &amp; Hearing for its recommendation.</p> <p style="text-align: right;">(Planning)</p>
<p>13. <b>Item No. 80/2017</b>  <b>Permissibility of Group Housing in Public &amp; Semi-Public Facilities (PS) Use Zone under Sub clause B(2) of MPD-2021 for construction of around 500 residential flats ranging from Type-II to Type-VI at Mayur Vihar, Chilla Gann, New Delhi</b>  <b>F.3(9)2017/MP</b></p> <p>The proposal contained in the agenda item was approved. The matter may be referred to East Delhi Municipal Corporation for incorporation in the layout plan.</p> <p style="text-align: center;"><b>ACTION: PLANNING</b></p>	<p>As per the decision of the Authority, letter has been sent on 05.01.2018 to EDMC, conveying the approval of the Authority.</p> <p style="text-align: right;">(Planning)</p>

**OTHER POINTS RAISED BY MEMBERS OF THE AUTHORITY**

S. No.	Subject	Action Taken Report
1	<p>Shri Vijender Gupta raised the following issues.</p> <p>a) DDA has issued demand for recovery of approximately ₹ 34 crores for regularization of Guru Tegh Bahadur Institute of Technology. Since an educational institute cannot afford to pay such huge damages, DDA could consider the matter sympathetically and put up its view in the next meeting of the Authority.</p> <p align="center"><b>ACTION: LAND DISPOSAL.</b></p> <p>b) Development of Socio-Cultural Centre at Rohini be expedited.</p> <p align="center"><b>ACTION: PLANNING</b></p> <p>c) Toilets built by DDA in parks are not maintained properly and DDA should frame a policy in this regard.</p> <p align="center"><b>ACTION: HORTICULTURE</b></p> <p>d) DDA land is being encroached at Muzakpur Dabas. A representation in this matter was also handed over by Shri Vijender Gupta during the meeting.</p> <p align="center"><b>ACTION: LAND MANAGEMENT</b></p> <p>e) DDA should intimate timeline for its e-governance project.</p> <p align="center"><b>ACTION: SYSTEMS</b></p> <p>f) On the basis of increase in FAR in DDA markets, it was decided that since DDA markets are already very congested, additional FAR should not be allowed till adequate parking is made available.</p> <p align="center"><b>ACTION: LAND DISPOSAL</b></p>	<p>a) DDA has not issued any demand for regularization of Guru Tegh Bahadur Institute of Technology. A formal request has been received on 11.01.2018 from the Society regarding the same on 20.01.2018. The request is being processed as per policy and demand is being prepared in consultation with Finance Wing as per applicable charges under the new policy approved by the Authority vide Item No. 40/2017 dated 12.09.2017.</p> <p align="right">(Land Disposal)</p> <p>b) Consultant has already been appointed who has finalized RTP document for inviting bids within a week for finalization of developer on DBFOT basis (design, build, finance, operate and transfer basis).</p> <p align="right">[CR (Rohini)]</p> <p>c) Maintenance and upgradation work in toilets has been awarded and toilets are being regularly maintained.</p> <p align="right">(Hort.)</p> <p>d) The land has been transferred to Engineering Department, Rohini Zone, RPD-11. A letter has been written to Engg. Wing, Rohini Zone to take necessary action for removal of encroachment.</p> <p align="right">(Land Management)</p> <p>A demolition programme has been fixed for 23.04.2018 and letter for requirement of price force has been sent to S.H.O., Aman Vihar, Police Station on 02.04.2018.</p> <p align="right">(Engineering)</p> <p>e) Bidding process is going on and last date of receipt of bids was 26.03.2018, which has further been extended to 01.05.2018. If sufficient bids are received then award of work may be done by end May, 2018. After award of work the project is scheduled to be completed in 18 months.</p> <p align="right">(Systems)</p> <p>f) The decision of the Authority has been noted.</p> <p align="right">(Land Disposal)</p>

<p>2.</p>	<p>Shri Somnath Bharti raised the following issues:</p> <p>a) DDA should make a proper estimation of the number of slum dwellers on its lands who need to be rehabilitated and expedite rehabilitation schemes.</p> <p style="text-align: center;"><b>ACTION: HOUSING</b></p> <p>b) DDA is not protecting its lands properly due to which haphazard unauthorized construction has come up throughout the city. DDA should implement its policies in a time bound manner for the development of the city.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p>	<p>a) As per decision taken by the Hon'ble Lt Governor, Delhi the updation of data of households of all the JJ clusters, including on DDA and Central Government lands is being undertaken by DUSIB for which tenders have been floated by them for re-survey of all the JJ clusters for finalization of demand survey by the end of this year. Joint survey of many sites have been conducted. Detailed inputs are being obtained from all concerned departments of DDA. On receipt thereof, proposal/project details will be drafted for approval of Competent Authority.</p> <p style="text-align: right;">(Housing)</p> <p>b) In view of the acute shortage of revenue staff and the fact that custodian of major portion of land are the user deptt., land protection mechanism has been modified and strengthened by the following steps :-</p> <p>i) For monitoring and supervision of encroachment, removal and protection of DDA land under the new dispensation Zonal Chief Engineers have been nominated as Zonal Land Protection Officers, who are assisted by the monitoring unit under the Superintending Engineer (SE) for the respective circles of the Engineering Wing</p> <p>ii) Deputy Director(LM) and Deputy Directors (Hort.) have attached one official each with the office of SE concerned on permanent basis, who will be sitting in the office of SE. The officials will be responsible for any deficiency/inefficiency/unauthorized constructions etc., and will report to SEs concerned. SEs concerned would be submitting a weekly report to PC(LM) and Chief Engineers. Chief Engineers will continue to remain zonal land protection officers.</p> <p>iii) Substantial land parcels/plots which were still with LM Wing, have been transferred to the Engineering and Horticulture department for their utilization and construction of boundary /fencing. Land falling in Yamuna River Bed, which is prone to temporary encroachment, illegal cultivation, etc , has been transferred from LM Department to Horticulture Department for its utilization as 'Green' as per the Master Plan.</p> <p>iv) Practice of upnading of photographs of vacant land on monthly basis has been started to ensure timely detection of encroachment.</p>
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v) Sixty Assistant Engineers in Engineering Wing have been designated as AE(QRT), i.e., Quick Response Team (QRT) for early detection and removal of encroachments.

vi) Suitable directions have been issued vide order dated 20.2.2017 to the field staff to maintain proper diaries, etc., for recording details of encroachment found during their field visit. SEs have been directed to inspect the diaries maintained by the field staff on monthly basis. It is submitted that field staff records details of encroachment in their beat diaries specifying nature of encroachment location, etc. Thus, it is possible to identify the land under encroachment from the details given in the beat diaries.

vii) Problem of recurrence of encroachment will be tackled by fencing of reclaimed land after conducting demolition programme. Directions have been issued to all the Chief Engineers to carry out work of construction of boundary walls/fencing on vacant land of DDA for its proper protection. Work of erecting signboards on vacant land has also been started.

viii) All the Zonal Engg. Departments and Horticulture Departments have furnished their plan of construction of boundary walls on vacant lands by 30.06.2018.

(Land Management)

c) All DDA markets are in poor condition and lack toilets and other public facilities

**ACTION: ENGINEERING**

c) For DDA markets under direct control of DDA, toilets are maintained on contract or by engaging social welfare organizations. As per latest instructions of Ministry, relevant data has also been uploaded on centralized appliances with details of nodal officer, contact no., photographs, etc.

(Engineering)

d) The DDA road near Malviya Nagar Police Station should be provided with proper street lighting.

**ACTION: ENGINEERING**

d) About proper street lighting on road near Malviya Nagar Police Station, it is stated that on above road there are 18 street light poles having 1250 watt HPSV lamp fittings and the same are being monitored by BRPL w.e.f. 15.06.2017. At present, the street lights are functioning properly.

(Engineering)

e) School buses of Motier's International School totally block the road to Sarvodaya Enclave during school hours.

**ACTION: LAND DISPOSAL**

e) No such conditions have been mentioned in allotment/lease deed regarding separate entry and exit gates for their buses.

A letter No. PS/Dur.(Bldg.)/DDA/2017/13-67 dated 16.01.2018 has been issued by the Building Department of DDA to all the Municipal Corporations to give necessary instructions to school authorities to park school buses inside the school premises.

(Land Disposal)

f) There are several encroachments by unauthorized shops and restaurants along the boundary wall of DDA's Deer Park.

**ACTION: LAND MANAGEMENT**

f) The matter pertains to SDMC who have intimated that they have demolished the unauthorized shops and structures along the boundary wall of DDA's Deer Park.

(Land Management)

g) A Socio Cultural Centre should also be developed in his constituency. This issue was also raised by Shri O.P. Sharma

**ACTION: PLANNING**

g) **1. Location of Socio-Cultural Centre Area of plot**

As informed by office of SE/CC-1/DDA dated 15.12.2016 the land for socio-cultural center at Suktangarli is not with DDA. Acquisition of the site has been lapsed under Section 24/2.

**2. Sector-11, Dwarka 75000sqm.**

The site at Dwarka for socio-cultural center has been approved by 295<sup>th</sup> SCM vide item No. 121:2010 on dated 12.11.2010.

**3. Civic Centre Netaji Subhash Place, 6272sqm.**

As per minutes issued by EM, DDA on 18.09.2017 vide EM/(11)2017/VIP/H.V/4632, the issue stands dropped.

**4. Distt. Centre II Rohini 44978 sqm.**

Consultant has already been appointed who has finalized RFP document for inviting bids within a week for finalization of developer on DBFO basis (design, build, finance, operate and transfer basis).

**5. Socio-Cultural Center CBD Shahadra 5530 sqm.**

The site for socio-cultural center has been approved by 353<sup>th</sup> SCM vide item No. 90:2017 dated 28.09.2017. Further, follow up action with regard to RFP document, appointment of consultant is in progress with CE(EZ).

**6. Distt. Centre Mayapuri Vihar, 8220 sqm.**

The site for socio-cultural center has been approved by 353<sup>th</sup> SCM vide item no. 90:2017 dated 28.09.2017. Further, follow up action with



	<p>b) Appreciated the new models of open gym equipment be installed in all other DDA parks. This issue was also mentioned by Shri O.P. Sharma.</p> <p style="text-align: center;"><b>ACTION: HORTICULTURE</b></p> <p>c) UDA has not challenged the four sale deeds pertaining to Khasra No. 277 Hauz Khas Village in the High Court of Delhi.</p> <p style="text-align: center;"><b>ACTION: LAND MANAGEMENT</b></p>	<p>regard to RFP document, appointment of consultant is in progress with CE(EZ).</p> <p style="text-align: right;">(Architecture)</p> <p>b) The new equipments are proposed to be installed in other parks for which proposal for inviting tenders is under process.</p> <p style="text-align: right;">(Horticulture)</p> <p>c) Legal Deptt. initially decided to file a combined suit to challenge the four sale deeds. However, before filing a suit, Legal Deptt. has now advised for fresh demarcation. Accordingly, a letter has already been written to SDM for demarcation. SDM is completing the nodal formalities and the demarcation will be completed in 15 days.</p> <p style="text-align: right;">(Land Management)</p>
<p>3.</p>	<p>Shri O.P. Sharma raised the following issues:</p> <p>a) Cross River mall has several liquor outlets. The gate to the mall has been broken and people have opened unauthorized shops in the area.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p> <p>b) Schools for which land has been allotted by DDA should be directed to have separate entry and exit gates for their buses, as the buses cause traffic congestion near the schools.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p> <p>c) Sneh International School at Geeta Colony has made an entry gate on FWD road which gets blocked during school hours. NOCs were also not obtained for construction of the school building.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p> <p>d) Parmanand Charitable Hospital whose lease has expired, has built several unauthorized storeys in its building.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL.</b></p>	<p>a) The shops have been constructed as per approved plan by Building Section of DDA and the license has been issued by Delhi Govt.</p> <p style="text-align: right;">(Building Section)</p> <p>b) No such conditions have been mentioned in allotment/lease deed regarding separate entry and exit gates for their buses.</p> <p>A letter No. PS/Dir.(Bldg)/DDA/2017/D-67 dated 16.01.2018 has been issued by Building Department of DDA to all the Municipal Corporations to give necessary instructions to school authorities to park school buses inside the school premises. Building Section of DDA has issued letter to school authorities to park school buses inside the school premises.</p> <p style="text-align: right;">(Land Disposal/Building Section)</p> <p>c) NOC has been issued vide letter No. F.15(138)2001/IL/2099 dated 25.06.2004.</p> <p>A letter No. PS/Dir.(Bldg)/DDA/2017/D-67 dated 16.01.2018 has been issued by Building Department of DDA to all the Municipal Corporations to give necessary instructions to school authorities to park school buses inside the school premises. The area under reference is in the jurisdiction of East Delhi Municipal Corporation.</p> <p style="text-align: right;">(Land Disposal/Building Section)</p> <p>d) From records, it is seen that property was leased out on 17.09.54 in favour of "Sant Parmanand Blind Mission" by Delhi Improvement Trust (DIT) vide perpetual lease</p>

	<p>e) Several small DDA roads in his constituency are not maintained. Though the joint inspection of the DDA market at Vishwas Nagar had been conducted with East Delhi Municipal Corporation, DDA has not yet paid the deficiency charges and the market is not being maintained.</p> <p style="text-align: center;"><b>ACTION: ENGINEERING</b></p>	<p>executed on 22.03.16, subject to revision of land after interval of 25 years for the purpose of Charitable Hospital. Thus, as per records lease term has not expired being perpetual lease.</p> <p>Action of violation of terms and conditions of the lease is being taken by DDA. However, as far as unauthorized construction is concerned, the area under reference has since been de-notified. Therefore, action on unauthorized construction is to be taken by local body, i.e., North MCD, under terms and conditions of lease deed and building bye laws.</p> <p>In this regard, a letter has been issued to Commissioner, North MCD vide letter no. S/1(65)2015/OSB/211 dated 31.01.2018 with a copy to Hon'ble Member.</p> <p>c) The work for repair of road and dense curbering in CBD Shahdara has been awarded on 14.03.2018. The work has been started and likely to be completed by 10.05.2018. The LSC in Surajmal Vihar, Yagna Vihar and Jhilmil under Vishwas Nagar constituency stand handed over to EDMC. However, the process of handing over of services i.e., water supply and sewerage to DJB is in progress. Joint inspection carried out and deficiency estimate by DJB is under preparation.</p> <p>Out of 3 Nos CSC in IF Extension area, 2 Nos have been handed over to EDMC and for remaining one near Vidisha Apartment, joint inspection carried out and deficiency estimate awarded.</p> <p style="text-align: right;">(CE/EZ)</p>
4	<p>Shri S.K. Bagga raised the following issue:</p> <p>a) DDA lands at Rani Garden near Geeta Colony should be protected from encroachment. Though several DDA plots in his constituency are encumbrance free and there are no stay orders of courts, DDA is not developing these for their intended purpose.</p> <p style="text-align: center;"><b>ACTION: ENGINEERING</b></p>	<p>All the vacant plots in the assembly constituency 62 of Hon'ble MLA are protected with boundary wall. As far as fencing of Rani Garden is concerned, out of 37 acres total area, 11.32 acres has been handed over to EDMC on 08.10.2018 for waste management. The work for construction of boundary wall/fencing has been awarded on 16.03.2018. Some portion of the land is under litigation/court stay. The construction of boundary wall on portion free from litigation shall be started by the agency at the earliest.</p> <p style="text-align: right;">(CE/EZ)</p>
5.	<p>Smt. Veena Virmuni raised the following issues:</p> <p>a) The green area developed at Swatantra Bharat Mills should be allowed to be utilized by the public.</p> <p style="text-align: center;"><b>ACTION: ENGINEERING</b></p> <p>b) In Ramesh Nagar and Moti Nagar areas several DDA plots area available for rehabilitation purpose.</p>	<p>a) There are two pockets of green area. Out of this one portion has been fully developed and is in public use. In the other portion development activities are in progress and shall be opened to public on completion of works.</p> <p style="text-align: right;">(Engineering)</p> <p>b) The work of fencing of plots is in progress.</p> <p style="text-align: right;">(Engineering)</p>

<p>which should be properly fenced. A list of these lands was also handed over during the meeting.</p> <p style="text-align: center;"><b>ACTION: ENGINEERING</b></p> <p>c) The temporary DDA office at Kirti Nagar should be shifted and the land developed for its intended purpose.</p> <p style="text-align: center;"><b>ACTION: ENGINEERING</b></p> <p>d) Permission be granted for construction of parking on the land which was earlier allotted for a slaughter house at Idgah.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p> <p>e) DDA should consider the proposal of Handewalan temple management for adopting a park in its neighborhood.</p> <p style="text-align: center;"><b>ACTION: HORTICULTURE</b></p> <p>f) Issue of damage properties at Sadar Bazar be examined.</p> <p style="text-align: center;"><b>ACTION: DAMAGE SECTION</b></p>	<p>c) Director (Plg.) AP-III has informed that the land use of the site is industrial. DDA offices at this location, include offices of SE/CC-17, EE/WD-3, 12, 13, 15. Presently, there is no suitable alternative accommodation available to shift these offices. As and when permanent facility is developed for these offices, the land at Kirti Nagar can be put to its intended purpose.</p> <p style="text-align: right;">(Engineering)</p> <p>d) The file was returned from Hon'ble LG office for taking necessary action and subsequently file has been sent to Planning Wing on 01.02.2018 to provide the revised layout plan. Further, Planning Wing vide his note dated 26.02.2018 intimated that no Layout Plan for the area under reference is available in record. However, the Planning Wing reiterated that proposal of change of land use of the said site from "Residential" to "Transportation" (Multi Level Parking) was placed before Technical Committee in its meeting held on 26.06.2015 vide item No. 34/2015 of land measuring 2.779 ha. and formal request may be sought from NDMC for land use change. As of now the consultative process is going on with officials of NDMC with respect to mode of allotment, i.e., direct allotment on govt. to govt. rates or revenue sharing model.</p> <p style="text-align: right;">(Land Disposal)</p> <p>e) It can be considered under revised policy for adoption of parks.</p> <p style="text-align: right;">(Horticulture)</p> <p>f) An agenda on damage properties is being put up for consideration of the Authority. The area of Sadar Bazar will also be covered under this general exercise of all damage properties.</p> <p style="text-align: right;">(Land Management)</p>
<p>6. Smt. Bhavna Malik raised the following issue:</p> <p>a) Alternative allotment of plots to individuals for land acquired by DDA at Dwarka be expedited.</p> <p style="text-align: center;"><b>ACTION: LAND DISPOSAL</b></p>	<p>The Screening Committee in its meeting held on 06.02.2018 took the following decisions:</p> <ol style="list-style-type: none"> <li>1. The decision of Screening Committee held on 04.11.2015 is withdrawn.</li> <li>2. The Planning Deptt. shall modify the approved Layout plans to accommodate the nos. and size</li> </ol>

DATE: 02.02.2018 AND 27.02.2018

S.No	SUBJECT	ACTION TAKEN REPORT
1	<p><u>Item No. 03/2018 of 02.02.2018</u></p> <p>Gazette Notification dated 31.01.2018 modifying the Delhi Development (Master Plan &amp; Zonal Development Plan) Rules, 1959 to reduce period of public notice for inviting suggestions and objections in writing, if any, from forty-five days to three days for the purpose of maintenance of public order or in case of any exigency likely to affect the interest of public.</p> <p>Information contained in the agenda was noted</p> <p style="text-align: right;"><b>ACTION: LEGAL.</b></p>	<p>No further action is required.</p>
2.	<p><u>Item No. 01/2018 of 02.02.2018 and Item No. 05/2018 of 27.02.2018</u></p> <p><b>Proposed amendments in Development Control Norms of Shop-cum-Residential Plots in MPD-2021.</b></p> <p><b>F.3(10)2014/MP</b></p> <p>1. For the proposal contained in Para 2.5 of the agenda, a public notice be issued immediately for a period of 03 days inviting objection/suggestions.</p> <p>2. The proposal contained in the agenda item was approved. Proposal be referred to the Ministry of Housing and Urban Affairs, Govt. of India immediately as per follow-up action contained in Para 3 U of the agenda.</p> <p>3. Further, with reference to the regulatory measures proposed under para 2.2 of the agenda item, Authority approved the proposal with the following modifications:</p> <p>i) In continuation to the point (5<sup>th</sup> bullet) "Restricted entry/exit in shop-cum residence plots/complexes towards the residential areas/service lanes." The following may be added, "However, vehicles to be restricted from front side only"</p> <p>ii) The word "Restaurants" in the point (8<sup>th</sup> bullet) "restaurants, clubs and pubs..... from the date of notification" be replaced as "liquor shops, bars, discos."</p> <p>4. Authority Members observed that for the same areas and same uses, the charges for use conversion/additional FAR should also be same. In</p>	<p>i) For Part A of the agenda, as per the decision of the Authority, the matter has been referred to the Ministry of Housing &amp; Urban Affairs, Govt. of India vide letter dated 01.03.2018, for its consideration and issuance of final notification.</p> <p style="text-align: right;">(Planning)</p> <p>ii) For Part B of the agenda, the matter has been referred to Ministry of Housing &amp; Urban Affairs, Govt. of India vide letter No. F.2(14)2017-18/AO(P)/25 dated 05.03.2018 for approval and final notification under Section 57 of DD Act, 1957.</p> <p style="text-align: right;">(Finance)</p> <p><b>Current status:</b></p> <p>i) Ministry vide its letter dated 13.03.2018 returned the proposal to DDA with the advice to review the proposal as per the outcome of directions of Hon'ble Supreme Court of India dated 06.03.2018.</p> <p>ii) As per the decision of the Authority, for the proposal contained in the para 2.5 of the agenda, a public notice shall be processed after the review of the directions of Hon'ble Supreme Court of India dated 06.03.2018.</p> <p style="text-align: right;">(Planning)</p>

	<p>was decided to communicate the observations of the Members to the Ministry of Housing &amp; Urban Affairs, Govt. of India for their consideration.</p>	
<p>3</p>	<p><b>Item No. 02/2018 of 02.02.2018 and Item No. 06/2018 of 27.02.2018</b></p> <p><b>Proposed norms for redevelopment of Godowns Clusters existing in non-conforming areas - as a modification to MPD-2021.</b>  <b>F.3(84)2010/MP</b></p> <p>The proposal contained in the agenda item was approved with the following modification:  The works under Para B. of the proposal i.e. "..... shall be governed by the development control norms given in Table under Para C (ii), ....." be read as "..... shall be governed by the Development Control norms given in Table under para C (i). ....."</p> <p>Proposal be referred to the Ministry of Housing &amp; Urban Affairs, Govt. of India immediately for consideration and issue of final notification.</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Housing &amp; Urban Affairs, Govt. of India vide letter dated 01.03.2018 for its consideration and issuance of final notification.</p> <p><u>Current status:</u></p> <p>Ministry vide its letter dated 13.03.2018 returned the proposal to DDA with the advice to review the proposal as per the outcome of directions of Hon'ble Supreme Court of India dated 06.03.2018.</p> <p style="text-align: right;">(Planning)</p>

### RESOLUTION

1. The meetings of the Authority under the following observations with reference to the action taken reports (ATRs) on the minutes of the meetings of the Authority held on 20.11.2017, 24.12.2017, 02.02.2018 and 23.02.2018,-

2. Shri Vijender Gupta:

- (i) Posts of Chief Engineer in DDA should be filled by DDA officers also. Operating charge could be given to departmental officers if they are eligible for regular appointment.
- (ii) Regularization of land allotted to 500 families at Mansarovar Kalan under 30 Point Programme may be considered.
- (iii) Appreciated efforts made by DDA for removal of joggies from parks.

3. Shri Sumanth Khatri:

- (i) Regularization of plots allotted to residents of Clarendon Colony at Mehrauli may be considered.

- ii) A toilet being constructed at Vijay Memorial Park for the last 9 months has not yet been completed.
- iii) Consider allotment of alternative land to residents of Gadhara Nagar for community services.
- iv) Proposal on utilizing a part of Sharda Park for a public road is pending with DDPA.
- v) Though demarcation had been done earlier for encroachment in Khana No. 227 of Baw Khana, DDPA has proposed fresh demarcation of the site.
- vi) Some measures should be taken to protect waters of Rose Garden, Baw Khana from mankoya and stray dogs.

4. Shri O. P. Sharma

- i) There is no progress on removal of juggi cluster for right of way of 60 ft. road at Vishwas Nagar.
- ii) There are two DDPA plots earmarked for commercial complexes at Sharda Swamiji Memorial Marg, one of which is fully and the other partially encroached. If the unauthorized encroachment on one of the sites could be shifted to the other, then the vacated site could be disposed of by DDPA for development for intended purpose.
- iii) Only one toilet complex should be developed in each park.

5. Shri S. K. Bagga

- i) The matter regarding non-attendance appointments should be expedited. This issue was also raised by all other Municipality members.

6. Smt. Veena Virdhar

- i) The in situ rehabilitation work at Girti Nagar should be expedited.
- ii) Though DDPA has stated that floor-wise regularization of residential properties is being implemented in accordance with the approved policy, a request from Permanent Colony has been turned down.



## ITEM NO. 09/2018

Sub: Permissibility of Government offices in Public & Semi-Public Facilities Use Zone under sub clause 8(2) of MPD-2021 in respect of plot measuring 0.72 ha. (1.78 acre) for the office of World Health Organization (WHO) at Ring Road, in front of I.P. Power Station, New Delhi, falling in Planning, Zone-D.

File No. F-20(11)95/MP

### 1.0 Background

- i. Ministry of Urban Development (now Ministry of Housing & Urban Affairs), Govt. of India vide letter No. K-53011/1/2017-DD-4 dated 20.01.2017 enclosing therewith copy of the lease deed and CPWD note dated 16.01.2017 requested DDA to examine the matter with respect to change of land use of WHO plot at Indraprastha Estate and take necessary action.
- ii. In response, DDA vide letter dated 05.04.2017 had requested MoUD, Govt with a copy to L&DO and CPWD, to send certain requisite information/documents for further examination by Planning Department, DDA.
- iii. Further, MoUD, Govt vide letter dated 25.04.2017 addressed to CPWD and L&DO with a copy to DDA requested to provide the information mentioned in DDAs letter dated 05.04.2017.
- iv. Subsequently, WHO vide letter dated 09.06.2017 has sent the requisite information/documents along with copy of the L&DO plan No. 2929 and NOC from L&DO, MoUD, Govt vide letter dated 02.06.2017.
- v. Based on the requisite information received, the proposal with respect to change of land use from 'Public and Semi-Public Facilities' (Socio-Cultural) to 'Government Office' was considered in the 4<sup>th</sup> Technical Committee in its meeting held on 21.07.2017 vide item No. 23/2017. The decision of the Technical Committee is reproduced below.

*"The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal contained in para 5.9 of the agenda was recommended by the Technical Committee for further processing under Section 11-A of DD Act, 1957."*

- vi. As a follow up action of 4<sup>th</sup> Technical Committee Meeting dated 21/07/2017, the agenda for the Authority was prepared and submitted to Hon'ble U.G. Delhi/Chairman DDA on 11/08/2017.
- vii. Subsequently VC, DDA vide note dated 18/08/2017 has directed the following.  
*"Since, the permissibility of various facilities/use premises for Government Sector in MPD-2021 has already been approved by the Authority in its meeting held on 20/07/2017 for final notification under Section 8(2) of MPD-2021. The status may be obtained from the ministry regarding the final notification and accordingly the agenda be put up."*
- viii. During the 5<sup>th</sup> Technical Committee meeting held on 20.09.2017, the minutes of the 4<sup>th</sup> Technical Committee meeting dated 21.07.2017 were confirmed vide item No. 25/2017. The following has been recorded for the item no. 23/2017: (Refer minutes of the 5<sup>th</sup> Technical Committee meeting dated 21.07.2017 is at Annexure 'A')



For agenda item No. 27/2017, the following amendments as a part of the conferencing of the minutes was suggested. In suppression of the earlier decision of the TC, the minute may be read as follows:

"Since the agenda for permitting Government Offices in Public & Semi Public Facilities as a part of approval of layout plan or as a case of special permission from the Authority has been approved for modification in the MPD-2021 and stands referred to the Ministry of Housing and Urban Affairs (MoH&UA), for final notification, the current proposal may be processed under R(7) of the Chapter 17 of Master Plan."

The rest of the contents of the 4<sup>th</sup> Technical Committee meeting held on 21.07.2017 were confirmed as circulated.

- ix. Subsequently, with Gazette Notification of MoH&UA S.O. 3348(E) dated 17.10.2017, under sub-clause R(7) of MPD-2021 - "Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Government offices have been permitted in Public & Semi-Public Facilities Use zone. (Copy of the Gazette notification dated 17.10.2017 is at Annexure 'B').
- As a result of this modification, the current proposal has been examined and processed as per the said notification on dates 17.10.2017.

## 2.0 Examination

- i. The plot under reference is situated on Ring Road (Mahatma Gandhi Road), in front of U.P. Power Station, New Delhi.
- ii. The site is accessible through a service road along the Ring Road having 91.44 M R/W (as per ZDP of Zone D) & presently, has World Health Organization Office on this land. (Refer location of site under reference is at Annexure 'C')
- iii. The plot under reference falls outside Lutyens' Bungalow Zone (LBZ).
- iv. As per MPD-2021 & approved Zonal Development Plan of Zone D prepared under MPD-2021, the land use of the site under reference is "Public & Semi-Public Facilities (Socio-cultural)".
- v. L&DO vide its letter No. L&DO/PLH/A/1(153)/17/252 dated-02.06.2017 has given "No Objection" for the change of land use from "Socio-Cultural" to "Office Building" for plot of land measuring 1.75 acre at U.P. Estate, New Delhi allotted to World Health Organization (WHO) subject to compliance of terms & conditions in Delhi Master Plan 2021.
- vi. As communicated by WHO vide letter dated 09.06.2017, the land is Government land given on perpetual lease by L&DO in the year 1971.
- vii. The site under reference was inspected by the officers of Planning Department, Zone-D, DDA on 28.06.2017 and the report is as under:
  - a. The site is situated on Ring Road (Mahatma Gandhi Road), in front of U.P. Power Station, New Delhi.
  - b. The site is accessible through a service road along the Ring Road (Mahatma Gandhi Road), New Delhi.
  - c. Presently, the office of World Health Organization (WHO) is existing on the site.
- viii. As per Gazette Notification vide S.O. 3348 (E) dated 17.10.2017, the Government Offices (Central/State/Local Bodies) are permissible use or use in Public & Semi-Public Facilities Use zone as per sub-clause R(7) of MPD-2021.

### 3.0 Justification of the proposal

As communicated by WHO vide letter dated 09.06.2017, the South East Asia regional Office of the World Health Organization has an important role to discharge in the service of the Public which primarily is to promote the health of all people. This purpose would be effectively discharged by planning and construction of an iconic and energy efficient landmark to serve as the Regional Office for South East Asia of WHO.

### 4.0 Proposal

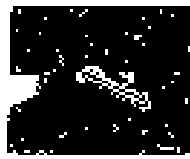
The proposal has been formulated in view of recommendation of the 5<sup>th</sup> Technical Committee in its meeting held on 20.03.2017 and Gazette notification vide S.O. 3348 (E) dated 17.10.2017 with respect to permissibility of 'Government Offices' in 'Public & Semi Public Facilities' use zone under sub clause 8(2) of MPD-2021. The proposal is placed before the Authority for seeking permission under sub clause 8(2) of MPD-2021 - "Permissibility of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)" for permitting 'Government Offices' in Public & Semi Public Facilities use zone. Once the Authority approves the proposal, the matter will be referred to the local body i.e. South Delhi Municipal Corporation for modification in the layout plan.

### 5.0 Recommendation

The proposal in para 4.0 above is placed before the Authority for its approval.

## **RESOLUTION**

The proposal contained in the agenda item was approved. The matter be referred immediately to South Delhi Municipal Corporation for modification in the layout plan.



ANNEXURE-A



DELHI DEVELOPMENT AUTHORITY  
Master Plan Section,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi - 110002

B.1 (US)/2017/MP/203

Date: 21.09.2017

Subject: Minutes of the 5<sup>th</sup> Technical Committee meeting of DDA for the year 2017 held on 20.09.2017.

The 5<sup>th</sup> Technical Committee meeting of DDA for the year 2017 was held under the chairmanship of V.C., DDA on Wednesday 20.09.2017. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Mamji Paul*  
(Mamji Paul)  
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (I/M) DDA
5. Commissioner (Plg.) DDA
6. Commissioner (I.D.), DDA
7. Chief Planner, TCPO
8. Chief Architect, GUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (General), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commissioner (Plg.) UTIPEC, & GIS DDA
13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-3) CPWD, Jampah
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
25/ 2017	Confirmation of the 4th Technical Committee meeting held on 21.07.2017  F1(04)/2017/MP	For agenda Item No. 23/2017, the following amendments as a part of the confirmation of the minutes was suggested. In supersession of the earlier decision of the TC, the minutes may be read as follows:  "Since the agenda for permitting 'Government offices in Public & Semi Public facilities' as a part of approval of layout plan or as a case of special permission from the Authority has been approved for modification in the MPD-2021 and stands referred to the Ministry of Housing & Urban Affairs (MoU&A) for final notification, the current proposal may be processed under clause 8(2) of the Chapter-17 of Master Plan."  The rest of the minutes of the 4th Technical Committee meeting held on 21.07.2017 were confirmed as circulated.	
26/ 2017	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
27/ 2017	Proposal for grant of "Planning Permission" to Power Grid Corporation of India Limited with regard to construction of L.L.O of both Circuits of 400KV D/C line Mankole-Bawana lines at new location of Rajghat Sub-Station opposite Sarai Kale Khan ISBT near existing Maharanibagh Sub-Station.  F.09(16)2014/MT	The proposal was presented by Director (Pig) Zone E&O. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda for grant of "Planning Permission" to Power Grid Corporation of India Limited with regard to construction of L.L.O of both Circuits of 400KV D/C line Mankole-Bawana lines, at new location of Rajghat Sub-Station opposite Sarai Kale Khan ISBT near existing Maharanibagh Sub-Station was approved by Technical Committee.	Action: Director(Pig) Zone- E&O
28/ 2017	Proposal for change of layout of the site measuring 10817.22	The proposal was presented by Director (Pig) Zone E&O. After detailed deliberation, the proposal as contained in para 4.1 of the agenda	Action: Director(Pig)

	<p>sgm. from 'Commercial (C-2/Anch-city wholesale market)' to 'City (C-1) C&amp;D Waste Recycle Plant' at Lhaspur in Planning Zone C to set up construction &amp; demolition (CP&amp;D) Waste Recycle Plant by 1983.</p> <p>03(65)2007/W/Part-II</p>	<p>was recommended by the Technical Committee for further processing under Section 11A of DP Act, 1957.</p>	<p>Zone- C&amp;G</p>
25/2017	<p>Change of land use from 'Railway Operational' to 'Residential' in the site plot of Railway land located on East &amp; West Side of Africa Avenue Road, opposite Saketpur Railway Station, New Delhi, falling in Planning Zone D.</p> <p>F20(6)2017-54</p>	<p>The proposal was presented by Director (P&amp;G) Zone 'D'. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DP Act, 1957.</p> <p>It was also decided that the plot referred by 'Y' measuring, 2.40 Ha. lying within Lughat Bungalow Zone (LUB) may immediately be referred to M&amp;DA for seeking approval of PWD to facilitate change of boundary of the said pocket.</p>	<p>Action Director (P&amp;G) Zone-D</p>
30/2017	<p>Proposal of installation of 9 nos. of transmission tower in DDA land near Sarjand Road under Engineering.</p> <p>no.(2014) 8</p>	<p>The proposal was presented by Director (P&amp;G) Zone (C&amp;G). After detailed deliberation, the proposal as contained in Para 3.0 for part of Planning Permission in a location of 9 nos. of transmission tower in DDA land near Sarjand Road under Engineering, subject to the condition that all provisions of Ridge Management Board shall be abided by Power Grid Corporation of India, was approved by Technical Committee.</p>	<p>Action Director (P&amp;G) Zone-C&amp;G</p>
35/2017	<p>Proposal for grant of Planning Permission to Power Grid Corporation of India (subject) regarding construction of 11 nos. of one-circuit 220</p>	<p>The proposal was presented by Sr. D.D. Singh, Advisor, DDA.</p> <p>It was referred for the approval of the outcome of the joint survey wherein the current boundary of the PWD, Sarjand Road, is to be extended to the boundary of the PWD, Sarjand Road, towards the Band road of the Corporation was agreed in principle with</p>	<p>Action Director (P&amp;G) Dept.</p>

Copy 2 of 2  
  
 1



		<p>Corporation of India. All required clearances from the Statutory Bodies shall be obtained by M/S. Powergrid Corporation of India.</p> <p>Subject to above conditions, the proposal for grant of 'Planning Permission' as proposed in Para 3 of the Agenda for 'construction of EILS of one circuit of 400 KV Bannal-Jurifera T/L at Bannalaka Sub-station' was approved by the Technical Committee.</p>	
12/2017	<p>Feasibility of State Guest House in Residential Land Use as per MPZ 2021 IN RESPECT OF PLOT No. 29-6029 B (measuring 1.476 acres/5982 sq. yds.) at the junction of Jewa &amp; Mary Mary and Dr. Balakrishnan Marg, Chanay Mori, New Delhi should be the Government of Madhya Pradesh for construction of its State Guest House.</p> <p>5/16/09/2017/MP</p>	<p>The proposal was presented by Director (Pig) Zone-D. After detailed deliberation, the proposal as contained in Para 3.0 of the agenda was approved by Technical Committee.</p>	<p>Action Director (Pig) Zone-D</p>

The meeting ended with the vote of thanks to the ch'ce.

## ANNEXURE-I

List of participants of 5<sup>th</sup> meeting for the year 2017 of Technical Committee on 20.09.2017

### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (LD & Coordination)
4. Pr. Commissioner (Housing)
5. Commissioner (Plg) DDA
6. Chief Architect, H&PW, DDA
7. Chief Engineer (Dwarka) DDA
8. Addl. Commissioner (Landscape) DDA
9. Addl. Chief Architect II, DDA
10. Sr. Architect, VC Sect., DDA
11. Director (Plg) AP-I
12. Director (Plg) AP-III
13. Director (Plg) Dwarka, Behini, Narela Project
14. Dy. Director (Plg) Zone-D.E & C, Dwarka, ECR

### OTHER ORGANIZATIONS

1. Chief Engineer (DMRC)
2. Chief Fire Officer (DPS)
3. Chief Architect, DMRC
4. Addl. General Manager (Power Grid)
5. Project Manager (PWD) E-1
6. Suptdg. Engineer (HQ) I&EC
7. Suptdg. Engineer PC (IV) I&EC
8. Ex. Engineer, I&EC
9. Ex. Director (T) Delhi Transco Limited, Power GNCES
10. Manager (T) Delhi Transco Limited, Power GNCES
11. Dy. Architect, S.A. (HQ) CPWD
12. Dy. Architect, S.A. (HQ) CPWD
13. Asstt. Engineer, L&DEO



## प्रसिद्धि

दिल्ली मुद्रा योजना-2021						
अध्याय 7.0 विकास निर्माण						
का.अ.प्र. 19(2) अन्वये जोनों में उपरोक्त योजनाओं की प्रवृत्ति						
संशोधित अन्वये जोनों में निम्नलिखित उपरोक्त निकायों को संशोधित किया जाये।						
क्र.सं.	उपरोक्त निकाय	उपरोक्त क्षेत्र				
		आ.जी	बी	सी	एच	डी
आ.जी	निकाय					
vi	सह-देशीय सामान्य सड़क/सड़क मार्ग	बी	सी	एच	एचबी	डी
vii	माला सड़क/सड़क/सड़क मार्ग	बी	बी	डी	सी	डी
viii	सड़क/सड़क					
ix	परिवहन कर्मचारी (पेन्शन/राज्य सरकार/स्थानीय निकाय)	एच	बी	डी	डी	बी
x	मिना न्यायलय/कमिश्नरी	एच	बी	डी	बी	डी

[सं. सं. 1201/अ.प्र.2017-डी.डी.]

सं. सं. बी.डी. अ.प्र. 19(2)

## MINISTRY OF HOUSING AND URBAN AFFAIRS

## CENTRAL DIVISION

## NOTIFICATION

New Delhi, the 19th October, 2017

S.O. 1448(E).—Whereas certain proposals which the Central Government proposed to make in the Master Plan for Delhi 2021 as part of its Master Plan Modification were notified in the Gazette of India, Extraordinary, as Public Notice vide S.O. 572(E) dated 01.03.2017 by the Delhi Development Authority in accordance with the provisions of section 24 of the Delhi Development Act, 1957 (51 of 1957) inviting objections/suggestions, as required by sub-section (1) of section 11-A of the said Act, with effect from the date of its publication;

2. Whereas, an objection and suggestions were received with regard to the proposed modifications within the stipulated time period of thirty days. The Joint Board of Enquiry and Hearing proceeding was not held.

3. Whereas, the Central Government has taken into fully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of its publication in the Gazette of India.

## MODIFICATIONS:

Master Plan for Delhi-2021
Chapter (7.0) Development Controls
Sub Clause 8(2) Permission of Use Premises in Use Zones

Following use premises to be added in the following use zones:

Sl. No.	Use Premises	Use Zones				
		RII	C <sub>1</sub>	C <sub>2</sub>	M	PSI
<b>RD - RESIDENTIAL</b>						
ii	Multipurpose Community (E.L./M.A/G) etc.	P	P	NP	NP/P	P
xi	State Bhawan/ State Guest Houses	P	P	P	P	P
<b>G - GOVT. EMPLOYMENT</b>						
iii	Government Offices (Central / State Government / Local Bodies)	NP	P	P	P	P
iv	District Court/ Family Courts	NP	P	P	P	P

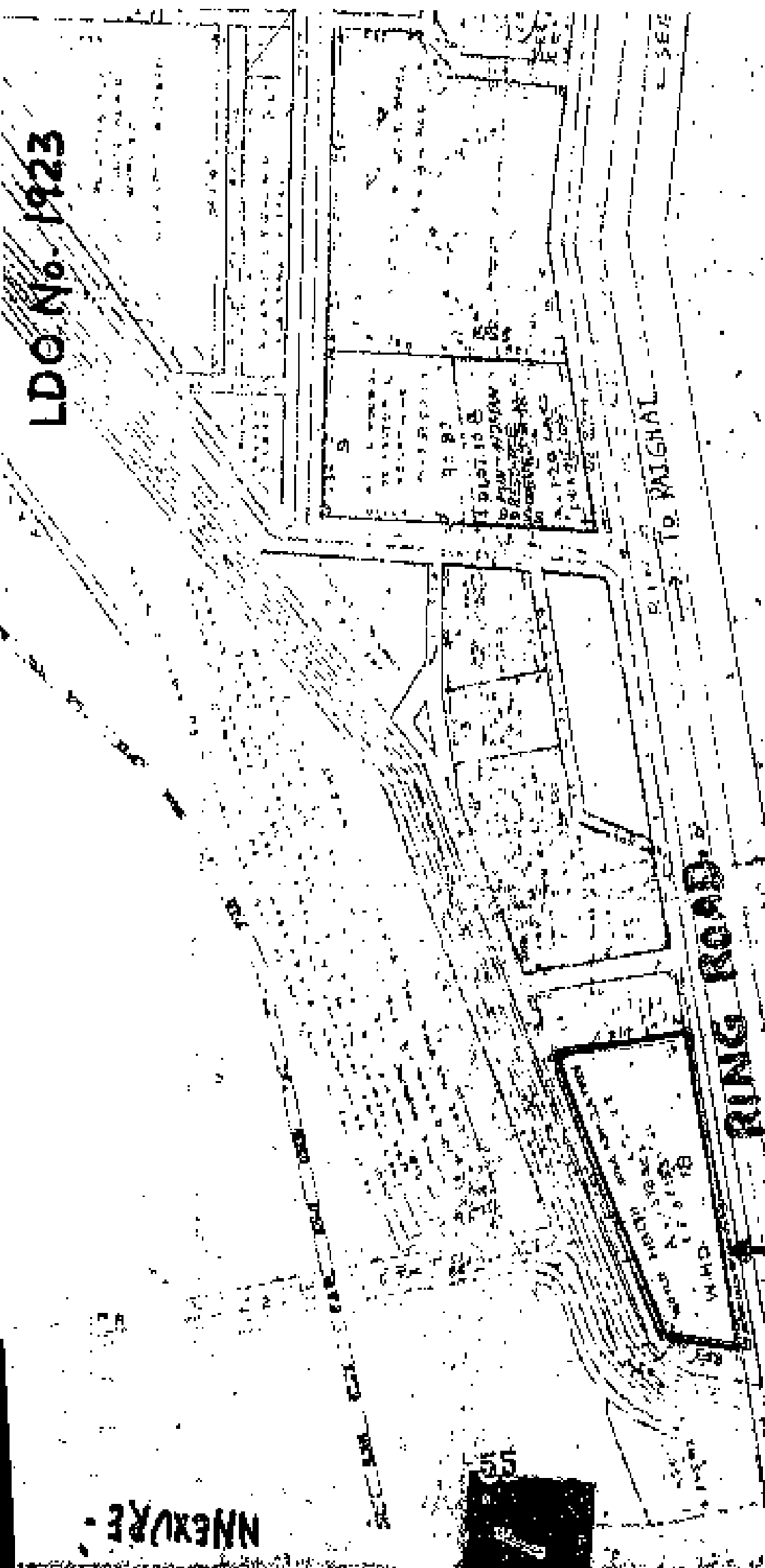
(D. No. K-130/13/2017 D.O.)

S. C. MEENA, Under Secy

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 RAKES TIBURTI  
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 2024

LDO No. 1923

ANNEXURE-C



SITE ALLOTTED TO WORLD HEALTH ORGANIZATION  
 SHOWN THUS ---  ---  
 A-1,7B ACS.

SITE V/R

ABOUL

ANNEXURE -

## ITEM NO. 10/2018

**Sub:** Ratification of Modification in UBBL 2016 Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).

No. 7.15(06)2016/MP/P1.

### **1. Background:**

- 1.1. The "Unified Building Bye-Laws (UBBL) for Delhi 2016" was approved by the MoUD, Govt. of India vide letter No. K-12016/3/2014-DD-1 dated 21.03.16. The Unified building Bye-Laws (UBBL) for Delhi 2016 was notified vide S.O. 1191(E) dated 22.03.2016 (Annexure N-1).
- 1.2. In the minutes of briefing meetings chaired by Secretary (UD) on 14.4.2016 and 16.4.2016 in respect of Delhi Division, MoUD, DDA, NCRPB and DUAC DDA was directed to examine the details of the documents required to be submitted for obtaining building permit and completion certificate so as to further reduce their number if necessary by merging the documents and removing unnecessary fields in the spirit of 'Ease of Doing Business'.
- 1.3. The proposal of Modification in the Unified building Bye-Laws (UBBL) for Delhi 2016 was approved in the Authority Meeting held on 10<sup>th</sup> February 2017 vide item no 15/2017 and the same was notified with due approval of MoUD vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 (Annexure N-2).
- 1.4. In the meeting was held in the MoH&UA on 25.01.2018 and the matters relating to the Construction of Building Permits under Ease of Doing Business was discussed in detail for both the cities of Mumbai and Delhi.

The assessment for this current year, i.e. 2018, by the World Bank is already under progress and is due to be completed before 1<sup>st</sup> May 2018.

DDA was entrusted to make necessary amendments and notify the changes in the Unified Building bye laws 2016 in order to achieve the goals under Ease of Doing Business and already many amendments had been notified with due approval of the Authority and MoH&UA.

One of the major amendments sought by the World Bank in last years assessment was on the issues of reduction of forms and omission of submission of Bonds/Affidavits. Accordingly, the agenda for the Authority was prepared and put up for consideration of the Authority.

- 1.5. The Hon'ble L.G. has given in principle approval to the proposed modification for issue of notification with the approval of MoH&UA; considering that the time is short for World Bank's assessment of this year. These modifications are to be ratified in the Authority meeting.

1.6 Accordingly letter was sent to the MoH&UA for consideration and approval and after obtaining the approval, the Modifications were Notified vide S.O. 1487 (E) dated 4<sup>th</sup> April 2018. (Annexure N-9)

## 2. Ease of Doing Business and Direction from MoH&UA and DIPP:

2.1 Both the Notifications of UDDL 2016 contained various corrective measures in streamlining the Building Permit procedures and reduction of documents. All of these were considered in the the World Bank's Doing Business Report. The World Bank's Doing Business Report 2018 has called for implementing major reforms in "Dealing with Construction Permits" to enhance Ease of Doing Business. In the World Bank's Ease of Doing Business Report for 2018, India's position in 'Dealing with Construction Permit' has improved marginally from 185 to 181.

The Cabinet Secretary, vide D.O. letter No.0832/1/2016-CA-IV dated 13.12.2016 has instructed that reforms implemented are felt on ground and a list of reforms to be undertaken relating to Construction Permit were also enclosed. (Annexure N-3).

A Task Force on Ease of Doing Business for Issuing Construction Permit was also formed vide MoH&UA's Order No K-14011/26/2017- AMRLT-11A dated 26<sup>th</sup> December 2017. (Annexure N-4).

Apart from various instructions on reforms, two instructions were as under:

- i) Simplification and Integration of Forms.
- ii) Requirement of notarized affidavit: Clause 2.12.9 of UDDL requires submission of an Indemnity Bond by the Owner(s), in case of basement was to be constructed. Also, UDDL requires applicant to submit affidavits for sanction of Building plans for Government Buildings. This requirement could be replaced by a self-declaration.

In continuation, a Seminar-cum Workshop was organized by MCD on 27<sup>th</sup> December 2017 Chaired by Secretary, MoH&UA, wherein certain gaps in the

implementation of reforms were observed. The front line officials present in the seminar confirmed that these gaps exist on the ground due to which a number of procedures and physical interactions were recorded by the World Bank, leading to below par improvement in the ranking. These gaps require to be addressed at the earliest to realize notable improvements in the upcoming assessment. A letter was also issued to DDA by the Joint Secretary & Mission Director (AMRUT), MoH&UA dated 9<sup>th</sup> January 2018 in this regard. (Annexure N-5).

Various meetings were held on 29.12.2017, 11.01.2018 in MoH&UA along with the stakeholders such as DIPP, Ministry of Railway, Ministry of Culture, Govt. of NCT Delhi, AAI, DDA, concerned MCDs, NDMC, D/B, DPS, NIUA, DMRC, DPCC, NIC, GSDI etc.

Meeting was also held under the chairmanship of Secretary DIPP on 02.02.2018, wherein the issues as enumerated in sub-para (i) &(ii) were deliberated.

The Minutes of the Meetings held by MoH&UA on 15.01.2018 are annexed at N-6.

### 3. Examination:

Based on the directions of MoH&UA and DIPP, the following provisions in the Unified Building Bye-Laws (UBBL) for Delhi 2016, Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 are examined:

3.1 Simplification of Forms: The Sanction of Building Plans requires the following Forms/proformas to be filled up separately by the Owner, Architect, Engineer, Supervisor and Structural Engineer as per provisions laid out in the Chapter 2.

- i) Common Application Form (CAF).
- ii) Declaration Proforma -1: Certificate of Appointment of Professionals to be signed by Architect/ Engineer/ Supervisor.
- iii) Declaration Proforma -1: Certificate of Appointment of Professionals to be signed by Structural Engineer.
- iv) Declaration Proforma -1 : Certificate of Appointment of Professionals to be signed by Supervisor.
- v) Declaration Proforma – 2: Certificate of Structural Safety.
- vi) Declaration Proforma– 3: Certificate for Supervision- No Nuisance and Debris Removal.
- vii) Form A1 - Indemnity Bond For Basement.

The Owner, Architect/ Engineer/ Supervisor and the Structural Engineers are required to sign in seven forms separately, which can be integrated into one form.

3.2 The Common Occupancy-sum-Completion Request Form (COCCRF) had requirement of Structural Engineer Signing the Declaration Proforma-2 separately. In order to reduce the number of Forms, the contents can be merged into the COCCRF itself.

3.3 The Annexure XII of the UBBL 2016 { sub- clauses 2.1.2 (c) & 2.6.2 (c) } refers to Simplified Procedure for Governmental Building Plan Sanction, where Affidavits are supposed to be signed. However, the Notified UBBL 2016 vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 the sub- clauses 2.1.2 (c) & 2.6.2 (c) mentions of submission of undertaking(s).

The word Affidavit(s) needs to be replaced with undertaking(s) in Annexure XII.

The existing Provisions are annexed at N-7.

4. **Proposal** Based on the Examination at para 3 above the following amendments are proposed in the UBBL 2016, Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017.

4.1 The contents of various proformas such as i) Declaration Proforma -1 : Certificate of Appointment of Professionals to be signed by Architect/ Engineer/ Supervisor; ii) Declaration Proforma -1 : Certificate of Appointment of Professionals to be signed by Structural Engineer; iii) Declaration Proforma -1 : Certificate of Appointment of Professionals to be signed by Supervisor; iv) Declaration Proforma - 2: Certificate of Structural Safety; v) Declaration Proforma- 3: Certificate for Supervision- No Nuisance and Debris Removal; vi) Form A1 - Indemnity Bond For Basement - all have been merged into the Common Application Form (CAF).

Instead of the Owner, Architect/ Engineer/ Supervisor and the Structural Engineers signing various forms separately, they are required to sign in one single Common Application Form (CAF), only once.

The Indemnity Bond for Basement has been changed to Indemnity for Basement, and there is no need to submit same (Bond) in a non-judicial e-stamp paper.

4.2 The requirement of Structural Engineer Signing the Declaration Proforma-2 separately in the Common Occupancy-cum-Completion Request Form (COCCRF) has been omitted. Instead, the contents of the Declaration Proforma-2 has been merged with the Common Occupancy-cum-Completion Request Form (COCCRF) itself.

4.3 The sub-clause 2.7.3 Part OCC has been modified for its applicability, at least for one block complete in all respects as the earlier provisions had been misinterpreted by many. Similarly, in sub-clause 2.8 Regularisation, the Fees and Charges as per Annexure III has been added- which is as per Practice.

4.4 The existing Forms in the Annexure XII, Simplified Procedure for Government Building Plan Sanction has been omitted, since the entire process has to be Online. Only the Undertaking from the Architect and the Applicant/ Authorised Authority are required. There is no need to submit same (Affidavit) in a non-judicial e-stamp paper.

4.5 Since the Forms/Proformas are merged with both CAF and COCCRF the corresponding references in the Chapter 2 are proposed to be modified as under:

S. No	Chapter/Form/Clause/Sub-clause of UBBL 2016 Notified vide S.O 1053 (E) dated 5 <sup>th</sup> April 2017	Proposed Modifications
i	ii	iii
1	<p><b>2.1.3 Signing of CAF and Declarations:</b></p> <p>CAF shall be signed by the owner, architect and other professionals, as</p>	<p><b>2.1.3 Signing of CAF and Declarations:</b></p> <p>CAF shall be signed by the owner, architect and other professionals, as applicable. The</p>

	<p>applicable. The following declarations/ certificates shall be part of CAF:</p> <p>(s) Appointment of professionals such as architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., whichever are applicable, in Declaration Proforma-1, along with valid registration/ qualification certificate of the professional(s). Whenever there is a change in the appointed professional(s), an intimation to this effect shall be submitted in Declaration Proforma-1, along with valid registration/ qualification certificate of the professional(s).</p> <p>(t) Structural Safety Certificate in proforma given in Declaration Proforma-2.</p> <p>(c) Certificate for Supervision, No Nuisance and Debris Removal in proforma given in Declaration Proforma-3.</p>	<p>following declarations/ certificates shall be part of CAF:</p> <p>Appointment of professionals such as architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., whichever are applicable along with valid registration/ qualification certificate of the professional(s). (Whenever there is a change in the appointed professional(s), an intimation to this effect shall be along with valid registration/ qualification certificate of the professional(s)). The CAF shall also include Structural Safety Certificate, Certificate for Supervision-No Nuisance and Debris Removal, Indemnity for Basement.</p>
2	<p><b>2.1.4 Indemnity Bond by the Owner(s), in case basement is to be constructed</b></p> <p>Indemnity Bond, in the proforma given in Form A-1, shall be submitted by the owner(s), in case basement is to be constructed.</p>	deleted
3	<p><b>2.1.5 Soil Testing Report from Geo-Technical Engineer</b></p> <p>In case of high risk buildings, a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-1, shall be submitted. Structural drawings shall be prepared by taking this report into account.</p>	<p><b>2.1.4 Soil Testing Report from Geo-Technical Engineer</b></p> <p>In case of high risk buildings, a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-1, shall be submitted. Structural drawings shall be prepared by taking this report into account.</p>
4	<p><b>2.6.5 Signing of COCCRF and Declarations:</b></p> <p>COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate in proforma given in Declaration Proforma-2</p>	<p><b>2.6.5 Signing of COCCRF and Declarations:</b></p> <p>COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate as given in the Declaration Proforma.</p>



5	<p><b>2.7.3 Part OCC:</b> Part OCC can be issued for any structure which meets the minimum requirement of habitation. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period, the building permit will have to be revalidated irrespective of whether part OCC has been issued or not.</p>	<p><b>2.7.3 Part OCC:</b> Part OCC can be issued for at least one block complete in all respects (refer 2.7.2) from Ground to Terrace floor (including lift &amp; basement, if constructed) with all the due approvals from the external agencies, as and when applicable. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period, the building permit will have to be revalidated irrespective of whether part OCC has been issued or not.</p>
6	<p><b>2.8 Regularisation</b></p> <p>Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of BBL and MPD provisions by paying requisite fees and charges as per Annexure IV, as per Form D-3.</p>	<p><b>2.8 Regularisation</b></p> <p>Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of BBL and MPD provisions by paying requisite fees and charges as per Annexure III &amp; Annexure IV, as per Form D-3.</p>
7	<p><b>ANNEXURE - I</b></p> <p><b>QUALIFICATION AND COMPETENCE OF PROFESSIONALS</b> (Please refer clause 2.13 of this document)</p>	<p><b>ANNEXURE - I</b></p> <p><b>QUALIFICATION AND COMPETENCE OF PROFESSIONALS</b> (Please refer clause 2.13 of this document)</p>
8	<p><b>ANNEXURE - II</b></p> <p><b>Conservation of Heritage Sites including Heritage Building, Heritage Precincts and Natural Feature Areas</b> (Please refer clause 2.18.3 and 7.26 of this document).</p>	<p><b>ANNEXURE - II</b></p> <p><b>Conservation of Heritage Sites including Heritage Building, Heritage Precincts and Natural Feature Areas</b> (Please refer clause 2.18.3 and 7.26 of this document).</p>
9	<p><b>ANNEXURE - III</b></p> <p><b>Fees and Charges</b> (Please refer clause 2.15 of this document)</p>	<p><b>ANNEXURE - III</b></p> <p><b>Fees and Charges</b> (Please refer clause 2.2 of this document).</p>
10	<p><b>ANNEXURE - IV</b></p> <p><b>Penal action for violation of provisions of Master Plan/Zonal Plan</b></p>	<p><b>ANNEXURE - IV</b></p> <p><b>Penal action for violation of provisions of Master Plan/Zonal Plan/Regulations/Bye-</b></p>

	Regulations/ Bye-Laws (Please refer clause 2.29.) of this document).	Laws (Please refer clause 2.2, 2.7.7(b) & 2.8 of this document).
11	ANNEXURE -V  Rule 27: Classes of occupancies likely to cause a risk of fire (Please refer clause 2.8 and 9.3 of this document).	ANNEXURE -V  Rule 27: Classes of occupancies likely to cause a risk of fire (Please refer clause 9.3 of this document).
12	ANNEXURE-XII  Simplified Procedure for Government Building Plan Sanction (Please refer Chapter 2.51 of this document)	ANNEXURE-XII  Simplified Procedure for Government Building Plan Sanction (Please refer Chapter 2.1.2 (c) & 2.6.2 (v) of this document)
13	ANNEXURE-XII  AFFIDAVIT Affidavit of Architect on Rs. 10/Non-judicial stamp paper to be attested by Notary Public / Metropolitan Magistrate AFFIDAVIT-CUM- UNDERTAKING	ANNEXURE-XII  UNDERTAKING Undertaking of Architect
14	AFFIDAVIT  Affidavit of applicant/authorized Authority on Rs. 10/- Non-judicial stamp paper to be attested by Notary Public / Metropolitan Magistrate AFFIDAVIT-CUM- UNDERTAKING	UNDERTAKING  UNDERTAKING of applicant/authorized Authority

The proposed modifications to the UBBL, 2016, Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 for Forms/Proformas and Annexure are annexed at Annexure N-8.

#### 5. Justification and implication for modification in UBBL2016:

The modifications in the simplification of forms are aimed at reduction of forms, without lesserding the sense of shared responsibility among the professionals involved in the building construction process and deliverance of quality product. The modifications are expected to usher in smooth operations in the Building Permit process and contribute significantly in the Ease of Doing Business.

6. The Ratification of Modification in UBBL 2016 Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of Forms/Proformas and omission of submission of Bond(s)/Affidavit(s), as mentioned at para 4 is put up for consideration and approval of the Authority.

#### RESOLUTION

The modification in UBBL-2016 notified vide S.O. 1053(E) dated 5.4.2017 was ratified.

All members of the Authority appreciated the efforts made by Hon'ble Its Governor and DDA for simplification of procedures for obtaining building permits.

  
**भारत का राजपत्र**  
**The Gazette of India**

GAZETTE

EXTRAORDINARY

भाग II—खण्ड 3—खण्ड (iii)

PART II—Section 3—Sub-section (ii)

प्रकाशित से प्रकाशित

PUBLISHED BY AUTHORITY

नं. 721]

नई दिल्ली, मंगलवार, मार्च 22, 2016/चैत्र 2, 1938

No. 721]

NEW DELHI, TUESDAY, MARCH 22, 2016/CHAITRA 2, 1938

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 22 मार्च, 2016

( दिल्ली एकीकृत भवन निर्माण लेंथ विधि, 2016 )

## अध्याय 1

### सामान्य

का.आ.1191(अ).—दिल्ली विकास अधिनियम, 1957 की धारा 57 की उपधारा (1) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए एतद्द्वारा केन्द्र सरकार के पूर्व अनुमोदन से निम्नलिखित विनियम बनाता है :

का.आ. 513 दिनांक 28.2.1959 की अधिसूचना इन खंडों के अंतर्गत पूर्व में अधिसूचित विनियमों जिनको भारत के राजपत्र के भाग—II, खंड 3(ii) में दिनांक 7.3.1959 को प्रकाशित किया गया था जिसे दिल्ली विकास प्राधिकरण ने संकल्प संख्या 220 दिनांक 1-5-1965 द्वारा अंगीकार किया, उनके एवं भारत सरकार (दिल्ली प्रशासन) द्वारा का.आ. संख्या 104 दिनांक 23.06.1983 द्वारा दिल्ली राजपत्र असाधारण के भाग IV में प्रकाशित एवं भवन निर्माण 31 विधि 1983 एवं लागू तथा उत्तरवर्ती संकल्पों तथा नगर निर्माण उपविधि 1983 के संशोधन इस दिल्ली एकीकृत भवन निर्माण उपविधि 2016 के लागू होने की दिधि से अधिक्रमिit सम्झे जाएंगे।

## DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 22<sup>nd</sup> March, 2016  
(Unified Building Bye Laws for Delhi 2016)

### Chapter 1

#### General

S.O. 1191(E).— In exercise of the powers conferred under sub-section (1) of Section 57 of Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government hereby make the following regulations.

The regulations earlier notified under these clauses vide Notifications No. S.O. 513, dated 26-2-1959 Gazette of India, Part-II, Section 2 (ii) dated 7-3-1959, as adopted by the Delhi Development Authority, vide Resolution No. 229 dated 1-5-1965 and the Building Bye Laws 1983, published in Extra Ordinary Part IV of Delhi Gazette, published by Government of India (Delhi Administration) vide S. O. No. 104, dated 22.06.1983, in force and subsequent regulations and amendments in Building Bye Laws 1983 shall stand superseded from the date these Unified Building Bye-Laws for Delhi 2016, shall come into force.

#### 1.0 Short Title, Extent and Commencement

These bye laws shall be called "**UNIFIED BUILDING BYE LAWS FOR DELHI 2016**". These shall be applicable to the National Capital Territory of Delhi. It shall come into force on such date as the appropriate Government / Authority / Body, by notification in the Official Gazette, appoint.

#### 1.1 Jurisdiction

These Unified Building Bye-Laws shall be applicable to the area under jurisdiction of the Delhi Development Authority and concerned local bodies.

#### 1.2 Applicability

These building byelaws shall be applicable to all building activities and read in conjunction with specific notifications in respect of urban villages/rural villages, unauthorized regularized colonies and for special areas with regard to regularized resettlement colonies (as mentioned in Chapter 6- Regulations Notified by Delhi Development Authority). These Bye-laws shall be reviewed at the end of every five years. The system of implementation of these building byelaws shall be uniform in the Delhi Development Authority and all the concerned local bodies.

  
**भारत का राजपत्र**  
**The Gazette of India**

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्रधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 938]

नई दिल्ली, बुधवार, अप्रैल, 5, 2017/चैत्र 15, 1939

No. 938]

NEW DELHI, WEDNESDAY, APRIL 5, 2017/CHAITRA 15, 1939

दिल्ली विभाग प्राधिकरण

अधिसूचना

नई दिल्ली, 5 अप्रैल, 2017

विषय : दिल्ली एकीकृत नगर न्यायविधि (यू.बी.बी.एन.) 2016 में संशोधन

क्र.आ. 1053(अ).—दिल्ली विकास प्राधिकरण, एन.ए.आर., दिल्ली विधान सभियोग 1957 (1957 भा 51) की धारा 57 द्वारा पदम अस्त्रियों का प्रयोग करते हुए केन्द्र सरकार के पूर्व अनुमोदन से, दिल्ली एकीकृत नगर न्यायविधि (यू.बी.बी.एन.) 2016 में निम्नलिखित संशोधन करने हैं।

क्र.सं.	1191 (ई) दिनांक 22/03/2016 के द्वारा प्रस्तावित संशोधन अधिसूचित यू.बी.बी.एन. 2016 का अध्याय/पैरा/खण्ड/उप खण्ड	प्रस्तावित संशोधन
i	ii	iii
1	अध्याय 1  उप खण्ड 1.4 परिवाराएं  1.4.10  क्षेत्राधिकार संयोजन प्राधिकरण : दिल्ली विकास प्राधिकरण, नई दिल्ली नगर प्राधिकरण, दिल्ली विकास प्राधिकरण, नई दिल्ली नगर प्राधिकरण, दिल्ली नगर निगम, कगरी नगर निगम, पूर्वी नगर निगम, दिल्ली छावनी बोर्ड को अपने क्षेत्राधिकार/संबंधित स्थानीय विभाग कह गया है।  1.4.30	संशोधित संशोधन  क्षेत्राधिकार प्रणाली प्राधिकरण : दिल्ली विकास प्राधिकरण, नई दिल्ली नगर प्राधिकरण, दिल्ली नगर निगम, कगरी नगर निगम, पूर्वी नगर निगम, दिल्ली छावनी बोर्ड को अपने क्षेत्राधिकार/प्राधिकरण कह गया है।  1.4.30
	नोट (पोस्टिगम) :- एक उदाहरण पत्र जो किसी एक/बहुस्तरीय पार्किंग के सन्दर्भ में प्रेषित कर रना हो जिसे भू-दस्तावेज, पीप रोपण, लैंड टाइट, तरण-नाल, डेक, सभ, मथल, आवागमन, विविध टॉवर	नोट (पोस्टिगम) :- एक उदाहरण पत्र जो किसी एक/बहुस्तरीय पार्किंग के सन्दर्भ में प्रेषित कर रना हो जिसे भू-दस्तावेज, पीप रोपण, लैंड टाइट, तरण-नाल, डेक, सभ, मथल, आवागमन, विविध टॉवर

**DELHI DEVELOPMENT AUTHORITY  
NOTIFICATION**

New Delhi, the 5th April, 2017

**Sub: Modifications in the Unified Building Bye-Laws (UBBL) for Delhi 2016**

S.O. 10530(F).—In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the prior approval of the Central Government, hereby make the following modification in the Unified Building Bye-Laws (UBBL) for Delhi 2016.

S. No	Chapter/Para/Clause/sub-clause of UBBL 2016 Notified vide 11914(E) dated 22.03.2016	Proposed Modifications
1	II	II
1	<p><b>Chapter 1</b> <b>Sub-clause 1.4 Definition</b></p> <p><b>1.4.10</b> Authority having Jurisdiction: The Delhi Development Authority, New Delhi Municipal Council, South Delhi Municipal Corporation, North Delhi Municipal Corporation, East Delhi Municipal Corporation, Delhi Development Board hereinafter called the 'Authority' concerned local body.</p> <p><b>1.4.50</b> Podium: A raised platform constructed as top most level of any single/multi level parking which can be used for landscaping, planter, cat lot, swimming pool, deck, assembly space, movement, building tower/s, etc.</p>	<p><b>1.4.10</b> Sectioining Authority: The Delhi Development Authority, New Delhi Municipal Council, South Delhi Municipal Corporation, North Delhi Municipal Corporation, East Delhi Municipal Corporation, Delhi Cantonment Board hereinafter called the 'Sectioining Authority'.</p> <p><b>1.4.50</b> Podium: A raised platform constructed as top most level of any single/multi level parking which can be used for landscaping, planter, cat lot, swimming pool, deck, assembly space, movement, building tower/s, parking etc.</p>
2	<p><b>Chapter 2</b> <b>Procedure and Documentation for Sanction/Completion of Building Plans</b></p>	<p><b>Chapter 2</b> <b>Procedure and Documentation for Sanction/Occupancy-cum-Completion of Building Plans</b> The Entire chapter has been revised and annexed as Annexure A in this notification.</p>
3	<p><b>Chapter 3</b> <b>Streamlining Building Plan Approvals and Environmental Clearance</b></p>	<p><b>Chapter 3</b> <b>Risk Based Classification and Environmental Conditions for Streamlining Building Plan Approvals</b> The Entire chapter has been revised and annexed as Annexure B in this notification.</p>
4	<p><b>Chapter 7</b> <b>General Building Requirements/Provisions</b></p> <p><b>7.11.2</b> Minimum width provisions for passageway/Corridor I. Passageway/ corridor constructed more than the prescribed /permissible limit should not be counted towards FAR calculations.</p>	<p><b>Chapter 7</b> <b>General Building Requirements/Provisions</b></p> <p><b>7.11.2</b> Minimum width provisions for passageway/Corridor I. The additional area of passageway/ corridor constructed over and above the prescribed /permissible limit, should not be counted towards FAR but shall be counted in Ground Coverage (Sec 7.17.2.1)</p>
5	<p><b>7.11.2</b> The minimum width of the exit doorways shall be equivalent to the width of the staircase as prescribed in the table no 7.1 for low-rise residential oriented development and table no 8.1 for other use premises.</p>	<p><b>7.11.2</b> The minimum width of the exit doorway shall be equivalent to the width of the staircase as prescribed in the table no 7.1 for low-rise residential oriented development and table no 8.1 for other use premises. However in case of Hospitals, the width shall not be less than 2.25m. In case of patient room upto 2 beds and not less than 2 m in case of patient wards.</p>

SHIV DAS MEENA, IAS  
Joint Secretary & Vision Director (AMRUT)  
GOVERNMENT OF INDIA,  
MINISTRY OF HOUSING AND URBAN AFFAIRS



शिवदास मीना, आईएएस  
संयुक्त सचिव एवं दूरदर्शन निदेशक (अमृत)  
भारत सरकार  
खानेदारा और शहरी कार्य विभाग



15/1-18  
15/1/18

D. O. No. K.14011/14/2018-UD II Vol. II (PL II)/AMRUT/IA

Dated: 15<sup>th</sup> January 2018

Dear Sir,

As you are aware, in the World Bank's Doing Business Report 2018, the rank of the country has improved substantially from 130 to 100. However, in case of Ease of Doing Business in 'Dealing with Construction Permit' India's position has improved only marginally from 185 to 181. One of the reasons for this is lack of awareness among stakeholders about the reforms implemented due to which, the Doing Business Team of World Bank could not get proper feedback about the reforms undertaken.

2. In this context, Secretary, DIPP has informed vide D.O. letter No. 10(50)/2017-BE.I dated 20.12.2017 that the private sector experts consulted by Doing Business Team of World Bank, have informed that many procedures and documents, though have been eliminated by law, are still required in practice. He has also stated that several physical interactions are still taking place. It is, therefore, important that these issues are addressed immediately. Further, as indicated by the Secretary, DIPP to improve the delivery of reforms, it is imperative to train front-line officials involved in issue of construction permits in Delhi and Mumbai for fast tracking the reforms under construction permit.

3. The Cabinet Secretary vide D.O. letter No. CR2/211/2016-CA-IV dated 13.12.2016 has instructed to ensure that the reforms implemented are foot on ground. A list of reforms to be undertaken relating to Construction Permit received from the Cabinet Secretary is enclosed.

4. In order to achieve significant improvement in the Doing Business Report 2019, it is necessary to implement pending reforms at the earliest so they are felt on ground well before 1<sup>st</sup> May, 2018 and are considered for the ensuing Doing Business Report. I shall be grateful if you could kindly take necessary action towards implementation of pending reforms and also arrange for interaction with emancipated architects/engineers and other stakeholders to generate awareness about the Online Building Plan Approval System.

with best regards

1/16/18

E.M./com-(182)/dir (S&T)  
com

Yours sincerely,

*Shiv Das Meena*  
(Shiv Das Meena)

Shri Uda, Pratap Singh, IAS  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan, New Delhi

*Uda*

Indicators	Reforms	Timeline
Dealing with Construction Permits	Reduce number of procedures to 8 for obtaining construction permits from building plan approval till issuance of completion-occupancy certificate (as per Clause 10.3(h) of QBR 2016, amendment dated 05.04.2017)	Nov'17
Dealing with Construction Permits	Automate the risk based framework within the online single window system for obtaining building plan approval, inspection and completion/occupancy certificate	Nov'17
Dealing with Construction Permits	Conduct joint inspections following a risk based approach for entire lifecycle of construction activity (Pre-construction, During Construction and Post-Construction)	Nov'17
Dealing with Construction Permits	Amend the provision of Essential liability insurance to cover probable structural flaws for building with area of 525 sq. meters and above	Nov'17
Dealing with Construction Permits	Mandate online system for all approvals during the construction lifecycle from building plan approval till issuance of completion-occupancy certificate for all cases, including cases where building permission requests were made manually (before implementation of online building plan approval system)	Nov'17
Dealing with Construction Permits	Integrate all external departments and agencies concerned (Environment, Railways & MHA) with single window of MCD for issuing NOCs	Dec'17
Dealing with Construction Permits	Undertake business process re-engineering and integrate multiple (8) building plan and completion forms into 3 forms (for owner, architect and structural engineer)	Dec'17



Dealing with Construction Permits	Implement an online calculator for all costs involved in obtaining approvals from building plan till issuance of occupancy cum completion certificate, to provide an estimate before application is submitted	Dec'17
Dealing with Construction Permits	Eliminate requirement of Bank Guarantee for issuing occupancy certificate	Nov'17
Dealing with Construction Permits	Integrate the GIS based color coded maps of GSDI with the single window of MCD to enable applicant to determine NDC requirements	Dec'17
Dealing with Construction Permits	Create digitized color coded zoning maps for Forest/Wings areas and national highways in Delhi and integrate with single window clearance system	Dec'17
Dealing with Construction Permits	Reduce number of procedures to 8 for obtaining construction permits from building plan approval till issuance of completion-cum-occupancy certificate (as per Circular No. DTE/DP/36106/Gen dated 06.03.17)	Nov'17
Dealing with Construction Permits	Automate the risk based framework within the online single window system for obtaining building plan approval, inspection and completion/ occupancy certificate	Nov'17
Dealing with Construction Permits	Conduct joint inspections following a risk based approach for entire lifecycle of construction activity (Pre-construction, During Construction and Post-Construction)	Nov'17
Dealing with Construction Permits	Amend the provision of Commercial Liability Insurance to cover probable structural flaws for building with area of 225 sq. meters and above	Nov'17
Dealing with Construction Permits	Reuse Development Control Regulations (DCR) and increase FAR limits in Building Bye-Laws to reduce exemptions	Dec'17
Dealing with Construction Permits	Integrate all external departments and agencies concerned (Environment, Railways, NHAI, Port Trust, State Pollution Control Board, Maharashtra Area and Housing Development Authority, Maharashtra Regional Town Planning Authority, etc.) with single window of MCGM	Dec'17
Dealing with Construction Permits	Integrate the GIS based color coded maps with the single window of MCGM to enable applicant to determine NDC requirements of each plot	Nov'17
Dealing with Construction Permits	Develop color coded zoning maps for areas under Indian Railways and integrate with single window clearance system	Dec'17



A World Bank Group Flagship Report



# Doing Business 2018

## Reforming to Create Jobs



Comparing Business Regulation  
for Domestic Firms in 190 Economies

### Dealing with Construction Permits - Delhi

**Standardized Warehouse**

Estimated value of warehouse

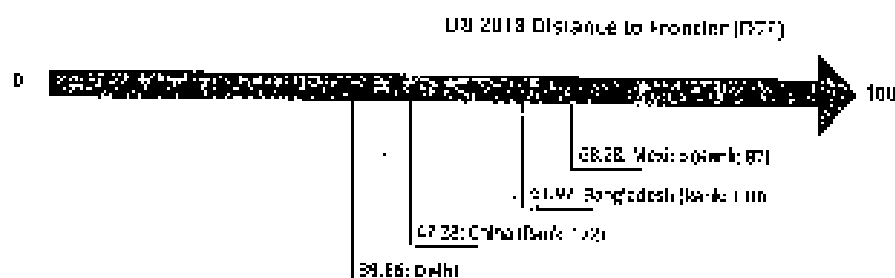
INR 5,673,337.75

City covered

Delhi

Indicator	Delhi	South Asia	OECD high income	Overall Best Performer
Procedures (number)	24	15.0	12.5	7.09 (Denmark)
Time (days)	157.5	193.9	141.5	27.5 (Korea, Rep.)
Cost (% of warehouse value)	23.0	17.6	1.5	0.10 (Ecuador)
Building quality control index (0-15)	11.0	8.7	11.4	15.00 (Ecuador)

Figure – Dealing with Construction Permits in India and comparator economies – Ranking and DTF



Note: The ranking of economies on the ease of dealing with construction permits is determined by sorting their distance to frontier scores for dealing with construction permits. These scores are the simple average of the distance to frontier scores for each of the component indicators.

5	<p><b>Notarize the affidavit/undertaking</b></p> <p>Agency: Notary Public</p> <p>The building company must submit an Affidavit/Undertaking on non-judicial paper of INR 10, duly obtained by the Oath Commissioner when applying for the Building Permit. In the affidavit, the building company acknowledges that during the course of construction, no building material will be stacked on subsoil land.</p>	1 day	INR 100
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6	<p><b>Submit building plans for first scrutiny online and obtain approval</b></p> <p>Agency: Municipal Corporation of Delhi</p> <p>BuildCo applies for the sanction of the building plans online through the Common Application Form by submitting the following documents:</p> <ol style="list-style-type: none"> <li>1. Six copies of building plans and statements</li> <li>2. Proof of ownership</li> <li>3. Specifications of the proposed construction</li> <li>4. Supervisor certificate signed by the licensed architect/engineer, supervisor and purchaser</li> <li>5. Structural-stability Certificate signed by the licensed architect/engineer along with a copy of registration certificate (annexure A)</li> <li>6. Rain Water-Harvesting Certificate in case of plot size more than 100 square meters signed by the licensed architect and owner (annexure B)</li> <li>7. No Nuisance/Construction Nuisance Certificate signed by the owner (annexure C)</li> <li>8. Declarations in the form of Affidavits (annexure D-I)</li> <li>9. Certificate of No tax Due from the Property Tax Department</li> </ol>	3 days	INR 25,735
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All the plans must be signed by the licensed architect/engineer and owner registered with the Council of Architects/Institution of Engineers and shall indicate their names, addresses, license and enrollment numbers.

Notk-140/126/2017-AMRUT-IA  
 Government of India  
 Ministry of Housing and Urban Affairs

Newman Office, New Delhi  
 Dated: 20th February 2017

**ORDER**

**Subject: Task Force on Ease of Doing Business for its Urban Infrastructure**

In continuation of this Ministry's Order no. K-140/126/2017-AMRUT-IA dated 1st January 2016 on the subject mentioned above with the approval of competent authority, the Task Force on Ease of Doing Business for its urban infrastructure has been reconstituted and the composition of the said Task Force will be as follows:

(i)	Secretary, MoHUA	Chairman
(ii)	Additional Secretary (DMC), MoHUA	Member
(iii)	Vice Chairman, Delhi Development Authority	Member
(iv)	Joint Secretary (MIA), MoHUA	Member
(v)	Joint Secretary, Ministry of Civil Aviation	Member
(vi)	Joint Secretary, Ministry of Culture	Member
(vii)	Joint Secretary, Ministry of Defence	Member
(viii)	Joint Secretary, Ministry of P&CC	Member
(ix)	Joint Secretary, Ministry of Railways	Member
(x)	Joint Secretary, DIPP	Member
(xi)	Chairman, AMRUT	Member
(xii)	Municipal Commissioner, South MCD	Member
(xiii)	Secretary (UD), Govt. of NCT, Delhi	Member
(xiv)	Municipal Commissioner of MCDM	Member
(xv)	Chief Planner, MCD	Member
(xvi)	Chief File Officer, Govt. of NCT, Delhi	Member
(xvii)	Joint Secretary (AMRUT), MoHUA	Member Secretary

Terms of Reference of the Task Force shall be as follows:

- (i) The Task Force will take concerted steps to improve the content and quality of reform process.
- (ii) The Task Force will take necessary steps in consultation with MoHUA to ensure the timely implementation of reforms suggested by DIPP.

(Sd/-)  
 Under Secretary (UD), Govt. of India  
 20th Feb 2017

Cc to:

1. Joint Secretary (HUA)
2. Joint Secretary (DIPP)
3. All members of the Task Force

# ANNEXURE N-5

Ms. M. D. J. MEENA, IAS

Joint Secretary & Mission Director (AMRUT)

GOVERNMENT OF INDIA

MINISTRY OF HOUSING AND URBAN AFFAIRS



सत्यमेव जयते



शिव दीप्ति मेनी, अवर स.एस.

संयुक्त सचिव एवं मिशन निदेशक (अमृत)

भारत सरकार

आवासन और शहरी कार्य मंत्रालय

D. O. No. K.14011/4/2018- AMRUT IIA

Dated: 5<sup>th</sup> January, 2018

Dear Sir,

This is regarding 'Ease of Doing Business' in dealing with construction permit. As you are aware, in the World Bank's Doing Business Report 2018, India's position in 'Dealing with Construction Permit' has improved only marginally from 185 to 181. It is seen from the Doing Business Report, 2018 that some of the reforms implemented have not been captured by the World Bank team as either these reforms have not been felt on ground or the experience of the architects and other stakeholders, giving feedback to the World bank team, has not been good.

2. In this regard a Seminar-cum-Workshop was organized by MCD on 27<sup>th</sup> December, 2017 chaired by Secretary, Ministry of Housing & Urban Affairs wherein, certain gaps in the implementation of reforms were observed. The Front line officials present in the Seminar confirmed that these gaps exist on ground, due to which a number of procedures and physical interactions were recorded by the World Bank, leading to below par improvement in the ranking. These gaps require to be addressed at the earliest to realize notable improvement in the upcoming assessment.

The gaps in the implementation are stated below:

- i) **Procedure 4, obtain certificate of no tax due:** During the interaction, engineers confirmed the requirement of latest receipt of property tax payment from House Tax department of the Municipal Corporation as per Clause 2.12.5 of Unified Building Bye Laws, 2016 (UBBL). The same needs to be submitted with the application for building permit and is captured in this year's report. Hence, it is necessary to eliminate the same.
- ii) **Procedure 5 & 19, requirement for notarized affidavit:** Clause 2.12.9 of UBBL requires submission of an indemnity Bond by the Owner(s), in case basement was to be constructed. Also, UBBL requires applicant to submit affidavits for sanction of building plans for Government buildings. This requirement could be replaced by a self-declaration.
- iii) **Procedure 11, Submit online commencement notice to the relevant Municipal Corporation:** Requirement of submission of commencement notice to the relevant Municipal corporation is not mentioned in the UBBL but exists in Delhi Municipal Corporation Act, 1957. The same should be dispensed with.

Cont...2

- iv) Delhi Fire Services still accepts physical applications: Delhi Fire Services is still issuing offline NOCs against physical applications received from NDMC, DDA and MCDs. This should essentially be done electronically.
- v) Requirement of obtaining 'Consent to Establish' from OPCC for building plan permit exists. This could be eliminated for the case study under consideration.
- vi) Electronic system for building permits: All approvals including additions and alterations and building plan approval till issuance of Completion-cum-Occupancy Certificate are in some cases processed manually. These procedures should be electronically processed, for all cases including building permission requests which were manually initiated.

3. In order to achieve significant improvement in the Doing Business Report, 2019, it is necessary to implement pending reforms at the earliest so that the improvements are felt on ground by May 2018. I shall be grateful if you could kindly direct the concerned officials to take necessary action to address above issues and expedite pending reforms.

*with best regards.*

Yours sincerely,  
*Shiv Das Meena*  
(Shiv Das Meena)

Shri Udal Pratap Singh, IAS  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan, New Delhi

**F. No. K-14011/14/2016-AMRUT-IA  
Government of India  
Ministry of Housing and Urban Affairs**

Nirman Bhawan, New Delhi  
Dated: 03 January, 2018

**MEETING NOTICE**

**Subject : Meeting at 3.00 PM on 11.01.2018 to discuss various initiatives/reforms to enhance "Ease of Doing Business" in India.**

A meeting to discuss various reforms to enhance "Ease of Doing Business in Construction Permits under the chairmanship of Additional Secretary (D&C), Ministry of Housing & Urban Affairs will be held at 3.00 PM on 11.01.2018 in Conference Hall, Room No. 123 'C', Nirman Bhawan, New Delhi.

It is requested to make it convenient to attend the meeting.

  
(Rajeev Kumar Das)

Under Secretary to the Govt. of India  
Tel: 011-23061137

To

1. Secretary, Ministry of Civil Aviation, New Delhi.
2. Secretary, Ministry of Culture, New Delhi
3. Additional Secretary (Housing), Ministry of Housing and Urban Affairs, New Delhi
4. Vice Chairman, Delhi Development Authority, New Delhi
5. Joint Secretary (LR), Department of Land Resources, Room No. 10, Ground Floor, NBO Building, Nirman Bhawan, New Delhi.
6. Joint Secretary (Coordination & Works), Ministry of Defence, 192 A, South Block, New Delhi
7. Joint Secretary (DIPP), M/o Commerce, & Industry, Udyog Bhawan, New Delhi.
8. Joint Secretary, M/o Environment, Forest and Climate Change, Indira Paryavaran Bhawan, New Delhi.
9. The Chairman, Railway Board, Ministry of Railway, Rail Bhawan, New Delhi.
10. Principal Secretary, Department of Urban Development, Government of NCT Delhi, Delhi.
11. Secretary (Revenue), Department of Revenue, Government of NCT Delhi, Delhi.
12. Principal Secretary, Department of Environment, Government of NCT Delhi, Delhi
13. Principal Secretary, Department of Power, Government of NCT Delhi, Delhi
14. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
15. Member-Secretary, National Monuments Authority, New Delhi
16. Chairman, Airports Authority of India, New Delhi
17. Chairman, New Delhi Municipal Council, Palika Kendra, Parliament Street, New Delhi
18. Secretary, Delhi Urban Arts Commission, New Delhi
19. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
20. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi.
21. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
22. Chief Fire Officer, Delhi Fire Service, New Delhi
23. Chief Planner, Town & Country Planning Organization, New Delhi
24. Managing Director, Geo Spatial Delhi Limited (GSDL), C-Wing, III Level, Vikas Bhawan-II, Civil Lines, New Delhi-110054
25. Chairperson, Delhi Pollution Control Board, ISBT Building, Kashmere Gate, Delhi - 110006
26. The CEO, Delhi Jal Board, Varunalya Phase II, Handewala, New Delhi-5
27. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 5, Sham Nath Marg, Delhi - 110054
28. Special Commissioner Industries, Govt. of NCT of Delhi, New Delhi
29. Additional Principal Chief Conservator of Forest, Govt. of NCT of Delhi, Vikas Bhawan, New Delhi.

Copy to: PSO to Secretary (HUA)PS to AS (D&C)PS to JS (AMRUT)PS to Director (AMRUT-3)



Meeting on Ease of Doing Business-Construction-Permit: Delhi (MCD) to be held at 3.50 PM on 11.1.2018 under the chairmanship of Additional Secretary(D&C)

Agenda:

1. Reduction in procedures and time taken –Whether joint inspection has been operationalized.
2. Automated time frame for getting NOCs within 15 days. Upon expiry of the given time frame, the particular NOC should automatically be closed and deemed approval should be given. – whether operationalized.
3. Reduction in Timelines of internal agencies: Delhi Jal Board, DPCC, Fire Department, Chief Inspector of Factories, Labour Department- GINTD to reduce the time taken in their respective clearances.
4. Simplification and integration of Forms.
5. Integration of clearances of External Agencies viz., Ministry of Railways, National Highway Authority of India and Ministry of Defence.
6. Interlinking & up-dation of websites. All the agencies concerned viz., (Delhi Jal Board vis-a-vis MCD, DPCC vis-a-vis MCD, Fire Services vis-a-vis MCD, Labour Department vis-a-vis MCD) – which of the following have been completed, and if the applicant gets linked directly and has to pursue or it is an internal process.
7. Preparation of Colour coded Zonal Maps of Railways and National Highway Authority of India (Ministry of Railways and National Highway Authority of India)
8. Preparation of a color coded map of forest department and integrate it with the online building plan approval system. (MCD and Forest Department, GINTD)
9. Sorting out GIS Mapping problems with Geo Spatial Delhi Limited (GSDL) and also mapping of forest ridge area of NCT Delhi (MCD and GSDL).
10. Separate link/window to be given for site inspection and time should be intimated to the applicants through online. Inspection should be fixed within a week. (MCD)
11. Road cutting charges for laying water supply/sewerage lines except 5-10 meters to be included in the cost of the building by the applicant (MCD and Delhi Jal Board)
12. Issuance of notification regarding reduction of built up space upto 75% sq. mtr for latent defect liability and decennial indemnity insurance in the Building Bye Laws. (Delhi Division)
13. Losing 1 mark in Professional certifications index unnecessarily: Why the qualifications of professionals verifying compliance of plans & drawings and supervising construction on the ground is not being captured by the CoDO? Can it be published online that only licensed persons are involved?
14. Record of interactions with all the Architects (267) and Engineers (50) empanelled with MCD and details of stakeholder consultations held in the last year (MCD)
15. Plans for more interaction seminars & awareness activities over next few months, so with empanelled architects. Can include some demonstration sessions on OEPAS usage. (MCD)

16. Compliance to the letter dated 01/01/2018 received from Secretary DPP on the following points:
- (i) **Procedure 4, obtain certificate of no tax due:** There is requirement of latest receipt of property tax payment from House Tax department of the Municipal Corporation as per Clause 2.12.5 of Unified Building Bye Laws, 2018 (UBBL). The same needs to be submitted with the application for building permit and is captured in this year's DB report. Hence, it is necessary to eliminate the same.
  - (ii) **Procedure 5 & 19, requirement for notarized affidavit:** Clause 2.12.9 of UBBL requires submission of an indemnity Bond by the Owner(s), in case basement was to be constructed. Also, UBBL requires applicant to submit affidavits for sanction of building plans for Government buildings. This requirement could be replaced by a self-declaration.
  - (iii) **Procedure 11, Submit online commencement notice to the relevant Municipal Corporation:** Requirement of submission of commencement notice to the relevant Municipal corporation is not mentioned in the UBBL but exists in Delhi Municipal Corporation Act, 1957. The same should be dispensed with.
  - (iv) **Delhi Fire Services still accepts physical applications:** Delhi Fire Services is still issuing offline NOCs against physical applications received from NDMC, DDA and MCDs. This should mandatorily be done electronically.
  - (v) **Requirement of obtaining 'Consent to Establish' from DPCC for building plan permit exists.** This could be eliminated for the case study under consideration.
  - (vi) **Electronic system for building permits:** All approvals including additions and alterations and building plan approval till issuance of Completion cum-Occupancy Certificate are in some cases processed manually. These procedures should be electronically processed, for all cases including building permission requests which were manually initiated.
17. Evaluation Study of ODPAS in Delhi & Mumbai by NIUA and team members for ICPD. Necessary cooperation for the same.

No. K 1401/142018/AMRUT-IA  
Government of India  
Ministry of Housing and Urban Affairs  
(AMRUT-IA Desk)

Nirman Bhawan, New Delhi  
Date: 10<sup>th</sup> January, 2018

Sub: Minutes of the Meeting to discuss various initiatives/ reforms to enhance "Ease of Doing Business" in dealing with Construction Permits held at 3.00 PM on 11.01.2018.

The undersigned is directed to forward herewith a copy of the minutes of the meeting held at 3.00 PM on 11.01.2018 under the chairmanship of Additional Secretary (D & C) to discuss various initiatives/ reforms to enhance "Ease of Doing Business" in dealing with Construction Permits. It is requested that further necessary action may kindly be taken accordingly.

  
(Rajeev Kumar Dast)

Under Secretary to the Govt of India  
Tel: 261-23081137

To

1. Secretary, Ministry of Civil Aviation, New Delhi
2. Secretary, Ministry of Culture, New Delhi
3. Additional Secretary (Housing), Ministry of Housing and Urban Affairs, New Delhi
4. Additional Secretary (DIPP), Ministry of Commerce & Industry, Udyog Bhawan, New Delhi
5. Vice Chairman, Delhi Development Authority, New Delhi
6. Joint Secretary (LR), Department of Land Resources, Room No. 10, Ground Floor, ABC Building, Nirman Bhawan, New Delhi
7. Joint Secretary (Coordinator & Works), Ministry of Defence, 198 A, South Block, New Delhi
8. Land & Development Officer, L & D Office, Ministry of Housing and Urban Affairs, New Delhi
9. Joint Secretary, MoE Environment, Forest and Climate Change, New Delhi
10. The Chairman, Railway Board, Ministry of Railway, No. Bhawan, New Delhi
11. Principle Secretary, Department of Urban Development, Government of NCT Delhi, Delhi
12. Secretary (Revenue), Department of Revenue, Government of NCT Delhi, Delhi
13. Principal Secretary, Department of Environment, Government of NCT Delhi, Delhi
14. Principal Secretary, Department of Power, Government of NCT Delhi, Delhi
15. Managing Director, Delhi Metro Rail Corporation (DMRC), New Delhi
16. Member-Secretary, National Monuments Authority, New Delhi
17. Chairman, Airports Authority of India, New Delhi
18. Chairman, New Delhi Municipal Council, Patka Khera, Parliament Street, New Delhi
19. Secretary, Delhi Urban Area Commission, New Delhi
20. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
21. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi
22. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
23. Chief Fire Officer, Delhi Fire Service, New Delhi
24. Chief Planner, Town & Country Planning Organization, New Delhi
25. Managing Director, Geo Space Delhi Limited (GSDL), Civil Lines, New Delhi - 110054
26. Chairperson, Delhi Pollution Control Board, ISBT Building, Kashmir Gate, Delhi - 110008
27. The CEO, Delhi Lal Board, Varunajaya Phase II, Jhandewalan, New Delhi - 5
28. The Labour Commissioner, Office of the Labour Commissioner, Government of NCT of Delhi, 6, Sham Nath Marg, Delhi - 110004
29. Special Commissioner Industries, Govt of NCT of Delhi, New Delhi
30. Chief Conservator of Forests & Chief Wildlife Warden, Govt of NCT Delhi, New Delhi

Copy to: PSO to Secretary; IUA/PS to AS (D&C)/PS to JS (AMRUT-IA)/PS to Director (AMRUT-IA)

Minutes of the meeting to discuss the various initiatives/ reforms to enhance "Ease of Doing Business" in Dealing with Construction Permits held at 3.00 PM on 11.1.18 in Room No. 123 C Nirman Bhawan, New Delhi.

A meeting was held under the Chairmanship of Additional Secretary (D&C), Ministry of Housing and Urban Affairs at 3.00 PM on 11 January, 2018 to review the efforts made by the Municipal Corporations of Delhi and other agencies to implement the reforms under Ease of Doing Business in Dealing with Construction Permits. The list of participants is at Annexure.

In the opening remarks, Additional Secretary (D&C) welcomed all the participants and stated that a number of reforms have been implemented/initiated by MCD and other agencies during the last one and a half years but the same does not seem to have been reflected in the Doing Business Report 2018 and also some of the agencies are still entertaining physical submission of application for building plan approval. He cited the example of DUAC where hard copies of the building plans were being accepted till sometime back at the request of the MCDs. In this scenario, he stressed the need to pinpoint such issues and find out remedial solutions so that it does not occur in future and ensure that no offline submission be accepted by MCD/DDA/NDMC/DUAC etc. as well as other internal and external agencies.

AS (DIPP) urged all MCDs and other agencies involved in granting NOC to work proactively for reducing the procedures and timelines and all procedures involved in building plan process to be done online and all efforts to be made in this regard by the concerned agencies to ensure significant improvement in DB Report, 2019.

Based on the detailed discussions and deliberations during the meeting, it was decided to take following actions/steps to improve Ease of Doing Business in construction permits so that the country's rank improves significantly in DB Report, 2019.

#### 1. Reduction in Number of Procedures and time taken through Joint Inspection

It was decided to conduct joint inspection on Tuesdays and Thursdays and conducting joint inspection for a maximum period up to 7 days. The modus operandi of joint inspection need to be evolved especially taking into account the availability of officers in the inspection team. If particular personnel are not able to participate in the joint inspection, then system generated intimation on the same day for making alternative personnel or day should be ensured, though, not exceeding maximum seven days. Additional Secretary (D&C) directed all the stakeholders involved in the building plan approval for reduction in number of procedures and time taken for approval.

(Action: MCD/DDA/NDMC and All agencies involved in issuing NOC)

#### 2. Automated timeframe for getting NOCs within 15 days

i) It was decided to expedite the process of automated timeframe for getting NOC within 15 days by all the agencies concerned otherwise it would be deemed as approved. Additional Secretary (D&C) directed GSDL to expedite the survey work so that entire NCT Delhi is in GIS platform.

ii) Representative of NMA stated that they have received three applications through online which gave wrong information and accordingly, MCD have issued show cause notice to two of them. It was decided in the meeting that if any building proponent submits wrong information, the application is to be rejected and penal action be taken against the architect/owner including action against the professional under the Regulatory Act concerned.

- ii) The representative of NMA also stated that they receive the requisite information at a later stage due to the late submission of NMA App information. In this connection, he requested in the meeting that once area falls under the category of protected area of NMA, the application is accepted only when the building proponent submit the application through NMA mobile App. This proposal needs to be examined.
- iv) The representative of GSDL informed that they have completed 80% data collection for GIS mapping and obtaining remaining 20% is in the process. It should be expedited.

(Action: GSDL and All agencies involved in issuing NOC)

### 3. Reduction in Timelines of Internal Agencies

- i) All concerned agencies were categorically directed to expedite the reduction in timelines of issuing NOC through online only.
- ii) The representative of Delhi Jal Board stated that they have reduced the days for granting NOC from 35 to 15 days and also informed that due to reduction in connection charges, there is large number of applications for new connections. The request for connection is done through empaneled plumbers/contractors.
- iii) The representative of Delhi Pollution Control Committee stated that there is no requirement for NOC for installing the Generators for warehouse.

(Action: All agencies involved in issuing NOC (MCDs; DDA, NDMC)

### 4. Simplification and Integration of Forms

The representative of DDA stated that they have simplified various sub forms (declarations) into a single declaration form which is included in a Common Application Form. The proposed amendment in the USBL, 2016 has to be considered in the DDA meeting and Additional Secretary (D&C) desired that the same may be taken up in the forthcoming meeting.

(Action: DDA)

### 5. Integration of Clearances of External Agencies (Defence, Railways and NHAI)

Except the process of integrating with QBPAS with Railway, Defence, NHAI, etc. Additional Secretary (D&C) desired that the issue may be taken up with the concerned Ministries.

(Action: MoHUA, Min. of Defence, Min. of Railways and NHAI)

### 6. Interlinking & Updation of websites

All internal and external agencies involved in issuing NOCs should update their respective websites as well as interlinking the same with MCD dashboard for the benefit of applicant. NIUA should verify whether the websites are appropriately updated and link with MCD (QBPAS) properly working.

(Action: NIUA internal and external agencies issuing NOCs and MCD)

### 7. Preparation of Colour Coded Zonal maps (Railways and NHAI)

Additional Secretary (D&C) desired that matter to be taken up with the concerned agencies in a separate meeting.

(Action: MoHUA, Min. of Railways and NHAI)

8. Preparation of Colour Coded Map (CCM) of Forest Department

The representative of Forest Department stated that the mapping of some of the ridge area has to be undertaken by the Revenue Department, GNCTD. Accordingly, it was decided that Revenue Department, GNCTD to be invited in the meeting and Additional Secretary(D&C) directed to expedite the preparation of CCM of forest and the same should be integrated with OBPAS of MCDs. The representative of Forest Department stated that as per the Delhi Preservation of Tree Act, 1994, time given for NOC is 60 days and therefore, there may be some issues in case of deemed NOC after 15 days. AS (D&C) suggested that the possible alternatives to be examined include recommending suitable amendment in the Act or this service may be included in the right to service delivery act cutting down the timeline within 15 days.

(Action: Revenue and Forest Depts of GNCTD)

9. Sorting out GIS Mapping problems

Additional Secretary (D&C) directed GSDL to discuss with all the concerned agencies and MCD to sort out mapping problems.

(Action: GSDL, MCD, DDA, and all agencies issuing NOC)

10. Separate link/window to be given for site inspection

A separate link/window should be provided for site inspection and to coordinate with the officers and applicant for fixing the time and date for joint inspection.

(Action: MCDs, NDMC, DDA)

11. Road Cutting charge for laying water supply/ sewerage lines except 5-10 meters to be included in the cost of building by the applicant.

Representative of DJB stated that road cutting and restoration charges for laying water supply/ sewerage were done by them through empanelled plumbers and applicant have to pay the road cutting charges as well as restoration charges, exceeding 15 meters. It was suggested that road cutting charges to be borne by the applicant may be restricted to 5 metres and beyond that it has to be part of the building estimate.

(Action: MCDs, NDMC & DDA)

12. Issuance of notification regarding reduction of built-up space upto 750 sq.mt. for latent defect liability and decennial indemnity insurance in the building byelaws.

This has been approved by DDA and notification would be issued by MoHUA shortly.

(Action: Delhi Division, MoHUA)

13. Losing one mark in professional certifications' index unnecessarily

Representatives of MCDs stated that they have replicated the activities undertaken by the MCGM in this matter and are not clear why OB Report, 2018 did not consider the same and gave one mark less. Additional Secretary (D&C) directed the MCDs to look the matter and discuss the issue with MCGM.

(Action: MCDs)

14. Record of Interactions with all Architects, Engineers empanelled with MCD and details of stakeholder consultations

DDA and NDMC to record the documents relating to meetings and all interactions with Architects/Engineers and other stakeholders involved in the construction activities and minutes of the same to be uploaded on the MCDs website.

(Action: MCDs)

15. Plans for more interaction section and awareness activities

MCDs, DDA & NDMC to convene meetings with various stakeholders especially architects and discussions frequently to ascertain feedbacks particularly wrong feedback and invite building practitioners for solving their issues timely.

(Action: MCDs, DDA, NDMC)

16. Compliance of letter from Secretary (DIPP) dated 1.1.2018.

(i) Procedure 4 obtaining certificate of non-tax due

It was informed by representatives of DDA that Clause 2.12.5 of Unified Building Bye Laws, 2016 (UBBL) has been deleted. Additional Secretary (D&C) stated that necessary publicity be done in this regard and additional copies of the amendment to UBBL 2016 to be circulated.

(Action: DDA)

(ii) Procedure 5, 19 Requirement of Notarized Affidavit

It was informed by representatives of DDA that Clause 2.12.9 of UBBL which requires submission of an indemnity Bond, has been deleted. This must be brought to the notice of all concerned.

(iii) Procedure 11, Submission of Online commencement notice to the relevant Municipal Corporations

Procedure 11 is not the part of UBBL but the same exists in Delhi Municipal Corporation Act, 1957. Additional Secretary (D&C) directed MCDs and DDA to examine the matter relating to proposing suitable amendments to BMC Act.

(Action: DDA & MCDs)

(iv) Delhi Fire Service still accept physical application

It was noticed that DFS is still issuing NOC through offline mode. Additional Secretary (D&C) directed the DFS to issue all NOC in online mode only. The same directions were issued in the meeting chaired by Secretary, MoHUA on 29.12.2017.

(Action: DFS)

(v) Requirement of obtaining consent to establish from DPCC for Building Plan.

It was suggested to DPCC and Environment Department of GNCTD to do away with the requirement of obtaining consent for Building Plan approval.

(Action: DPCC & Environment Deptt, GNCTD)

(vi) Electronic System for Building Permits

MCDs, DDA, NDMC were directed that all proposals including additions, alterations in building plan approval till issuance of occupation cum clearance certificate be made only online.

(Action: MCDs, NDMC, DDA)

17. Evaluation Study of OBPAS in Delhi and Mumbai by NUA and Team Members from TCPO.

JS (AMRUT) requested all the agencies involved in the building plan approval process to extend co-operation and assistance with the team for timely completion of evaluation study.

(Action: MCD/DDA/NDMC and all the other agencies)

16. Reforms for Doing Business - 18 Indicator 3: Registering Property.

The meeting was also attended by Additional Secretary and Joint Secretary, Department of Land Resources on the issues connected with Ease of Doing Business pertaining to Registration of Property. The Additional Secretary, DoLR informed that they were holding meetings on this issue separately with the concerned agencies of Delhi including L&DO, MCDs etc.

The issues discussed in these meetings were digitalisation of database of agencies involved in the process of registration of property, streamlining the property registration system, development of an online system for mutation of land records, property tax records etc. In this context, she referred to discussions held in PMO on 27.10.2017 where some of these issues were directed to be jointly addressed by DoLR and MoHUA. These issues are mentioned in para nos. 7, 8 & 9 of letter no. 27012/2/2015-LRD (Vol.II) dated 11.01.2018 of DoLR issued to various Ministries and Governments.

After discussion, it was decided that as far as Delhi is concerned, these issues concern not only GNCTD but also the ULBs of Delhi as well as L&DO. Therefore, it was decided to hold joint meetings by MoHUA and DoLR with the concerned agencies for better coordination and speedier progress on these issues.

The Meeting ended with a vote of thanks to and from the Chair.

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List of Participants

Ministry of Housing and Urban Affairs

1. Shri Manoj Kumar, Additional Secretary- In chair
2. Shri Shiv Das Meena, Joint Secretary
3. Shri Amit Kataria, I & DO
4. Shri Rahul Kashyap, Director
5. Shri R. Srinivas, TCP, TCPO
5. Shri Rajeev Kumar Das, Under Secretary
7. Smt. D. Blessy, Asstt. TCP, TCPO
8. Shri Rakesh, Research Assistant TCPO

Department of Land Resources

9. Ms. Veena Ish. Additional Secretary
10. Shri Hukum Singh Meena, Joint Secretary

DIPP

11. Shri Shailendra Singh, Additional Secretary
12. Ms. Sakshi Gupta, KPMG

Ministry of Railway

13. Shri Anish Kumar, Director (9717641056, email: rd.director.sdi@gmail.com)

Ministry of Culture

14. Shri Navneet Soni, Member Secretary, NMA (9013850524, navneetsoni@hc(ma).com)
15. Shri T. J. Alone, Director (011-23075352, email: dlrmohu.asi@gmail.com)

Govt. of NCT Delhi

16. Shri S.S. Gill, Sp. Secretary (UD). (Tel: 23092270)
17. Shri Bharat Maheshwari, JCF, Dept. of Forest & Wildlife (9410148001)
18. Shri Saurabh Sharma, DCF, Dept. of Forest & Wildlife (8729981933, delhynctd@gmail.com)
19. Shri Arvind Rana, Dy. Commissioner, Dept. of Industries (8130500080, arvind@nic.in)

Airport Authority of India

20. Shri Raj Kumar, Jr. GM (9868974520, email: jrgmnoo-1@aai.aero)
21. Shri Keshav Dutt Sr. Software (9862272566, email: kasher.dutt@niti-tech.com)

South Delhi Municipal Corporation

22. Shri A.K. Mittal, AE (9717788440, email: akmittalak@gmail.com)
23. Shri Acil Ahmed, EE (9717788202, email: acilacil@gmail.com)
24. Shri Suchi Mehta, SE (B):HQ (9717788022, email: suchimehta88@gmail.com)
25. Shri Pankaj Mittal, Delivery Manager (9550450608, pankaj.mittal@technahiktra.com)

**North Delhi Municipal Corporation**

- 26. Shri Ajay Nagpal, EE (9717758489, aajnagpal@gmail.com)
- 27. Shri V.R. Bansal, SE (9717787771, sebhq.ndmc@gmail.com)

**Delhi Development Authority**

- 28. Shri Surjit Jaradhara, Director
- 29. Shri Sanjeev Kumar, AA (B) (9810662997)
- 30. Shri Bibek Hota, Regional Manager (9312811394)
- 31. Shri Rajesh Singh, Project Manager (9971964343, rajesh.singh@softtech-engr.com)

**New Delhi Municipal Council**

- 32. Shri Chanchal Yadav, Secretary (9402478000, secretary@ndmc.gov.in)
- 33. Shri Rajeev Sood, Chief Architect (9650165466)
- 34. Shri Parmod Sharma, Nodal Officer (9818332240)

**Delhi Fire Service**

- 35. Dr. G.C. Misra, Director (9998022730, gplmisra@yahoo.com)
- 36. Shri Atul Gang, C.F.O (9810705070)
- 37. Shri Virendra Singh, Dy. CFO (9881010690, dcfchg.d.fire@nic.in)

**National Institute of Urban Affairs**

- 38. Shri Anand Iyer, Chief Project Manager (a.ier@niua.org)

**Delhi Metro Rail Corporation**

- 39. Shri S.K. Roy, DGM (9650020129, sanjay\_roy@dmrc.org)

**Geospatial Delhi Limited**

- 40. Shri K. Murugan, Addl. GM (9810730534, k1.murugan@gmail.com)

**Delhi Pollution Control Committee**

- 41. Shri S.K. Goel, EE (9717513038)
- 42. Shri Pankaj Kapil, SEE (9717593514)

**Delhi Jal Board**

- 43. Shri Y.K. Sharma, CE (9850291324)
- 44. Shri Godbole, JD (9811431279)

**NIC**

- 45. Smt. Kamini Kapil, Scientist E (24305736, kamini@nic.in)

EM  
AC (1/2)  
Sri (1/2)

Mansu  
01/02/18

6860  
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No. 10(31)/2017-IB-1  
Government of India  
Ministry of Commerce & Industry  
Department of Industrial Policy & Promotion  
ICIDB Section

58-M  
01-02-18  
Udyog Bhawan, New Delhi  
Date: 31 January 2018

**MEETING NOTICE**

Subject: Meeting to discuss issues pertaining to World Bank's Doing Business indicator 'Dealing with Construction Permits'.

In its most recent substantial improvement in its ranking on the World Bank's Doing Business Report (DBR) released on 30 October, 2017, India improved its rank by 36 positions moving to 100<sup>th</sup> rank in this year's assessment. The Department of Industrial Policy & Promotion (DIPP), Ministry of Commerce and Industry, intends to examine the requirements of various states with the end objective of reducing the cost of the Permit. Ministry is currently among top 50 economies on the basis of Doing Business rankings at closing year.

224  
2/2/18

1. In Doing Business indicator, Dealing with Construction Permits, several new reforms measures undertaken in case for business environment and numerous reforms are underway. In this regard, it is pertinent to understand the implementation status and user experience. A meeting in this regard, is scheduled, under the chairmanship of Secretary, DIPP, on 2<sup>nd</sup> February, 2018 at 2 PM in Room No. 152, Udyog Bhawan, New Delhi.

2. You are requested to kindly make a concerted effort to attend the meeting, or arrange a representative if you are unable to attend, for the suggested exercise.

Received at 5:40 PM  
01/02/18

  
(Kanchan Kumar)

Under Secretary to Government of India  
Tel: 2366 1306  
Email: kanchan.kumar72@gov.in

- 1. Mr. Manoj Kumar, Additional Secretary, MoI/ICID
- 2. Mr. Anil Das Sharma, Joint Secretary, MoI/ICID
- 3. Mr. Uday Pratap Singh, Vice Chairman, DIPP
- 4. Mr. Puneet Kumar Goyal, Commissioner, SIADIC
- 5. Mr. Anil Mehra, Municipal Commissioner, BHOJAL
- 6. Mr. Shikha Anand Arora, World Bank Group
- 7. Mr. Zaker Anwar, Analyst (z.ankgpr@gnaf.com)
- 8. Mr. Pratik Chandra, Analyst (pc@delindiaclassroom.com)
- 9. Mr. Manish Dikshit, Analyst (manishd@gnaf.com)
- 10. Mr. Dilip Deshmukh, Analyst (dd@gnaf.com)

Sir, noted pl. Sir. (1/2) to attend pl.

22  
1/2/18

EM

Sir. (1/2)



## Agenda for discussion with Nodal and Implementation agencies

### Dealing with Construction Permits

India currently ranks 181 on this indicator. A sensitivity analysis indicates that the most important sub-indicator for India is the number of procedures: halving the number of procedures alone can increase the rank on this indicator by 12 places, and India's overall rank by 8 places. This can be done by implementing the following reforms:

Delhi:

#	Department	Reform	Pending Timeline
1.	MoHUA / MCDs	Implement reduction in number of procedures to 8 for obtaining construction permits from building plan approval till issuance of completion-cum-occupancy certificate	Oct'17
2.		Automate risk based framework within the online single window system for obtaining building plan approval, inspection and completion/ occupancy certificate	Oct'17
3.		Conduct joint inspections following a risk based approach for entire lifecycle of construction activity (Pre-construction, During Construction and Post Construction)	Oct'17
4.		Amend the provision of decennial liability insurance to cover probable structural flaws for building with area of 920 sq. meters and above	Oct'17
5.		MCD should make property tax due statement online and verifiable through single window software	-
6.		Replace uploading scanned copy of undertaking by e-undertaking	Dec'17
7.	MCDs / DCA	Undertake business process re-engineering and integrate multiple (8) building plan and completion forms into 3 forms (for owner, architect and structural engineer)	Oct'17
8.	MCDs	Mandate online NoCs from issuing agencies for all approvals during the construction lifecycle from building plan approval till issuance of completion-cum-occupancy certificate for all cases	Dec'17
9.	MCDs	Resolve system glitches faced by the architects (system delays and time out issues)	Dec'17
10.	MCDs	Implement system of random allocation of engineers for building plan approval	Dec'17
11.	MCDs	MCD may consider removing 'Others' tab to upload miscellaneous documents to avoid users to upload documents which are not required by law but are	Dec'17

#	Department	Reform	Pending Timeline
12.	MoHUA / MCDs	uploaded <u>In practice due to erstwhile requirements</u> Requirement of submission of commencement notice to the relevant Municipality, which still exists in Delhi Municipal Corporation Act, 1957 to be <u>done away with</u>	Dec'17
13.	MoHUA / D/S	Delhi Fire Services is still issuing offline NOCs to requests received from NDMC, DDA, MCD which should be made <u>mandatorily online</u>	Dec'17
14.	MCDs	MCD to prepare compendium of reforms in form of 'Then & Now' and upload on MCD's official website	Dec'17
15.	MoHUA / MCDs	Create a dedicated page on website of departments/ agencies concerned mentioning the inspections which are applicable for different category buildings (risk based inspection regime)	Dec'17
16.	MCDs	MCD to post a pop-up/ alert highlighting 'Requirement to enable macros for accessing online calculator'	Dec'17
17.	MCDs	MCD to update their website in order to make it user friendly, creating a dedicated <u>LoDR tab on the homepage</u>	Dec'17
18.	MoHUA / MCDs	MCD to replace requirement of uploading affidavits for sanction of building plans for Government buildings with <u>e undertakings</u>	Dec'17
19.	MCDs	MCD to enable online system to accept fees for completion of plinth level (i.e. INR 500) along with the <u>application fees for obtaining building permits</u>	Dec'17
20.	MCDs	Integrate all external departments and agencies concerned (DPOC, Railways & NHAI) with single window of MCD for issuing <u>NoCs</u>	Oct'17
21.	MCDs	Integrate the GIS based color coded maps of GSDL with the single window of MCD to enable applicants to <u>determine NOC requirements</u>	Oct'17

#### Mumbai:

#	Department	Reform	Pending Since
1.	MCGM	Implement reduction in number of procedures to 8 for obtaining construction permits from building plan approval till issuance of completion-cum-occupancy certificate	Oct'17
2.	MCGM	Automate risk based framework within the online single window system for obtaining building plan approval, inspection and completion/ occupancy certificate	Oct'17
3.	MCGM	Conduct joint inspections following a risk based approach for entire lifecycle of construction activity (Pre-construction, During Construction and Post-Construction)	Oct'17

#	Department	Reform	Pending Since
4.	MCGM	Amend the provision of decennial liability insurance to cover probable structural flaws for building with area of 929 sq. meters and above	Oct'17
5	MCGM	Following procedures to be converted online from 28 <sup>th</sup> February 2018: i. Apply for no-objection certificate (NOC) from Storm Water and Drain Department ii. Apply for no-objection certificate (NOC) from Sewerage Department iii. Apply for no-objection certificate (NOC) from the Hydraulic Engineer Department (water supply) iv. Receive inspection from Storm Water and Drain Department v. Receive inspection from Sewerage Department vi. Receive inspection from the Hydraulic Engineer Department (water supply) vii. Obtain NOC from the Storm Water and Drain Department viii. Obtain NOC from Sewerage Department ix. Obtain NOC from Hydraulic Engineer Department (water supply) x. Request and obtain NOC from Roads & Traffic Department xi. Request and obtain NOC from Chief Fire Office	Jan'18
6.	MCGM	NOC from Electric Department (utility) should be removed on immediate basis	Jan'18
7.	MCGM	Final NOC is required from the Hydraulic Engineering department as per section 270 A of Mumbai Municipal Act, MCGM to propose amendment in the section to remove the requirement of the NOC	Jan'18
8.	MCGM	MCGM to propose amendment in MRTP Act, 1966 to remove a separate procedure for 'obtaining plinth commencement certificate from sub-engineer and pay developments charges'. Also payment for development charges should be paid along with procedure to 'obtain Intimation of Disapproval and pay fees'	Jan'18
9.	MCGM	MCGM to send a communication to World Bank stating that the procedures observed on Request for completion NOC from roads and traffic department and receive inspection from roads and traffic department is not required	Jan'18
10.	MCGM	MCGM to consider the option to allow empaneled architects to do plinth inspection and allow further construction. If the plinth is not found appropriate it can be demolished	Jan'18

#	Department	Reform	Pending Since
11.	MCGM	Resolve issues related to functioning of payment gateway (of CAF) which takes upto 7 days for RTGS/NEFT payment and option of round off is not available for payments	Jan'18
12.	MCGM	Revise Development Control Regulations (DCR) and increase FAR limits in Building Bye-Laws to reduce exceptions	Oct'17
13.	MCGM	Integrate all external departments and agencies concerned (Environment, Railways, NHA, Port Trust, State Pollution Control Board, Maharashtra Area and Housing Development Authority, Maharashtra Regional Towns Planning Authority, Mumbai Metropolitan Region Development Authority, Maharashtra Industrial Development Corporation, etc.) with single window of MCGM	Oct'17

## COMMON APPLICATION FORM

(Chapter 2, 2.1.3)

APPLICATION TO ERECT, RE-ERECT, DEMOLISH, OR TO MAKE MATERIAL ALTERATION IN  
A BUILDING AS PER

## DESIGN AND SPECIFICATIONS

(To Be Submitted By the Owner)

To

The \_\_\_\_\_

New Delhi

Madam/Sir,

I/We hereby give notice that I/We intend to erect/re-erect/alter the Building No. \_\_\_\_\_ via plot No. \_\_\_\_\_ Block \_\_\_\_\_ No. \_\_\_\_\_ House \_\_\_\_\_ No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_ and in accordance with the building bye-laws of Delhi, and I forward herewith the following plans and specifications duly signed by me and \_\_\_\_\_ (name in block letters of Architect/Empanelled Engineer), Architect's Registration/Engineer Empanelment No. \_\_\_\_\_ who has prepared the plans, designs etc. and a copy of other documents/documents (as applicable).

Encl:

1. Plans and Drawings (Chapter 2, 2.1.4)
2. Ownership Documents. (Chapter 2, 2.1.3)
3. Indemnity Bond in Form A-1. (Chapter 2, 2.1.4)

The construction shall be carried out in accordance with the sanctioned building plan. The Owner/ Supervisor (supervising the construction) shall be responsible for any lapse on their part for such construction.

Digital Signature of Owner(s) \_\_\_\_\_

Name of Owner(s) \_\_\_\_\_

Address of Owner(s) \_\_\_\_\_

Date \_\_\_\_\_

## DECLARATION PROFORMA -1

## CERTIFICATE OF APPOINTMENT OF PROFESSIONALS

(Architect/ Engineer/ Supervisor)

## ARCHITECT/ ENGINEER/SUPERVISOR

(To be submitted by Architect/ Engineer/Supervisor)

(Chapter 2, Para 2.1.3a)

Self-attested Certification cum Undertaking on a plain paper

I/We, \_\_\_\_\_ do hereby declare as under:

I/ We are an Architect by profession and duly registered with Council of Architecture vide registration no. \_\_\_\_\_



Or

That I am an Engineer by profession and duly as per competency under these bye-laws, in the sanctioning authority.

Or

That I am a Supervisor by profession and duly as per competency under these bye-laws, in the sanctioning authority.

- 2) That I have been appointed as an Architect/Engineer/Supervisor for preparing the architectural design of building on Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ as per sanctioned building plans by the owner.
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority body within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

Digital Signature of Architect/Engineer/Supervisor \_\_\_\_\_

Name of Architect/Engineer/Supervisor \_\_\_\_\_

Address of Architect/Engineer/Supervisor \_\_\_\_\_

Date \_\_\_\_\_

(Chapter 2, Para 2.1.3.9)

STRUCTURAL ENGINEER

(To be submitted by Structural Engineer)

Self-attested certification -cum- attesting on a plain paper.

I We, \_\_\_\_\_, SA, WA, Mo SA \_\_\_\_\_ occupation Structural/Engineer, office at \_\_\_\_\_ do hereby solemnly affirm and declare as under:

- 1) That I am a Structural Engineer by profession as per competency under these bye-laws.
- 2) That I have been appointed as a Structural Engineer for preparing the structural design of building on Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ as per sanctioned building plans by the owner.
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Structural Engineer) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

Digital Signature of Structural Engineer \_\_\_\_\_

Name of Structural Engineer \_\_\_\_\_

Address of Structural Engineer \_\_\_\_\_

Date \_\_\_\_\_

## (Chapter 2, Para 2.1.3.a)

## SUPERVISOR

(To be submitted by Architect/Engineer/Supervisor)

Self-attested certificate—can-undertaking on a plain paper

I/We, \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_, Occupation: Supervisor,  
office at \_\_\_\_\_ do hereby solemnly affirm and declare as under:

- 1) That I am an Architect/Engineer/Supervisor by profession as per competency under these bye-laws.
- 2) That I have been appointed as an Architect/Engineer/Supervisor for supervising the construction of building on Plot No. \_\_\_\_\_ (Block No. \_\_\_\_\_) situated at \_\_\_\_\_ as per sanctioned building plans by the owner.
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the exact status of the building.
- 4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

Digital Signature of Architect/Engineer/Supervisor \_\_\_\_\_

Name of Architect/Engineer/Supervisor \_\_\_\_\_

Address of Architect/Engineer/Supervisor \_\_\_\_\_

Date \_\_\_\_\_

## DECLARATION PROFORMA -2

(Chapter 2, Para 2.1.3.b, 2.1.5 &amp; 2.6.5)

## CERTIFICATE OF STRUCTURAL SAFETY

(To be submitted by Structural Engineer)

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of building permit/occupancy-cum-completion for Building No. \_\_\_\_\_ on Plot no. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_.

- 1) Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
- 2) It is also certified that the structural design shall be/has been based on National Building Code, including safety from various hazards, based on soil conditions (as per Soil Testing Report no. \_\_\_\_\_ dated \_\_\_\_\_ prepared by \_\_\_\_\_) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/has constructed.

Encl: Soil Testing Report in case of High Risk Building \_\_\_\_\_

Digital Signature of Structural Engineer \_\_\_\_\_

Name of Structural Engineer \_\_\_\_\_

Address of Structural Engineer \_\_\_\_\_

Date \_\_\_\_\_

## DECLARATION PROFORMA-3

(Chapter 2, Para 2.1.3.c)

CERTIFICATE FOR SUPERVISION,  
NO NUISANCE AND DEBRIS REMOVAL.

(To be submitted by Architect/Engineer/Project Manager/Structural Engineer/ Supervisor)

To,  
The \_\_\_\_\_

New Delhi.

Messrs Sir,

1. Certified that erection / re-erection, demolition or essential alteration in and the drainage / sanitary work shall be carried out/ executed by me under my supervision (of Building No. \_\_\_\_\_ on \_\_\_\_\_ in \_\_\_\_\_ and I We certify that all the materials (type and grade) and workmanship of the work shall be in accordance with the specifications submitted along with the work, and shall be carried out according to structural design approved in sanctioned plans and which also includes the services like drainage, sanitary, water supply, electrical and fire safety no non-Compounding deviations shall be carried out during the course of construction.
2. Certified that the Debris during the construction will be removed on weekly basis. If the same is not done, in that case local body shall remove the debris/Debris and the cost with penalty be recovered from me/its.
3. Certified that during construction I/we shall properly screen the construction site off the main road by means of erecting a screen wall not less than 8 feet, in height from the ground level which shall be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be hoisted at the façade of the building to ensure that any falling material remains within this protected area.
4. Certified that noise related activities would not be taken up for construction at night during 10 P.M to 6 A.M.

Digital Signature of

Architect/Engineer/Project Manager/Structural Engineer/ Supervisor \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

## FORMA-1

(Chapter 2, Para 2.1.4)

## INDEMNITY BOND FOR BASEMENT

(To be submitted by Owner)

To be submitted on non-judicial e- stamp paper of Rs. 100/- duly witnessed by the District Commissioner/ Notary Public.

## INDEMNITY BOND

This Indemnity Bond, executed by Smt/Shri \_\_\_\_\_ D/o, S/o, Shri \_\_\_\_\_  
Resident of \_\_\_\_\_ hereinafter called the OWNER(S) of Plot No. \_\_\_\_\_  
in \_\_\_\_\_ Delhi/New Delhi in favour of the sanctioning authority, its successors or assigns

HEREBY WITNESSETH AS FOLLOWS:

WHEREAS the OWNER(S) have submitted the plan of basement & whereas the owners have represented to the sanctioning authority and if sanction is granted for the construction of the said basement the owners shall indemnify sanctioning authority of any loss at the time of digging or foundation of the said basement or in the course of construction of the basement or even thereafter, AND

WHEREAS the OWNER(S) have further agreed to indemnify sanctioning authority for any claims put up against the sanctioning authority body either by way of damage, compensation or in any other way in case the sanctioning authority is required to pay any such amount to any person or the owner or owners of the adjoining properties. The owners hereby agree and undertake to indemnify sanctioning authority to pay the full extent of the amount the sanctioning authority may require to pay to the extent hereinabove mentioned, AND

WHEREAS the OWNER(S) further undertake and agreed to indemnify the sanctioning authority for any such amount sanctioning authority may require to pay either by way of compensation or damage or any other amount and further undertake to indemnify the Authority concerned local body of all cost and expenses that the sanctioning authority may require to defend such action in any court of law. The owners undertaking that no excavation shall be carried out beyond permissible boundaries of plot. Any damage occurring during or due to excavation made at site to public street water drains shall have to be made good by the OWNER(S).

THEREFORE WHEREBY, in consideration of the above, an undertaking and indemnity is hereby given by the OWNER(S) to the sanctioning authority and the sanctioning authority in this behalf grant sanction of the building alongwith basement to the said OWNER(S).

In witness hereof, the OWNER(S) above mentioned put their hands and feet to the said indemnity bond on this \_\_\_\_\_ day of month of \_\_\_\_\_ year \_\_\_\_\_.

Signature of Owner(s) \_\_\_\_\_

Name of Owner(s) \_\_\_\_\_

Address of Owner(s) \_\_\_\_\_

Date \_\_\_\_\_

FORM-B-1

(Chapter 2, Para 2.3)

**GRANT/REFUSAL OF SANCTION**

NAME OF THE SANCTIONING AUTHORITY \_\_\_\_\_

File No. \_\_\_\_\_ Dated \_\_\_\_\_

To, \_\_\_\_\_

**GRANT OF SANCTION**

Dear Sir/Madam,

Sr/s: Sanction MS 12 of the Delhi Development Act 1957

Dear Sir/Madam

With reference to your application dated \_\_\_\_\_ for the grant of sanction to erect re-erect/add extension in the building to carry out the developments specified in the said application relating to Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Sector No. \_\_\_\_\_ Situated from \_\_\_\_\_ I have to state that the same has been sanctioned on \_\_\_\_\_ by the DDA subject to the following conditions and contingencies of the plan \_\_\_\_\_

1. The plans are valid up to \_\_\_\_\_ day of month \_\_\_\_\_ year \_\_\_\_\_

Years Initially,

For sanctioning authority \_\_\_\_\_ for (Macros/Smart) High Risk Building

Or

Digital Signature of Architect/Engineer/Supervisor \_\_\_\_\_ for Very Low and Low Risk Building

Dated \_\_\_\_\_

### COMMON OCCUPANCY-CUM-COMPLETION REQUEST FORM

(Chapter 2, Para 2.6)

#### (INTIMATION OF BUILDING COMPLETION)

To,

\_\_\_\_\_

New Delhi.

Sir,

We hereby certify that the erection / re-erection or material alteration in / at building no. \_\_\_\_\_ on / in \_\_\_\_\_ Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ scheme has been supervised and has been completed on \_\_\_\_\_ according to the plans sanctioned, sided office communication no. \_\_\_\_\_ date \_\_\_\_\_. The work has been completed to our satisfaction, the workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications.

- i. Certified that the building(s) has been constructed according to the sanctioned plan and structural design (one set of structural drawings as executed is enclosed) which incorporates the provisions of structural safety as specified in relevant prevailing IS Codes / Standards / Guidelines.
- ii. Further certified that detailed drawings and specifications of all services prepared by engineer for utility services.
- iii. It is also certified that construction has been done under supervision of Supervisor and adheres to the drawings submitted and the records of supervision have been maintained.

1. Plans and Drawings (Chapter 2, 2.6.1)
2. Ownership Documents (Chapter 2, 2.6.2)
3. Lift Manufacture Certificate (Chapter 2, 2.6.3)
4. Photographs of the building (Chapter 2, 2.6.4)
5. Structural Safety Certificate (Chapter 2, 2.6.5)

Permission to occupy or use the building may be granted

Any subsequent change from completion drawings will be the responsibility of the owners.

A) Digital Signature of the Owner

B) Digital Signature of Structural Engineer (Responsible for Structural Design)

C) Digital Signature of Architect/Engineer/Supervisor (Responsible for Architectural Design)

D) Digital Signature of the Supervisor (Responsible for supervision of the construction)



## ANNEXURE-XII

### Simplified Procedure for Government Building Plan Sanction (Please refer Clause 3.1.3 of this document)

#### A. SCOPE

1. In the existing laid down procedure, further simplification has been made for sanction of Building Plan to the Government buildings which forms part of approved layout plan of the colony.
2. "Government Building" means building being constructed on a land having ownership of Central Government, GNCTD or Local Bodies, and being constructed by the Government through its consolidated fund/ Urban local Bodies (ULB) Fund; and which are meant for public use. It does not include buildings/plots of subordinate organizations/ PSUs but include such buildings where the subordinate organization/ PSU is / are construction agency on behalf of Government.
3. Building Plan Application shall be prepared by the Architect of the concerned Department as per the provisions of MPD / these Building Bye Laws. In case, there is no Architect available with the concerned Department, the services of Architect of any other Government Department or subordinate agency can be availed. In case of private architect (registered with the Council of Architecture), the proposal shall be entertained, if the same is authenticated / endorsed by the Architect of above stated Government Departments.

The guidelines for approval of sanction of Building Plans for Government buildings shall be under:-

(i)	This procedure is applicable for the plots which forms part of the approved layout plan with respect to its size, shape and area of plot and its land use as shown in the approved layout plan.
(ii)	Building Plan Application will be prepared by the Architect concerned as per the provision of MPD / these Building Bye Laws.
(iii)	The Building Plan proposal shall be within the ambit of Master Plan and other zoning regulations, such as permissible ground coverage FAR, Height, right of way of road etc., applicable for the instant proposal. The Architect / Owner/ applicant shall be responsible to ensure that the application is submitted in accordance with these Building Bye Laws/ Master Plan for Delhi.
(iv)	The concerned department shall obtain the NOC regarding applicability of Development Control Norms from the Town Planning Department, MCD.
(v)	The Building Plan proposal submitted by the Architect/owner/ applicant of the concerned government Department shall also fulfill all the statutory requirements applicable for specific plots such as clearance from Delhi Urban Art Commission, Delhi Fire Service, Environment Clearance, ASI, DCP (Zoning), AAI, DMRC, Heritage Conservation Committee (HCC), NOC from lessor in case of leased sites, NOC from the Chief Controller of Explosives, Nagpur, Services Deptt. etc. (wherever required).
(vi)	The statutory clearances as required and mentioned at S.No (v) above shall be obtained directly by the concerned Department. However, for approval/ NOC from

	DUAC, the Government Department concerned shall submit a request letter with two sets of building plans along with proforma duly filled in for referring the proposal to DUAC after incorporation of recommendations of Delhi Fire Service in the proposal. The application shall accordingly be forwarded to DUAC by the concerned local body to enable the DUAC to abide by their Act, by affixing a stamp as Under: " Proposal Received under simplified procedure for ..... (name/ category of Government Building) forwarded to Delhi Urban Act Commission for Approval".
(vii)	After obtaining the requisite clearances/ approval, the applicant shall submit building plan application along with building tax as applicable under building bye laws and other applicable regulations along with requisite documents/ affidavits/ undertaking etc.
(viii)	In case, there are number of blocks for a particular Government building/ project, prior approval of layout plan is required. It would be necessary for the Department to obtain approval of Layout plan separately under provision of DMC Act (i.e. Clause No. 312 & 313) from the competent authority. Subsequently, building plan approval for such blocks can be processed under this Simplified Procedure. However, the approval of layout in such cases under Section 313/313 of the DMC Act, shall be required only when new streets within the site are created for connecting with an existing public or private street.
(ix)	Reliance/authenticity & validity with regard to ownership documents, statutory requirements, affidavits / undertakings for the proposal shall lie upon concerned owner/ architect / applicant.
(x)	The concerned Govt. Deptt. Shall maintain the record of such proposal for sanctioning of Building Plan for future references.

**B. PROCEDURE TO BE ADOPTED FOR ACCEPTANCE OF BUILDING PLANS FOR GOVERNMENT CASES SHALL BE AS PER FOLLOWED:-**

(i)	The proposal with all requisite information / details, such as building plans, documents, affidavits / undertakings, indemnity bond, NOCs and certifications duly signed by the owner/ architect / applicant shall be submitted to the designated authority in MCD. It is incumbent upon the receiving officer in MCD to ensure submission of all documents before receiving the application (i.e. number of documents required along with requisite clearances / NOCs of concerned Departments are submitted). The sanction shall be accorded within one week of payment of requisite fees, levies and charges etc.
(ii)	All the plans and documents shall be duly signed & stamped by the owner(s)/ applicant, Architect, Structural Engineer (as defined in National Building Code). The Architect shall indicate his / her name & address and Registration Number on the plans and the forms as required preferably in the form of stamp.
(iii)	Sanction shall be accorded on the basis of documents / affidavits/ undertakings etc. Submitted by the applicant. The Architect/ applicant shall owe the responsibility of correctness/ genuineness of all the documents.
(iv)	<b>TEST CHECK</b> After sanction of such cases, a random check of 10% of cases of preceding month shall be carried out by the staff of the concerned building department ascertain veracity of information supplied by the concerned Architect(s) and Owner(s) at the time of immediate sanction. In case, any discrepancy / misrepresentation surfaced, necessary action including revocation of the sanction will be initiated together with referring the lapses to concerned Department for taking disciplinary action against the defaulting architect and applicant.

**CONDITION OF SANCTION**

- (i) Building Plans application will be entertained / accepted and sanction will be issued under Section 336 of the DMC Act, 1957 and under the provisions of these Building Bye Laws, Master Plan for DDA, & other zoning regulations.
- (ii) A stamp shall be affixed on the plans and the sanction letter that the sanction has been accorded on the basis of documents / affidavit / undertaking submitted by the Government Architect / registered architect(s) and the owner(s). In case of misrepresentation, discrepancy in respect of provision of M.P.D, these BB.L, other zoning regulation and statutory requirements the sanction shall be deemed revoked besides other actions as per Law.
- The contents of the stamps are as under:-
- CONDITION OF IMMEDIATE SANCTION**
- This immediate sanction has been accorded on the basis of documents, affidavits / undertakings submitted by the owner(s) and the Government Architect / registered Architect(s) under the Simplified Procedure. In case any discrepancy / misrepresentation are found at any stage, MCD shall not be responsible for such mistake / discrepancy.
- (iii) A separate register shall be maintained for such sanctioning of Government cases.

The above procedure will come into force with immediate effect.

Additional Commissioner (Engg.)

1. All Deputy Commissioners of the Zones
2. SE (Planning)
3. All Superintending Engineer (Bldg.) HQ Zones.

**Copy for information to:-**

1. Secy. To Commissioner
2. PS To Commissioner
3. All Additional Commissioners
4. Engineer-in-Chief
5. All Chief Engineers
6. Chief Town Planner for necessary action
7. Chief Architect
8. Council of Architecture.

**Copy for kind information to:-**

1. Hon'ble Mayor, MCD
2. Dy. Mayor, MCD
3. Chairman, Standing Committee
4. Dy. Chairman, Standing Committee
5. Leader of the House
6. Leader of the Opposition.

Additional Commissioner (Engg.)



APPLICATION FOR SANCTIONING OF BUILDING PLAN IN RESPECT OF  
PROPERTY NO. \_\_\_\_\_ SITUATED AT \_\_\_\_\_

BELONGING TO \_\_\_\_\_

"INDEX OF SUBMITTED DOCUMENTS, AFFIDAVITS, CERTIFICATES ETC."

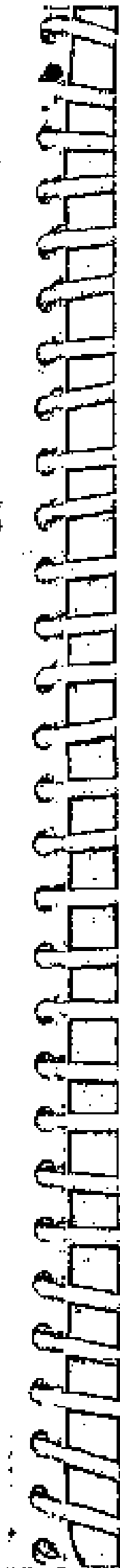
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Signature of Architect

Name & Address

Signature of Authorized Authority  
(With Official Seal)

Name & Address



APPLICATION FORM FOR SANCTIONING OF BUILDING PLAN  
(For Government Buildings)

1. File No. with date \_\_\_\_\_

2. Name of Zone \_\_\_\_\_

3. Proposal: \_\_\_\_\_

4. Details of property for which approval is sought:

a. Plot No. \_\_\_\_\_

b. Block No. \_\_\_\_\_

c. Name of Street \_\_\_\_\_

d. Locality \_\_\_\_\_

e. City \_\_\_\_\_

5. Name of applicant (only owners) \_\_\_\_\_

( ) Sh./Smt./Kunwar/M/s \_\_\_\_\_

Official Address \_\_\_\_\_

\_\_\_\_\_

6. Name of Architect \_\_\_\_\_

Council of Architecture No. \_\_\_\_\_

\_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

7. Name of Engineer \_\_\_\_\_

\_\_\_\_\_

Registration No. \_\_\_\_\_

\_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Architect

Signature of Authorized Authority  
(With Official Seal)

Note for sanction of building plan in respect of plot

No. \_\_\_\_\_ situated  
at \_\_\_\_\_  
New Delhi belonging to M/S \_\_\_\_\_

I (Name of architect) \_\_\_\_\_ having Council of  
Architecture \_\_\_\_\_

Registration No. \_\_\_\_\_ valid upto \_\_\_\_\_ have  
been engaged by the authorized signatory of the above mentioned property. I have also been  
engaged /directed to prepare Building plans in accordance with these Building Bye Laws (BBL),  
Master Plan For Delhi and other concerned regulations applicable as on date in this regard, it will  
also supervise the proposed construction to ensure that it has been carried out in accordance with  
the provision of these BBL, MPD and regulation applicable.

The salient features of the proposed are as under:-

1. The details of property (for which sanction is being sought) Owners, Architect, Engineer are available in the Proforma at page \_\_\_\_\_

2. Ownership

The owner has given the copy of

(i) Sale Deed

(ii) Lease Deed

(iii) Conveyance Deed \_\_\_\_\_

(iv) NOC from Lessor

(v) Any other document- to be specified

Supported with an affidavit from the owner(s) to the fact that on the strength of submitted document he/she/they is/ are the owner(s) of the property this is placed at page \_\_\_\_\_. If his/their claim is found false at any stage FIR shall be lodged by me.

3. Tenchald Plot-

In this case I have examined the lease and extension of time from lessor is required /not required.

If required the extension of time from lessor has been obtained vide their letter No. \_\_\_\_\_ dated \_\_\_\_\_ which is valid upto \_\_\_\_\_ and is placed at page \_\_\_\_\_

4. Form-I application to erect, re-erect and to make alteration in any place in a building as per byelaw No. 6.1 is placed at page \_\_\_\_\_

5. Form-II for specification of proposed building byelaw No 6.2.6 is placed at page \_\_\_\_\_

6. Form of supervision-I from Architect as per bye-law No. 6.2.7 is placed at page \_\_\_\_\_
7. Copy of certificate of Architect is placed at page \_\_\_\_\_
8. Form for supervision No-II from Licensed Engineer/Plumber as per bye-law No. 6.2.8 is placed at page \_\_\_\_\_
9. Certificate of structure stability is placed at page \_\_\_\_\_
10. Certificate of mafia removal/no nuisance is placed at page \_\_\_\_\_
11. Certificate of rain water harvesting is placed at page \_\_\_\_\_

Signature of Architect

Signature of Authorized Authority

12. Data to be furnished as required by NBO in triplicate are placed at page \_\_\_\_\_ to \_\_\_\_\_
13. Estimated cost of construction for calculation of labour cess charges is placed at page \_\_\_\_\_
14. Latest House Tax paid receipt Issued vide No. \_\_\_\_\_ dated \_\_\_\_\_ is placed at page \_\_\_\_\_
15. Certificate to the fact that Solar Water Harvesting System shall be provided before obtaining occupancy certificate, in case the plot area is more than 500 sqm, is placed at page \_\_\_\_\_

**"AFFIDAVITS AND UNDERTAKINGS"**

16. Indemnity Bond in case of proposal for construction of a basement placed at page \_\_\_\_\_
17. An Affidavit for declaration non-collaboration / collaboration agreement is placed at page \_\_\_\_\_
18. An Undertaking for not creating extra dwelling unit is placed at page \_\_\_\_\_
19. An Undertaking for Third Floor in view of the orders of Hon'ble Supreme Court of India in case of M.C.Mehta Vs. UOI & Others is placed at page \_\_\_\_\_
20. An Affidavit to the fact that there is no Court Case is pending among the Co-owners in case of HUF hold Properties.

**"NOCs"**

21. NOC from Delhi Fire Service Department is required / not required and if required and if required the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is placed at page \_\_\_\_\_
22. NOC from Delhi Urban Art Commission is required / not required and if required the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is placed at page \_\_\_\_\_

23. NOC from Services Department (OJB, Electricity Dept., SW Train etc.) is required /not required and if required the same has been obtained vide letter No \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is placed at page \_\_\_\_\_.
24. NOC from D.C.P (Licensing) is required / not required and if required the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is placed at page \_\_\_\_\_.
25. NOC from the Chief Controller of Nagpur, Explosive Department, Nagpur (In case of hazardous building) is required/not required and if require the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ Issued By \_\_\_\_\_ and is placed at page \_\_\_\_\_.
26. NOC from ASI is required/not required and if required the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ is placed at page \_\_\_\_\_.
27. NOC from DMRC is required/not required and if required the same has been obtained vide letter no. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is placed at page \_\_\_\_\_.
28. NOC from Airports Authority of India is required/not required the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is place at page \_\_\_\_\_.
29. NOC from the Environment Department is required/not required and if required the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is place at page \_\_\_\_\_.
30. Clearance from Heritage Conservation Committee is required/not required and if required the same has been obtained vide letter No \_\_\_\_\_ dated \_\_\_\_\_ Issued by \_\_\_\_\_ and is placed at page \_\_\_\_\_.
31. NOC from the C.I.P is required / not required and if required, the same has been obtained vide letter No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ and is place at page \_\_\_\_\_.

#### "DETAILS OF EXISTING STRUCTURE"

32. Copy of previous Sanction Plan sanctioned vide file No \_\_\_\_\_ dated \_\_\_\_\_ is placed at page \_\_\_\_\_.
33. Copy of C. & D from issued vide file No. \_\_\_\_\_ dated \_\_\_\_\_ and is placed at page No. \_\_\_\_\_.
34. Copy of Occupancy Certificate issued vide File No. \_\_\_\_\_ dated \_\_\_\_\_ and is placed at page No. \_\_\_\_\_.

#### "ADDITION / ALTERATION IN EXISTING BUILDING"

35. In case of the existing building, it is certified that the existing structure is in conformity with the Provisions of these Building Bye Laws, Master Plan for Delhi and Zoning Regulations and constructed within the validity of sanctioned period and occupancy certificate has been obtained. There is nothing to be compounded.

36. In case, if the existing structure require compounding / regularization, the requisite NOC required for the same shall also be obtained including NOC for the proposed construction. Compounding fee as per the provisions Building Bye Laws, Master Plan & other Zoning Regulations as applicable, has been calculated and calculation sheet is placed at page \_\_\_\_/e.
37. At site no structure is existing without sanction.

Signature of Architect

Signature of Authorized Authority

**"SPECIFICATION OF PLANS"**

38. The dimension and area of plot existing at site is as per ownership document(s) Yes/No
39. Details of coverage Yes/No

Plot area: \_\_\_\_\_ sq.m  
 Permissible FAR \_\_\_\_\_ as per MPD

Sl.No	Floor	Coverage details in Sq.m.				
		Permissible % Age	Permissible Covered area	Existing covered area	Proposed covered area	Total covered area
1.	Basement					
2.	Silt					
3.	Ground					
4.	First					
5.	.....					
6.	.....					

Certified that the above provisions are as per terms & conditions and provisions of MPD.

40. Permissible ground coverage \_\_\_\_\_ %
41. Proposed ground coverage \_\_\_\_\_ %  
 (Area of GP/Plot area x 100)
42. Permissible FAR \_\_\_\_\_ %
43. Proposed FAR \_\_\_\_\_ %  
 (GF+FF+SF+TF+.....+Maz) x 100  
 Area of Plot
44. Height of Building Maximum Permissible \_\_\_\_\_ M.  
 Proposed Height of Building \_\_\_\_\_ M.

Sl. No.	Floor	Permissible Height	Proposed Height
1.	Basement	(a) Above ground level 1.5 m	
2.		(b) Below Ground Level Minimum 0.9 m subject to (a) + (b) = minimum 2.4 m	
3.	Plich	Minimum 0.45 m	
4.	Silt	Maximum 2.4 m to the soffit of the beam and max. 2.70m to the soffit of the slab	

S.	Ground Floor	Minimum 2.75 m. Maximum 4.00 m.	
h.	& so on	Minimum 2.75 m. Maximum 4.00 m.	

Total Height = \_\_\_\_\_ m. which is less than the permissible.

Signature of Architect

Signature of Authorized Authority

45. Set Backs:

Side	Minimum Set back in meter as per MPD	Proposed/Existing set back	Remarks
Front			
Side 1			
Side 2			
Rear			

Certified that the above provisions are as per terms & conditions and provisions of MPD.

46. The other provisions of the Bldg. in these Bye-laws, Master Plan for Delhi, Zoning regulation and other prevailing laws have been adhered to by me in preparation of drawing which are placed at page \_\_\_\_\_ to \_\_\_\_\_.

47. ECS:

For the total coverage \_\_\_\_\_ no. of ECS is required which has been Adjusted as under:

- In open \_\_\_\_\_ no. of ECS.
- In silt \_\_\_\_\_ no. of ECS.
- In Basement \_\_\_\_\_ no. of ECS.
- In Garage Block \_\_\_\_\_ no. of ECS.
- The total no. of ECS adjusted is equivalent to or more than required.

48. Land Use:

The permissible use of the land is \_\_\_\_\_ and the proposed use of the building is \_\_\_\_\_ which is in conformity of the MPD, Zoning Regulation and other prevailing laws.

49. At site no structure is exists without sanction.

50. It is certified that plot forms part of approved layout plan of the colony.

51. In view of the above facts I \_\_\_\_\_ (Architect) fully satisfied and submitting my proposal for sanction of Building Plans of above mentioned property before the \_\_\_\_\_ SE (UD) HQ/EE(Bldg.) of \_\_\_\_\_ Zone subject to following:-

- Payment of Bldg. Tax
- Payment of stacking charges, if required.
- Payment of Compounding Fee (if required).
- Payment of Cess Charges.
- Any other charges.

Signature of Architect

Signature of Authorized Authority  
(With official seal)

Name & Address

Name & Address

**AFFIDAVIT**

**Affidavit of Architect on Rs. 10/- Non-judicial stamp paper  
to be attested by Notary Public / Metropolitan Magistrate**

**AFFIDAVIT-CUM-UNDERTAKING**

1. \_\_\_\_\_ occupation Architect,  
office at \_\_\_\_\_ dyoctor / engaged by the authorized authority do hereby  
solemnly affirm and declare as under:
1. That, I \_\_\_\_\_ Architect by profession and working at  
the \_\_\_\_\_ OR Architect (registered)  
with the Council of Architects vide registration no. \_\_\_\_\_
2. That I have been engaged as an Architect for preparing the building plans and to  
supervise construction till its completion in respect of Plot No. \_\_\_\_\_ Block No.  
\_\_\_\_\_ situated at \_\_\_\_\_
3. That I have prepared the building plans in respect of the aforesaid plot.
4. That I have studied the layout plan of the colony and have gone through the  
instructions, policy decisions and other relevant documents in respect of the plot and  
the colony.
5. That I have personally inspected the site, which forms part of the approved layout  
plan with respect to its location, size, shape and area of the plot and is proposed land  
use is also in conformity with the approved layout plan. The plot has been demarcated  
at site and the site and the size, slope and areas of plot available at site in line with the  
approved layout plan.
6. That the ownership documents are in stage of registered sale deed/lease deed in favor  
of the applicant and have been thoroughly examined and the ownership is in favor of  
the applicant in order.
7. That there is no construction in existence at the plot and no construction shall  
be commenced before sanction of the building plans.
8. That there is no encroachment on the municipal land/road/other property and road  
widths as shown in the layout plan are available at site.
9. That the proposals are in conformity with the terms and conditions of lease-deed  
which is still operative and period of construction as per lease-deed and the extension  
granted by the Lessor is valid upto \_\_\_\_\_
10. That the proposals have been prepared strictly in accordance with these building Bye  
law, rules, regulations and practice of the Department and no mis interpretation or  
inference of Provisions of these Building Bye-laws has been exercised while  
preparing the plans. The construction shall be carried out strictly in accordance with  
the sanctioned building plans and in case any deviation is carried out, I shall inform  
the Municipal Corporation of Delhi immediately.
11. That in case of appointment of other Architect I the Project at any stage whatsoever, I  
shall inform the M.C.D within 48 hours.
12. That mandatory setbacks as proposed shall be maintained in accordance with the  
provision of M.P.W layout plan.
13. That before submission of proposals, necessary information/clarification have been  
obtained from the Town Planning Office and Superintending Engineer (Planning)



Office at 8<sup>th</sup> Floor, Civic Center, Minco Road, New Delhi-110002. There is no dispute/affect of any scheme or the roads widths etc. on the plot/site. Building activities for designated use, i.e. \_\_\_\_\_ are allowed as per MPD.

14. That no development/ additional development/ deficiency charges are dues against this plot (in case development/ additional development/ deficiency charges are due, the details be given in a separate para.)
15. That nothing has been concealed and no mis representation has been made while preparing and submitting the building plans.
16. That in case anything contrary to the above is found or established at any stage, the M.C.D shall be at liberty to take any action as deem fit including revocation of sanction of building plans and debarring me for submission of building plans with the M.C.D under the Scheme and also can lodge a complaint with the Council of Architecture for appropriate action.
17. That the instructions/guidance contained in the Office Order No. D/04/SE(3)/HQ/12 dated 18.04.2012 have been carefully gone through, which are acceptable to me and the proposals have been prepared accordingly.

DEPONENT

Verification:

I, the above named deponent, do hereby verify at Delhi/New Delhi on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ that contents of the above Affidavit are true and correct to my knowledge and belief and nothing is false therein or has been concealed therefrom.

DEPONENT

**AFFIDAVIT**

Affidavit of applicant/authorized Authority on Rs. 10/- Non-judicial stamp paper  
to be attested by Notary Public / Metropolitan Magistrate

**AFFIDAVIT-CUM-UNDERTAKING**

I/We (Authorized Signatory) \_\_\_\_\_  
office address \_\_\_\_\_ do  
herby solemnly affirm and declare as under:

1. That, I/We am/are the only Owners/lessee/lessors of Plot No. \_\_\_\_\_ Block no. \_\_\_\_\_ situated at \_\_\_\_\_ and there are no other owners/lessors whatsoever in respect thereof.
2. That, I/We have engaged/selected Sh. \_\_\_\_\_, Registration No. \_\_\_\_\_ as an Architect for preparing the building plans and to supervise construction till its completion in respect of the aforesaid Plot.
3. That in case I/We disperse with the services of the Architect above named at any stage till actual completion of the construction, I/We shall inform the Municipal Corporation Of Delhi within 48 hours.
4. That the plot under proposal forms part of the approved layout plan with respect to its location, size, shape and area of the plot and proposed land use is also in conformity with the approved layout plan. The plot has been demarcated at site and the size, shape and areas of plot available at site tallies with the approved layout plan.
5. That the ownership documents are in shape of sale deed/lease-deed and there is no dispute/discrepancy/from law point of view and the plot is free from all encumbrances.
6. That there is no construction in existence at the plot and no construction shall be started before sanction of the building plans.
7. That there is no encroachment on the Municipal land/road/other property and road widths as shown in the layout plan are available at site.
8. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed and the extension granted by the Lessor is valid upto \_\_\_\_\_.
9. That the proposals have been prepared strictly in accordance with these Building Bye-Laws, rules, regulations and practice of the Department and no misinterpretation or inference of Provisions of these Building Bye-Laws, has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I/We shall inform the Municipal Corporation of Delhi within 48 hours.

10. The mandatory setbacks have been proposed and shall be maintained in accordance with the setbacks marked in the layout plan /MPD.
11. That before submission of proposals, necessary information/clarification have been obtained from the Town Planning Office and Superintending Engineer (Planning) Office at 8<sup>th</sup> Floor, Civic Centre, Minto Road, New Delhi-110002. The plot safe and is not affected in any scheme or the roads widths. Building activities are as per approved layout plan.
12. That an development/additional development /deficiency charges are payable against this plot. (in case development/additional development/deficiency charges are payable, then its details be given in a separate para )
13. That no non-compoundable deviations shall be carried out during the course of construction or thereafter.
14. That nothing has been concealed and no mis representation has been made while preparing and submitting the building plans.
15. That in case anything contrary to the above is found or established at any stage, the M.C.D shall be at liberty to take any action as it may deem fit including revocation of building plans and demolition/tearing of the premises.
16. That the instructions/guidance contained in the Office Order No. D/04/SE/33)4Q/12 dated 18.04.2012 have been carefully gone through, which are acceptable to me/us and the proposals have been prepared accordingly.
17. That after completion of the building, the building shall not put to use before occupancy certificate from M.C.D and will be put to use for which it will be sanctioned.
18. That I/We give solemn undertaking that I/We shall raise the construction exactly in accordance with the sanctioned building plans and these Building Bye-Laws. In case any deviation is made, apart from any other action, the total constructions shall be deemed to be unauthorized and the M.C.D would be at liberty to demolish/tear the whole or any portion of the construction and I/We shall not claim any compensation, damage or loss on account thereof from the M.C.D or from any of its office(s). This is addition to any other action which may be taken by the M.C.D under the provisions of the D.M.C Act, 1957 (as amended from time to time) and these Building Bye-Laws.

DEPONENT

Verification:

I/We, the above named deponent(s), do hereby verify at Delhi/New Delhi on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ that contents of the above Affidavit are true and correct to my/our knowledge and behalf and nothing is false therein or has been concealed therefrom.

DEPONENT

- c) **Landscape Plans:** Landscape plan shall be submitted for all proposals which require Delhi Urban Art Commission's approval as per their guidelines. Landscape plans shall be prepared and signed as per the details specified in bye-law 2.0.4.
- d) **Service Plans:** Service plans, prepared and signed as per the details specified in bye-law 2.0.4, shall be submitted.
- e) **Building Plans:** Building plans, as per the details, specifications and signatures specified in bye-law 2.0.4, shall be submitted.

**2.1.2 Ownership Documents**

- (b) Document(s) to establish the ownership of property such as Sale deed/ Lease deed/ Permanent lease deed/ Conveyance deed/ Retention/lease at deed/ Gift deed or any other legal documents.
- (b) In case of leasehold property, lease deed along with extension of time for construction up to the date of application has to be submitted. In case lease deed has not been executed, NDC from the lessor has to be submitted.
- (c) In case of Government Buildings, an undertaking from the Competent Authority of the concerned Government Department shall be sufficient.

**Signing of CAP and Declarations:**

CAP shall be signed by the owner, architect and other professionals, as applicable. The following declarations/certificates shall be part of CAP:

- (a) Appointment of professional(s) such as architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., whichever are applicable, in Declaration Proforma-1, along with valid registration/qualification certificate of the professional(s). Whenever there is a change in the appointed professional(s), an intimation to this effect shall be submitted in Declaration Proforma-1, along with valid registration/qualification certificate of the professional(s).
- (b) Structural Safety Certificate in proforma given in Declaration Proforma-2.
- (c) Certificate for Supervision, No Nuisance and Debris Removal in proforma given in Declaration Proforma-3.

**Indemnity Bond by the Owner(s), in case basement is to be constructed**

Indemnity Bond, in the proforma given in Form A-1, shall be submitted by the owner(s), in case basement is to be constructed.

**2.1.5 Soil Testing Report from Geo-Technical Engineer**

In case of high risk buildings, a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-I, shall be submitted. Structural drawings shall be prepared by taking this report into account.

**2.2 Fees and Charges**

2.2.1 All fees and charges related to building permit for sanction/ revised sanction/ completion/ revalidation/ regularization and plan/ level inspection shall be as per Annexure III and the charges related to compensable deviations shall be as per Annexure IV.

2.2.2 No notice for building permit submitted to the Authority/sanctioning authority shall be deemed valid unless and until the requisite building permit fee has been deposited to the concerned sanctioning authority. The fee for plan/level inspection shall be deposited along with the submission of application for sanction of building plan.

2.2.3 The sanctioning authority shall prepare an automated calculator for all the fees and charges including building permit fee, betterment levy, additional FAR and other charges, and place it on their website in public domain for calculating the fee. The calculator shall be integrated with online system of submission of application for building permit.

2.2.4 In case any fees & charges are required by any external agencies for issuing NOC, such fees & charges shall be deposited electronically while submitting CAP or COCCRP on the website of the sanctioning authority and/or through the given link in the CAP or COCCRP. The sanctioning authority shall transfer such receipts to the concerned agency electronically.

**2.3 Grant of Sanction of Building Plan or Refusal**

2.3.1 Application for sanction of building plan shall be submitted to the sanctioning authority. The sanctioning authority may either grant or refuse the sanction or may sanction them with modifications or directions as it may deem necessary and thereupon shall communicate its decision to the owner.

applicant within the time limit stipulated in Chapter 3 for various categories of buildings specified therein or within 30 days of receipt of application, whichever is less, digitally signed as per proforma given in Form B-1.

2.3.2 Sanction of building plan includes new case of sanction, revised sanction, sanction of additional alterations and shall be governed by prevailing norms at the time of application.

2.3.3 Approval/NOC from external agencies

(a) In cases, where the building plan requires approval/NOC from agencies outside the sanctioning authority such as *Delhi Fire Services, Delhi Urban App Commission, Airports Authority of India, Delhi Pollution Control Committee, Heritage Conservation Committee, Department of Forest, Department of Labour, National Monuments Authority, Chief Inspector of Factories, Director General of Explosives, etc.*, the sanctioning authority shall issue the building permit only after getting such approval/NOC from the concerned agency.

(b) The approval/NOC/refusal shall be issued by the outside agency within 15 days or within the time stipulated in Chapter 3, whichever is less; failing which the approval/NOC of the outside agency on the building plan shall be deemed to be issued. The sanctioning authority shall process the application for building permit accordingly.

(c) All such external agencies shall prepare Colour Coded Zonal Maps (CCZM) with information on the specific fees where their approval/NOC is required. These agencies shall place these maps on their website and also on the websites of the sanctioning authority directly or through a link.

*Example: DMRC grants NOC only to such buildings which fall within 11 m from the boundary of their operational area. DMRC shall make a colour-coded zonal map of their regulated area available on their website directly and through a link on the website of all sanctioning authority.*

(d) These external bodies shall prepare a Standard Operating Procedure (SOP) explaining all the details regarding the means for which their approval/NOC is required, the requirements to be met for such approval/NOC, the procedure to be followed by the person(s) applying for the sanction of the building plan and how such person(s) can find whether a building lies within the agency's area of regulations or not. These agencies shall place the SOP on their website and also on the website of sanctioning authority directly or through a link. The SOP shall be simple and clear with illustrations(s).

2.3.4 Deemed Sanctions

(a) If the sanctioning authority fails to intimate the owner/applicant of its refusal or sanction or any intimation, within the time limit stipulated in bye-law 2.3.1, the building plan shall be deemed to have been sanctioned. However, for deemed sanctioned building plan shall be released only after the owner/applicant informs the sanctioning authority about the deposit of requisite fees and charges, as applicable.

(b) Deemed Sanction shall not be construed to authorize any person to do anything in contravention or against the terms of lease or rules of the land or against MCD, any regulations, bye-laws, ordinances, etc.

2.3.5 In case the owner/applicant fails to remove all the shortcomings enumerated by the sanctioning authority, within 15 days from the date of receipt of such communication, the application shall be rejected and the building permit fees shall be forfeited. The same shall be conveyed to the owner/applicant accordingly.

2.3.6 In case of any intimation or shortcomings made by the sanctioning authority/security body to the owner for compliance, the time period for sanction of building plan for various categories of buildings, as specified in bye-law 2.3.1, shall be counted from the date of the receipt of the last communication/ submission made by the owner/applicant.

2.3.7 In case the sanctioning authority rejects the application, the applicant can resubmit the application for sanction of building plan along with the building permit fees again.

2.4 Validity of Building Permit

2.4.1 The building permit shall remain valid for five years from the date of its issue subject to the condition that construction work at any shall start within one year from the date of sanction of building plan.

2.4.2 No building activity can be carried out after the expiry of validity of building permit.

2.4.3 Application for occupancy-cum-completion certificate shall not be entertained if it is submitted on a date later than either of the following:

(i) thirty days after the expiry of the validity period of building permit; or

(ii) the expiry of extension of time for construction in case of leasehold properties.

#### 2.4.4 Procedure for Revalidation of Building Permit

- (a) The building permit can be revalidated for a period in multiples of year, not exceeding 5 years at a time, from the date of expiry of the validity of the original permit on payment of building permit fees for revalidation (as per Annexure-115). Application for such revalidation shall be submitted along with the following documents:
- In case of change of ownership or expiry of time for construction in case of leasehold properties, ownership documents for updated ownership as prescribed in bye-law
- (b) The application for revalidation shall be processed and revalidation or objection, if any, shall be communicated within period stipulated in Chapter 3 or 10 days from the date of the application, whichever is less.

#### 2.5 Procedure During Construction

2.5.1 Availability of information at construction site: The owner/ construction company/ contractor shall ensure that a copy of sanctioned building plan is available at any time at the construction site during the construction of the building. Such copies shall be made available to authorized officers of the sanctioning authority and other statutory bodies for carrying out their duties/functions, if required.

2.5.2 Plinth level inspection: The inspection of construction up to plinth level shall be carried out by qualified professionals/ sanctioning authority as per the competence matrix given in Table 2.3 based on the risk category of buildings.

Table 2.3: Competence Matrix for Plinth Level Inspection

	Risk Category			
	Very low	Low	Moderate	High
Competence	Architect/ Engineer/ Supervisor		Sanctioning authority	

Refer Chapter 3 for Risk Category

2.5.3 Procedure for plinth level inspection for very low and low risk buildings: In case of Very Low and Low risk buildings, the architect/ engineer/ supervisor shall conduct plinth level inspection and shall submit the Inspection Report, in Form C-2, to the sanctioning authority.

2.5.4 Procedure for plinth level inspection for moderate and high risk buildings:

(a) Intimation of completion of the work up to plinth level for moderate and high risk buildings: In case of Moderate and High risk buildings, on completion of work up to plinth level, the owner, through his architect/ engineer/ supervisor, shall submit an intimation of such completion, in Form C-1, to the sanctioning authority to enable the sanctioning authority to inspect that the work conforms to the sanctioned building plans and building bye-laws. The following documents shall be submitted along with the intimation:

- Drawing plans indicating the plinth constructed at site in relation to the plot dimensions, area and setbacks, duly signed.
- Photograph(s) showing construction up to plinth level at site.

(b) Time limit for plinth level inspection: The sanctioning authority shall prepare plinth level inspection report, in Form C-2, and inform the same along with the observed deviation(s)/ objection(s), if any, to the owner and the professional who submitted the intimation as per bye-law 2.5.4(a), within 7 days from the receipt of such intimation.

(c) Deemed completion of plinth level inspection: In case the owner/ applicant who submitted the intimation as per bye-law 2.5.4(a), receives no communication from the sanctioning authority within 7 days of such intimation, plinth level inspection will be deemed to have been completed without any deviation having been noticed. It will be the responsibility of the owner/ architect/ engineer/ supervisor to ensure that the building is constructed in accordance with the sanctioned building plan, provisions of MPD and these building bye-laws.

2.5.5 No further construction can be carried out without the submission/ issue of plinth level inspection report from any deviation or deemed completion of plinth level inspection. Violation of this provision will attract penalty at same rate as that for building permit/ sanction of building plan.

## 2.6 Notice for obtaining OCC:

The owner/applicant shall submit the notice for obtaining OCC or part OCC in COCCRF along with the following documents and plans:

### 2.6.1 Plans and Drawings

- (a) **Site Plan:** Site plan as built on site shall be submitted.
- (b) **Layout Plan:** For plots of area one hectare and above, layout plan/ revised layout plan prepared by the developer, as executed on site, shall be submitted. The layout plan prepared by the developer shall be in the scale of 1:10,000.
- (c) **Landscape Plan:** Landscape plan, as executed on site, shall be submitted for all proposals which require Delhi Urban Art Commission's approval as per their guidelines. Landscape Plan shall be readable, preferably on a scale of 1:500, indicating circulations, parking spaces, pathways, lawns, trees, shrubs, ground cover and climbex.
- (d) **Service Plans:** Service plans, prepared and signed as per the details specified in bye-law 2.0.4 as executed on site, shall be submitted.
- (e) **Building Plans:** Building plans, as executed on site, as per the details, specifications and signatures specified in bye-law 2.0.4, shall be submitted.

### 2.6.2 Ownership Documents

Ownership documents have to be submitted only in case of change of ownership since the sanction of building plan, as follows:

- (a) Document(s) to establish the ownership of property such as Sale deed/ Lease deed/ Perpetual lease deed/ Conveyance deed/ Relinquishment deed/ Gift deed or any other legal documents.
- (b) In case of leasehold property, lease deed along with extension of time for construction up to the date of application has to be submitted. In case lease deed has not been executed, NOC from the lessor has to be submitted.
- (c) In case of Government Buildings, an undertaking from the Competent Authority of the concerned Government Department shall be sufficient.

### 2.6.3 Lift Manufacturer's Certificate

Lift Manufacturer's certificate shall be submitted to ensure compliance with prescribed standards.

### 2.6.4 Photographs of the building

Minimum three photographs of the building taken from different angles to as to show the overall view of the building.

### 2.6.5 Signing of COCCRF and Declarations:

COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate in preference given in Declaration Proforma-2.

## 2.7 Grant or Refusal of OCC:

- 2.7.1 Application for issue of OCC shall be submitted to the sanctioning authority. The sanctioning authority may either grant or refuse the OCC and thereupon shall communicate its decision to the person giving the notice within the time limit stipulated in Chapter 3 for various categories of buildings specified therein or within 30 days of receipt of application, whichever is less, digitally signed as per proforma given at Form II-1.

- 2.7.2 No person shall occupy or allow any other person to occupy any building or part thereof for any purpose until such building or part of a building has been granted the OCC. The following items need to be mandatory for issuance of OCC.

- (i) Flooring of any type.
- (ii) Electrical wiring. However, electrical fitting shall not be mandatory.
- (iii) Plumbing and fitting in at least one toilet and kitchen.
- (iv) Name and number plate.
- (v) Fix internal and external finishing of walls or plastering shall not be mandatory.
- (vi) Building shall be Jackable, i.e. all external door and windows have to be provided. In case grill is provided in the windows then fixing of glass in the window panes shall not be mandatory.

- 2.7.3 **Part OCC:** Part OCC can be issued for any portion which meets the minimum requirement of fabrication. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period, the building permit will have to be revalidated irrespective of whether part OCC has been issued or not.
- 2.7.4 **Approval/NOC from external agencies**
- (a) In cases, where the issue of OCC requires approval/NOC from agencies outside the sanctioning authority, such as Delhi Fire Services, Delhi Urban Form Commission, Delhi Jal Board, Heritage Conservation Committee, etc., the sanctioning authority shall issue the OCC only after getting such approval/NOC from the concerned agency.
- (b) The approval/NOC/refusal shall be issued by the outside agency within 15 days of receipt of the application or within the time stipulated in Chapter 7, whichever is less; failing which the approval/NOC of the outside agency on the building plan shall be deemed to be issued. The sanctioning authority shall process the application for OCC accordingly.

2.7.5 **Inspection for OCC:**

The sanctioning authority, on receipt of the intize in CXXXXRF along with necessary documents, shall conduct inspection of the building/ work after communicating the schedule of inspection to the owner. The inspection for OCC shall be carried out by qualified professionals/statutory bodies as per the competence matrix given in Table 2.4 based on the risk category of buildings.

Table 2.4: Competence Matrix for Inspection for Occupancy-cum-Completion Certificate:

	Risk Category			
	Very low	Low	Moderate	High
Competence	Architect/Engineer/ Supervisor		Sanctioning authority/ Statutory Bodies.	

Refer Chapter 7 for Risk Category

- 2.7.6 **Procedure for inspection for OCC for very low and low risk buildings:** In case of very low and low risk buildings, the architect/engineer/ supervisor shall conduct inspection for OCC and shall submit the inspection report to the sanctioning authority.
- 2.7.7 **Procedure for inspection for OCC for moderate and high risk buildings:**
- (a) All the external agencies shall inspect the site of buildings and communicate to the sanctioning authority and the owner/ applicant, their NOC/refusal/objection within a period of 15 days from the date of the receipt of the CXXXXRF.
- (b) The sanctioning authority shall conduct inspection of the site, and intimate the objection, if any, to the owner/ applicant within 7 days of receipt of NOC from external agencies. In case there are no objections, corresponding fee, to be calculated for compoundable items given in Annexure IV, shall be intimated to the owner/ applicant within 7 days of receipt of NOC from external agencies.
- 2.7.8 On compliance of all requirements and submission of all fees and charges, OCC shall be issued as per proforma given in Form D-1, within the period stipulated in bye-law 2.7.1.
- 2.7.9 In case of refusal of OCC, communication, giving full reasons, shall be conveyed as per the proforma given in Form D-2, within the period stipulated in bye-law 2.7.1.
- 2.7.10 **Deemed OCC:**
- (a) If the sanctioning authority fails to intimate the owner/ applicant, of its refusal or approval, or any intimation, within the time limit stipulated in bye-law 2.7.1, OCC shall be deemed to have been issued. However, the deemed OCC shall be released only after the owner/ applicant informs the sanctioning authority about the deposit of requisite fees and charges, as applicable.
- (b) Deemed OCC shall not be construed to authorize any person to do anything in contravention or against the terms of plans or titles of the land or against MFD, any regulations, bye-laws, ordinances, etc.
- 2.7.11 In case the owner/ applicant fails to remove all the shortcomings communicated by the sanctioning Authority, within 15 days from the date of receipt of such communication, the application shall be rejected and the building permit fees shall be forfeited. The same shall be conveyed to the owner/ applicant accordingly in Form D-2.
- 2.7.12 In case of any intimation of shortcomings made by the sanctioning authority/statutory body to the owner for compliance; the time period for issue of OCC for various categories of buildings, as specified in bye-law 2.7.1, shall be counted from the date of the receipt of the last communication/ submission made by the owner/ applicant.



2.7.13 In case the sanctioning authority rejects the application, the applicant can resubmit the application for issue of OCC along with the building permit fees.

## 2.8 Regularisation

Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of BBL and MPD provisions by paying requisite fees and charges as per Annexure IV, as per Form D-3.

## 2.9 Penal Action

### 2.9.1 Revocation of Building Permit

The sanctioning authority shall revoke any building permit including sanction of building plan and/or OCC and take action as per law, if there has been any false statement or any misrepresentation of material facts in the application on which the building permit was based.

### 2.9.2 Unauthorised Construction

In case of unauthorised development, beyond the permissible/ compoundable limits of these bye-laws and provisions of MPD, the sanctioning authority shall take suitable action, which may include demolition of unauthorised works, sealing of premises, prosecution and criminal proceeding against the offender in pursuance of relevant laws in force. The demolition shall be at the risk and cost of the owner.

### 2.9.3 Action against the Owner/ Professional:

- (a) If the sanctioning authority notices that any owner/ professional(s) has made false statement(s) or concealed material facts and misrepresented for obtaining building permit in contravention of the extant laws/ bye-laws/ rules & regulations, the sanctioning authority shall:
  - (i) delist the professional(s) from all the sanctioning authorities in Delhi for a specified time period;
  - (ii) the building permit shall be revoked;
  - (iii) details of all the delisted professional(s) and the time frame for which they have been delisted shall be prominently displayed on the website of all the sanctioning authorities; and
  - (iv) action shall be taken against the owner/ affected occupier by the sanctioning authority in accordance with the extant laws/ bye laws/ rules & regulations.
- (b) In case of architect(s), sanctioning authority shall inform the Council of Architecture (COA) regarding the act of the defaulting architect(s) for taking suitable action for professional misconduct.

### 2.10 Latent Defects Liability:

- a) The following shall be held liable for any structural flaws or defects in the buildings classified as high risk having PCA 20,000 sqm and above, after it is in use:
  - i. Architect.
  - ii. Structural Engineer.
  - iii. Site Supervisor/ Site Engineer.
  - iv. Construction Company including contractor and sub contractor.
- b) The above mentioned professionals and the construction company including contractor and sub-contractor may take decennial professional liability insurance to cover for such liability.

### 2.11 Construction to be in conformity with building bye-laws

**Owners' liability:** Neither granting of permission nor approval of the buildings and specifications, nor the inspection by the sanctioning authority during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the building bye-laws and in case of any violation, the owner shall be liable for action under the extant law.

## COMMON APPLICATION FORM

(Chapter 2, 2.1.3)

APPLICATION TO ERECT, RE-ERECT, DEMOLISH, OR TO MAKE  
MATERIAL ALTERATION IN A BUILDING AS PER  
DESIGN AND SPECIFICATIONS

(To Be Submitted By the Owner)

To  
The \_\_\_\_\_  
New Delhi.

Madam/ Sir,

I/We hereby give notice that I/We intend to erect/re-erect/alter the Building No \_\_\_\_\_  
on/In plot No \_\_\_\_\_ Block No \_\_\_\_\_ House No \_\_\_\_\_ situated  
at \_\_\_\_\_ Scheme \_\_\_\_\_ and in accordance with the  
building Bye-laws of Delhi, and I forward herewith the following plans and specifications duly  
signed by me and \_\_\_\_\_ (name of Architect/ Empowered Engineer),  
Architect's Registration / Engineer Empowerment No \_\_\_\_\_ and Structural  
Engineer \_\_\_\_\_ and Supervisor \_\_\_\_\_ who has prepared the  
plans, designs etc. and a copy of other statements/documents (as applicable).

Encs:

1. Plans and Drawings (Chapter 2, 2.1.1)
2. Ownership Documents. (Chapter 2, 2.1.2)
3. Declaration Proforma (Chapter 2, 2.1.3)

The construction shall be carried out in accordance with the sanctioned building plan. The Owner/  
Supervisor (supervising the construction) shall be responsible for any lapse on their part for such  
construction.

*Note: There is no requirement of submission of Affidavit(s)/ Notarised Affidavit(s)/ e-  
stamp paper(s)/ Bond(s) etc along with this application form.*

## DECLARATION PROFORMA

### CERTIFICATE OF APPOINTMENT OF PROFESSIONALS (Architect/ Engineer/ Supervisor)

#### ARCHITECT/ ENGINEER/SUPERVISOR

(To be submitted by Architect/ Engineer/Supervisor)  
(Chapter 2, Para 2.1.3)

I/ We, \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_ occupation  
Architect/ Engineer/Supervisor, office at \_\_\_\_\_ do hereby declare as  
under:

- 1) That I am an Architect by profession and duly registered with Council of Architecture vide registration no. \_\_\_\_\_  
Or  
That I am an Engineer by profession and duly as per competency under these bye-laws, in the sanctioning authority.  
Or  
That I am a Supervisor by profession and duly as per competency under these bye-laws, in the sanctioning authority.
- 2) That I have been appointed as an Architect/ Engineer/Supervisor for preparing the architectural design of building as per Common Application Form.
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority body within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Architect/ Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

#### STRUCTURAL ENGINEER

(Chapter 2, Para 2.1.3)

(To be submitted by Structural Engineer)

I/ We, \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_ occupation  
Structural Engineer, office at \_\_\_\_\_ do hereby solemnly affirm and declare  
as under:

- 1) That I am a Structural Engineer by profession as per competency under these bye-laws.
- 2) That I have been appointed as a Structural Engineer for preparing the structural design of building as per Common Application Form
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.

- 4) That in case I (Structural Engineer) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.
- 5) I undertake the following Certificate for Structural Safety as per (Chapter 2, Para 2.1.3, 2.1.4 of UBBE 2016)
  - I. Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
  - II. It is also certified that the structural design shall be/has based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. .... dated ... prepared by ..... ) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/so constructed.
    - a. Encl: Soil Testing Report in case of High Risk Building.

### SUPERVISOR

(Chapter 2, Para 2.1.3)

(To be submitted by Architect/Engineer/Supervisor)

I/ We, ....., S/o, W/o, D/o Shri ....., occupation Supervisor, office at ..... do hereby solemnly affirm and declare as under:

- 1) That I am an Architect/Engineer/Supervisor by profession as per competency under these by-laws.
- 2) That I have been appointed as an Architect/Engineer/Supervisor for supervising the construction of building as per Common Application Form.
- 3) That in case the owner dispenses with my services at any stage whatsoever; I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

### CERTIFICATE OF STRUCTURAL SAFETY

(Chapter 2, Para 2.1.3 & 2.1.4)

(To be submitted by Structural Engineer)

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of building permit/occupancy-cum-completion for Building No. \_\_\_\_\_ on Plot no. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_.

- 1) Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
- 2) It is also certified that the structural design shall be/has based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. .... dated ... prepared by ..... ) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/so constructed.
  - a. Encl: Soil Testing Report in case of High Risk Building.

## CERTIFICATE FOR SUPERVISION, NO NUISANCE AND DEBRIS REMOVAL

(Chapter 2, Para 2.1.3)

(To be submitted by Architect/Engineer/Project Manager/Structural Engineer/Supervisor)

1. Certified that erection / re-erection, demolition or material alternation in and the drainage / sanitary work shall be carried out/ executed by me under my supervision / of Building No. \_\_\_\_\_ on An Plot and / We certify that all the materials (type and grade) and workmanship of the work shall be in accordance with the specifications submitted along with the work, and shall be carried out according to structural design approved in sanctioned plans and which also includes the services like drainage, sanitary, water supply, electrical and fire safety no non-Compounding deviations shall be carried out during the course of construction.
2. Certified that the Debris during the construction will be removed on weekly basis. If the same is not done, in that case local body shall remove the material Debris and the cost with penalty be recovered from me/us.
3. Certified that during construction I/we shall properly screen the construction site off the main road by means of erecting a screen wall not less than 8 feet, in height from the ground level which shall be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be painted at the façade of the building to ensure that any falling material remains within this protected area.
4. Certified that noise related activities would not be taken up for construction at night during 10 P.M to 6 A.M.

## INDEMNITY FOR BASEMENT

(Chapter 2, Para 2.1.3)

(To be submitted by Owner)

HEREBY WITNESSETH AS FOLLOWS:

WHEREAS the OWNER(S) Have submitted the plan of basement & whereas the owners have represented to the sanctioning authority and if sanction is granted for the construction of the said basement the owners shall indemnify sanctioning authority of any loss at the time of digging of foundation of the said basement or in the course of construction of the basement, or even thereafter, AND

WHEREAS the OWNER(S) have further agreed to indemnify sanctioning authority for any claims put up against the sanctioning authority body either by way of damage, compensation or in any other way in case the sanctioning authority is required to pay any such amount to any person or the owner or owners of the adjoining properties. The owners hereby agree and undertake to indemnify sanctioning authority to pay the full extent of the amount the sanctioning authority may require to pay to the extent hereinafter mentioned, AND

WHEREAS the OWNER(S) further undertake and agreed to indemnify the sanctioning authority for any such amount sanctioning authority may require to pay either by way compensation or damage or any other amount and further undertake to indemnify the Authority concerned legal costs and expenses that

The sanctioning authority may require to defend such action in any court of law. The owners undertaking the excavation shall be carried out beyond permissible boundaries of plot. Any damage occurring during or due to excavation made at site to public sewer, water drains shall have to be made good by the OWNER(S)

THEHEREFORE, WHEREBY, in consideration of the above, an undertaking and indemnity is hereby given by the OWNER(S) to the sanctioning authority and the sanctioning authority in this behalf grant sanction of the building alongwith basement to the said OWNER(S).

- A ) Digital Signature of the **Owner**
- B) Digital Signature of **Structural Engineer** (Responsible for Structural Design)
- C) Digital Signature of **Architect/ Engineer/ Supervisor** (Responsible for Architectural Design)
- D) Digital Signature of the **Supervisor** (Responsible for supervision of the construction)

**COMMON OCCUPANCY-CUM-COMPLETION REQUEST FORM**  
(Chapter 2, Para 2.6 & 2.6.5)

**(INTIMATION OF BUILDING COMPLETION)**

To,

\_\_\_\_\_  
New Delhi.

Sir,

We hereby certify that the erection / reconstruction or material alteration in / at building no. \_\_\_\_\_ on / in \_\_\_\_\_ Plot No. \_\_\_\_\_ Block \_\_\_\_\_ No. \_\_\_\_\_ situated at \_\_\_\_\_ scheme has been supervised and has been completed on \_\_\_\_\_ according to the plans sanctioned, vided office communication no. \_\_\_\_\_ date \_\_\_\_\_. The work has been completed to our satisfaction, the workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications.

- i. Certified that the building(s) has been constructed according to the sanctioned plan and structural design (one set of structural drawings as executed is enclosed) which incorporate the provisions of structural safety as specified in relevant prevailing IS Codes / Standards / Guidelines.
- ii. Further certified that detailed drawings and specifications of all services prepared by engineer for utility services.
- iii. It is also certified that construction has been done under supervision of Supervisor and adheres to the drawings submitted and the records of supervision have been maintained.

**DECLARATION PROFORMA**  
**CERTIFICATE OF STRUCTURAL SAFETY**

(Chapter 2, Para 2.6.5)

(To be submitted by Structural Engineer)

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of building permit/occupancy-cum-completion for Building No. \_\_\_\_\_ on Plot no. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_.

- I. Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
- II. It is also certified that the structural design shall be/was based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. .... dated .... prepared by ..... ) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/so constructed  
(Note: Soil Testing Report in case of High Risk Building).

Encl:

1. Plans and Drawings (Chapter 2, 2.6.1)
2. Ownership Documents (Chapter 2, 2.6.2)
3. Lift Manufacture Certificate (Chapter 2, 2.6.3)
4. Photographs of the building (Chapter 2, 2.6.4)

Permission to occupy or use the building may be granted.

Any subsequent change from completion drawings will be the responsibility of the owners.

A) Digital Signature of the Owner

B) Digital Signature of Structural Engineer (Responsible for Structural Design)

C) Digital Signature of Architect/ Engineer/ Supervisor (Responsible for Architectural Design)

D) Digital Signature of the Supervisor (Responsible for supervision of the construction)

*Note: There is no requirement of submission of Affidavit(s)/ Notarised Affidavit(s)/ e-stamp paper(s)/ Bond(s) etc. along with this application form.*



# ANNEXURE-XII

## Simplified Procedure for Government Building Plan Sanction

(Please refer Chapter 2.1.2 (c) & 2.6.2 (c) of this document)

### UNDERTAKING - 1

#### Undertaking of Architect

I, \_\_\_\_\_, Occupation Architect, office at \_\_\_\_\_ directed / engaged by the authorized authority do hereby solemnly affirm and declare as under:

1. That I \_\_\_\_\_ Architect by profession and working at the \_\_\_\_\_ OR Architect (registered) with the Council of Architects vide registration no. \_\_\_\_\_.
2. That I have been engaged as an Architect for preparing the building plans and to supervise construction till its completion in respect of Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_.
3. That I have prepared the building plans in respect of the aforesaid plot.
4. That I have studied the layout plan of the colony and have gone through the instructions, policy decisions and other relevant documents in respect of the plot and the colony.
5. That I have personally inspected the site, which forms part of the approved layout plan with respect to its location, size, shape and area of the plot and its proposed land use is also in conformity with the approved layout plan. The plot has been demarcated at site and the site and the size, shape and areas of plot available at site tallies with the approved layout plan.
6. That the ownership documents are in shape of registered sale-deed/lease deed in favor of the applicant and have been thoroughly examined and the ownership in favor of the applicant is in order.
7. That there is no construction in existence at the plot and no construction shall commenced before sanction of the building plans.
8. That there is no encroachment on the municipal land/road/other property and road widths as shown in the layout plan are available at site.
9. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed and the extension granted by the Lessor is valid upto \_\_\_\_\_.
10. That the proposals have been prepared strictly in accordance with these building Bye-law, rules, regulations and practice of the Department and no mis interpretation or inference of Provisions of these Unified Building Bye-Laws has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I shall inform the sanctioning authority immediately.

11. That in case of appointment of other Architect I the Project at any stage whatsoever, I shall inform the sanctioning authority within 48 hours
12. That mandatory setbacks as proposed shall be maintained in accordance with the provision of MPD/ layout plan.
13. That before submission of proposals, necessary information/clarification have been obtained from the concerned Planning Wing. There is no dispute/affect of any scheme or the roads widths etc. on the plot/site. Building activities for designated use, i.e. \_\_\_\_\_, are allowed as per MPD
14. That no development/additional development/deficiency charges are dues against this plot (in case development/additional development/deficiency charges are due, the details be given in a separate para.)
15. That nothing has been concealed and no mis representation has been made while preparing and submitting the building plans
16. That in case anything contrary to the above is found or established at any stage, the sanctioning authority shall be at liberty to take any action as deem fit including revocation of sanction of building plans and debarring me for submission of building plans with the sanctioning authority under the Scheme and also can lodge a complaint with the Council of Architecture for appropriate action.

ARCHITECT

## UNDERTAKING - 2

Undertaking of applicant/authorized Authority

I/We (Authorized Signatory) \_\_\_\_\_ office  
address \_\_\_\_\_ do hereby  
solemnly affirm and declare as under:

1. That, I/we am/are the only owners/lessor/lessees of Plot No. \_\_\_\_\_ Block no. \_\_\_\_\_ situated at \_\_\_\_\_ and there are no other owners/lessees whatsoever in respect thereof.
2. That, I/We have engaged/directed Sh. \_\_\_\_\_, Registration No. \_\_\_\_\_ as an Architect for preparing the building plans and to supervise construction till its completion in respect of the aforesaid Plot.
3. That in case I/We disperse with the services of the Architect above named at any stage till actual completion of the construction, I/We shall inform the sanctioning authority within 48 hours.
4. That the plot under proposal forms part of the approved layout plan with respect to its location, size, shape and area of the plot and proposed land use is also in conformity with the approved layout plan. The plot has been demarcated at site and the size, shape and areas of plot available at site falls with the approved layout plan.
5. That the ownership documents are in shape of sale-deed/lease-deed and there is no dispute/discrepancy from law point of view and the plot is free from all encumbrances.
6. That, there is no construction in existence at the plot and no construction shall be started before sanction of the building plans.
7. That there is no encroachment on the Municipal land/road/other property and road widths as shown in the layout plan are available at site.
8. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed and the extension granted by the Lessor is valid upto \_\_\_\_\_.
9. That the proposals have been prepared strictly in accordance with these Building Bye-laws, rules, regulations and practice of the Department and no misinterpretation or inference of Provisions of these Unified Building Bye-Laws, has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I/We shall inform the sanctioning authority within 48 hours.
10. The mandatory setbacks have been proposed and shall be maintained in accordance with the setbacks marked in the layout plan /MPD.

11. That before submission of proposals, necessary information/clarification have been obtained from the concerned Planning. The plot safe and is not affected in any scheme or the roads widths. Building activities are as per approved layout plan.
12. That no development/additional development /deficiency charges are payable against this plot. (in case development/additional development/deficiency charges are payable, then its details be given in a separate para.)
13. That no non-compoundable deviations shall be carried out during the course of construction or thereafter.
14. That nothing has been concealed and no mis-representation has been made while preparing and submitting the building plans.
15. That in case anything contrary to the above is found or established at any stage, the sanctioning authority shall be at liberty to take any action as it may deem fit including revocation of building plans and demolition/sealing of the premises.
16. That after completion of the building, the building shall not put to use before occupancy certificate from sanctioning authority and will be put to use for which it will be sanctioned.
17. That I/We give solemn undertaking that I/We shall raise the construction exactly in accordance with the sanctioned building plans and these Building Bye-Laws. In case any deviation is made, apart from any other action, the total constructions shall be deemed to be unauthorized and the sanctioning authority would be at liberty to demolish/seal the whole or any portion of the construction and I/We shall not claim any compensation, damage or loss on account thereof from the sanctioning authority or from any of its office(s). This is addition to any other action which may be taken by the sanctioning authority under the provisions of the respective Act (as amended from time to time) and these Unified Building Bye-Laws.

APPLICANT/AUTHORIZED AUTHORITY

AGENDA FOR AUTHORITY

Subj: CORRIGENDUM FOR THE AGENDA- Proposed Modification in UBSL 2016 Notified vide S.O 1453 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).

No. F.13(06)2015/M3/P1 -I.

A meeting was held on 05.02.2018 under the Chairmanship of Secretary, Ministry of Housing & Urban Affairs in the Conference Hall, Nirman Bhawan to discuss various reforms to ensure "Ease of Doing Business in Construction Permits".

It was stressed that since the process of World Bank Ease of Doing Business Report for 2019 has already started hence the necessary steps are to be taken by all the stakeholders immediately.

It was explained by the Secretary MoH&UA that every a times the Applicant or the Architect keeps on submitting the Affidavits/ Notarised Affidavits/ e-stamp paper etc. as a common practice and is not aware that UBSL, 2016 has done away with this requirement from many provisions.

It was directed that the requirement of Affidavits/ Notarised Affidavits/ e-stamp paper etc. if at all is still remaining in the UBSL, 2016, shall be omitted and only the Undertaking as and when required shall be submitted to the sanctioning authority.

It was informed by the undersigned that the Chapter 2 of UBSL, 2016 (which entails the procedures for building permit) has already omitted the requirement of Affidavits. The Agenda containing this point - omission of requirement of Affidavits / Bonds etc. in the Application Forms and Proformas has already been prepared and under consideration for putting up in the Authority Meeting.

It was directed to the undersigned that the Common Application Form (CAF) and the Common Occupancy-earn-Completion Request Form (COCCRF) of the UBSL, 2016, which are being modified - shall also contain the information on omission, so that the Applicant is aware of the new provisions when he applies for Building Permit.

Since, the Following line is proposed to be added as Corrigendum to the Agenda in both Common Application Form (CAF) and the Common Occupancy-earn-Completion Request Form (COCCRF) of the UBSL, 2016, along with other modifications.

*"There is no requirement of submission of Affidavits/ Notarised Affidavits/ e-stamp paper(s)/ Bond(s) etc along with this application form."*

The modified Common Application Form (CAF) and the Common Occupancy-earn-Completion Request Forms (COCCRF) are placed opposite for consideration and approval for putting up as a Corrigendum to the Agenda on Proposed Modification in UBSL, 2016 Notified vide S.O 1453 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).

The modified Forms and Proformas of Annexure N-8 is placed opposite.

*[Signature]*  
05/03/18  
(Sushil Jaisdhera)  
Director (Bldg)

Commissioner (Pln)

*[Signature]*  
22/02/2018

VC BDA

*[Signature]*  
21/2/2018

Member - FCs

*[Signature]*  
21/2

VC BDA

09  
12/2/18  
Sushil Jaisdhera  
05/03/18  
VC BDA  
21/2/2018  
Commissioner (Pln)

## DELHI DEVELOPMENT AUTHORITY

## NOTIFICATION

New Delhi, the 4th April, 2018

Subj: **Modification in UDBL 2016 Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).**

S.O. 1487(E).—In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the prior approval of the Central Government, hereby make the following modification in the Unified Building Bye-Laws (UDBL) for Delhi 2016.

S. No	Chapter/Para/Clause/Sub-clause of UDBL, 2016 Notified vide S.O 1053(E) dated 5 <sup>th</sup> April 2017	Proposed Modifications
i	ii	iii
1	<p><b>2.1.3 Signing of CAF and Declarations:</b></p> <p>CAF shall be signed by the owner, architect and other professionals, as applicable. The following declarations/certificates shall be part of CAF:</p> <p>(a) Appointment of professionals such as architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., wherever are applicable, in Declaration Proforma-1, along with valid registration/qualification certificate of the professional(s). Whenever there is a change in the appointed professional(s), notification to this effect shall be submitted in Declaration Proforma-1, along with valid registration/qualification certificate of the professional(s).</p> <p>(b) Structural Safety Certificate in proforma given in Declaration Proforma-2.</p> <p>(c) Certificate for Supervision, No Nuisance and Debris Removal in proforma given in Declaration Proforma-3.</p>	<p><b>2.1.3 Signing of CAF and Declarations:</b></p> <p>CAF shall be signed by the owner, architect and other professionals, as applicable. The following declarations/certificates shall be part of CAF:</p> <p>Appointment of professionals such as architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., whichever are applicable along with valid registration/qualification certificate of the professional(s). (Whenever there is a change in the appointed professional(s), notification to this effect shall be along with valid registration/qualification certificate of the professional(s)). The CAF shall also include Structural Safety Certificate, Certificate for Supervision, No Nuisance and Debris Removal, Indemnity for Basement.</p>
2	<p><b>2.1.4 Indemnity Bond by the Owner(s), in case basement is to be constructed</b></p> <p>Indemnity Bond, in the proforma given in Form A-1, shall be submitted by the owner(s), in case basement is to be constructed.</p>	deleted
3	<p><b>2.1.5 Soil Testing Report from Geo-Technical Engineer</b></p> <p>In case of high risk buildings a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-1, shall be submitted. Structural drawings shall be prepared by taking this report into account.</p>	<p><b>2.1.4 Soil Testing Report from Geo-Technical Engineer</b></p> <p>In case of high risk buildings, a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-1, shall be submitted. Structural drawings shall be prepared by taking this report into account.</p>
4	<p><b>2.6.5 Signing of COCCRF and Declarations:</b></p> <p>COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate in proforma given in Declaration Proforma 2.</p>	<p><b>2.6.5 Signing of COCCRF and Declarations:</b></p> <p>COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate as given in the Declaration Proforma.</p>
5	<p><b>2.7.3 Part OCC: Part OCC can be issued for any structure which meets the minimum requirement of foundation. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period,</b></p>	<p><b>2.7.3 Part OCC: Part OCC can be issued for at least one block complete in all respects (refer 2.7.2) from Ground to Terrace floor (including soil &amp; basement, if constructed) with all the due approvals from the external agencies, as and</b></p>

	the building permit will have to be considered irrespective of whether part OCC has been issued or not.	when applicable. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period, the building permit will have to be re-evaluated irrespective of whether part OCC has been issued or not.
6	<b>2.8 Regularisation</b> Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of DBL and MPD provisions by paying requisite fees and charges as per Annexure IV, as per Form D-3.	<b>2.8 Regularisation</b> Any building or part thereof constructed unauthorisedly with or without obtaining sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of DBL and MPD provisions by paying requisite fees and charges as per Annexure III & Annexure IV, as per Form D-3.
7	<b>ANNEXURE-I</b> <b>QUALIFICATION AND COMPETENCE OF PROFESSIONALS</b> (Please refer clause 2.13 of this document)	<b>ANNEXURE-I</b> <b>QUALIFICATION AND COMPETENCE OF PROFESSIONALS</b> (Please refer clause 2.6.4(i) of this document)
8	<b>ANNEXURE-II</b> <b>Conservation of Heritage Sites including Heritage Building, Heritage/Precincts and Natural Feature Areas</b> (Please refer clause 2.13.2 and 2.26 of this document)	<b>ANNEXURE-II</b> <b>Conservation of Heritage Sites including Heritage Building, Heritage/Precincts and Natural Feature Areas</b> (Please refer clause 2.3.3 and 2.26 of this document)
9	<b>ANNEXURE-III</b> <b>Fees and Charges</b> (Please refer clause 2.15 of this document)	<b>ANNEXURE-III</b> <b>Fees and Charges</b> (Please refer clause 2.2 of this document)
10	<b>ANNEXURE-IV</b> <b>Penal action for violation of provisions of Master Plan/Zonal Plan Regulations/ Bye-Laws</b> (Please refer clause 2.29.1 of this document)	<b>ANNEXURE-IV</b> <b>Penal action for violation of provisions of Master Plan/Zonal Plan Regulations/ Bye-Laws</b> (Please refer clause 2.2, 2.27(i) & 2.8 of this document)
11	<b>ANNEXURE-V</b> <b>Rule 27: Classes of occupancies likely to cause a risk of fire</b> (Please refer clause 2.8 and 9.2 of this document)	<b>ANNEXURE-V</b> <b>Rule 27: Classes of occupancies likely to cause a risk of fire</b> (Please refer clause 9.2 of this document)
12	<b>ANNEXURE-VII</b> <b>Simplified Procedure for Government Building Plan Sanction</b> (Please refer Chapter 2.51 of this document)	<b>ANNEXURE-VII</b> <b>Simplified Procedure for Government Building Plan Sanction</b> (Please refer Chapter 2.51 (c) & 2.62 (c) of this document)
13	<b>ANNEXURE-XI</b> <b>AFFIDAVIT</b> Affidavit of Architect on Rs. 10 Non-judicial stamp paper to be attested by Notary Public / Metropolitan Magistrate	<b>ANNEXURE-XI</b> <b>UNDERTAKING</b> Undertaking of Architect
14	<b>AFFIDAVIT</b> Affidavit of applicant/authorized Authority on Rs. 10 Non-judicial stamp paper to be attested by Notary Public/Metropolitan Magistrate	<b>UNDERTAKING</b> UNDERTAKING of applicant/authorized Authority
	<b>AFFIDAVIT-COM-UNDERTAKING</b>	<b>AFFIDAVIT-COM-UNDERTAKING</b>

Simplified forms/proformas and Simplified Procedures for Government Building Plan Sanction shall be as per Annexure C and Annexure XII.

[No. F. 15(16)/2016/MP/P]

D. SARKAR, Commissioner-cum-Secretary

Annexure C

**COMMON APPLICATION FORM**

(Chapter 2, 2.1.3)

**APPLICATION TO ERECT, RE-ERECT, DEMOLISH, OR TO MAKE MATERIAL  
ALTERATION IN A BUILDING AS PER**

**DESIGN AND SPECIFICATIONS**

(To Be Submitted By the Owner)

To

The \_\_\_\_\_

New Delhi.

Madam/Sir,

I/We hereby give notice that I/We intend to erect/re-erect/alter the Building No. \_\_\_\_\_, of/for plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ House No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_ and in accordance with the building By-laws of Delhi, and I forward herewith the following plans and specifications duly signed by me and \_\_\_\_\_ (Name of Architect/Engineer), Architect's Registration/Engineer's Empalement No. \_\_\_\_\_ and Structural Engineer \_\_\_\_\_ and Supervisor \_\_\_\_\_ who has prepared the plans, designs etc. and a copy of other statements/documents (as applicable).

Enc's:

1. Plans and Drawings (Chapter 2, 2.1.1)
2. Ownership Documents. (Chapter 2, 2.1.2)
3. Declaration Proforma (Chapter 2, 2.1.3)

The construction shall be carried out in accordance with the sanctioned building plan. The Owner/Supervisor (supervising the construction) shall be responsible for any lapse on their part for such construction.

*Note: There is no requirement of submission of Affidavit(s)/Notarised Affidavit(s)/stamp paper(s)/Bond(s) etc. along with this application form.*

**DECLARATION PROFORMA**

**CERTIFICATE OF APPOINTMENT OF PROFESSIONALS**

(Architect/Engineer/Supervisor)

**ARCHITECT/ENGINEER/SUPERVISOR**

(To be submitted by Architect/Engineer/Supervisor)

(Chapter 2, Para 2.1.3)

I/We \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_ occupation Architect/Engineer/Supervisor, office at \_\_\_\_\_ do hereby declare as under:



- 1) That I am an Architect by profession and duly registered with Council of Architecture vide registration No. \_\_\_\_\_.
- Or
- That I am an Engineer by profession and duly as per competency under these bye-laws, in the sanctioning authority.
- Or
- That I am a Supervisor by profession and duly as per competency under these bye-laws, in the sanctioning authority.
- 2) That I have been appointed as an Architect/Engineer/Supervisor for preparing the architectural design of building as per Common Application Form.
- 3) That in case the owner disposes with my services at any stage whatsoever; I shall inform the sanctioning authority body within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

### STRUCTURAL ENGINEER

(Chapter 2, Para 2.1.3)

(To be submitted by Structural Engineer)

I/We, \_\_\_\_\_, Son, Wife, D/o, S/o \_\_\_\_\_ occupation Structural Engineer, office at \_\_\_\_\_ do hereby solemnly affirm and declare as under:

- 1) That I am a Structural Engineer by profession as per competency under these bye-laws.
- 2) That I have been appointed as a Structural Engineer for preparing the structural design of building as per Common Application Form.
- 3) That in case the owner disposes with my services at any stage whatsoever; I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Structural Engineer) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.
- 5) I undertake the following Certificate for Structural Safety as per (Chapter 2, Para 2.1.3, 2.1.4 of UBBB, 2016)
  - I. Certified that the building plans submitted to the sanctioning authority shall has/has been designed for safety requirements.
  - II. It is also certified that the structural design shall be/has based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. \_\_\_\_\_ dated \_\_\_\_\_ prepared by \_\_\_\_\_) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/so constructed.
    - a. Enc. Soil Testing Report in case of High Risk Building.

### SUPERVISOR

(Chapter 2, Para 2.1.3)

(To be submitted by Architect/Engineer/Supervisor)

I/We, \_\_\_\_\_, Son, Wife, D/o, S/o \_\_\_\_\_ occupation Supervisor, office at \_\_\_\_\_ do hereby solemnly affirm and declare as under:

- 1) That I am an Architect/Engineer/Supervisor by profession as per competency under these bye-laws.

- 2) That I have been appointed as an Architect/Engineer/Supervisor for supervising the construction of building as per Common Application Form.
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

### CERTIFICATE OF STRUCTURAL SAFETY

(Chapter 2, Para 2.1.3. & 2.1.4)

(To be submitted by Structural Engineer)

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of building permit/occupancy-cum-completion for Building No. \_\_\_\_\_ on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_.

- 1) Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
- 2) It is also certified that the structural design shall be/has based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report No. .... dated .... prepared by ..... ) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/has constructed.

Encl. Soil Testing Report in case of High Risk Building.

### CERTIFICATE FOR SUPERVISION.

#### NO NUISANCE AND DEBRIS REMOVAL.

(Chapter 2, Para 2.1.3)

(To be submitted by Architect/Engineer/Project Manager/Structural Engineer/ Supervisor)

- 1) Certified that erection/re-erection, demolition or material allocation in and the drainage/sanitary work shall be carried out/executed by me under my supervision of Building No. \_\_\_\_\_ on Plot and D/Ws certify that all the materials (type and grade) and workmanship of the work shall be in accordance with the specifications submitted along with the work and shall be carried out according to structural design approved in sanctioned plans and which also includes the services like drainage, sanitary, water supply, electrical and fire safety no non-Corresponding deviations shall be carried out during the course of construction.
- 2) Certified that the Debris during the construction will be removed on weekly basis. If the same is not done, in that case local body shall remove the mulch/Debris and the cost with penalty be recovered from me/us.
- 3) Certified that during construction D/Ws shall properly screen the construction site off the main road by means of erecting a screen wall not less than 8 feet, in height from the ground level which shall be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be hoisted at the top of the building to ensure that any falling material remains within this protected area.
- 4) Certified that noise related activities would not be taken up for construction at night during 10 P.M to 6 A.M.

**INDEMNITY FOR BASEMENT**

(Chapter 2, Para 2.1.3)

(To be submitted by Owner)

**HEREBY WITNESSETH AS FOLLOWS:**

WHEREAS the OWNER(S) have submitted the plan of basement & whereas the owners have represented to the sanctioning authority and if sanction is granted for the construction of the said basement the owners shall indemnify sanctioning authority of any loss at the time of digging of foundation of the said basement or in the course of construction of the basement or even thereafter, AND

WHEREAS the OWNER(S) have further agreed to indemnify sanctioning authority for any claims put up against the sanctioning authority body either by way of damage, compensation or in any other way in case the sanctioning authority is required to pay any such amount to any person or the owner or owners of the adjoining properties. The owners hereby agree and undertake to indemnify sanctioning authority to pay the full extent of the amount the sanctioning authority may require to pay to the extent hereinabove mentioned, AND

WHEREAS the OWNER(S) further undertake and agreed to indemnify the sanctioning authority for any such amount sanctioning authority may require to pay either by way compensation or damage or any other amount and further undertake to indemnify the Authority concerned local body of all cost and expenses that the sanctioning authority may require to defend such action in any court of law. The owners undertaking that no excavation shall be carried out beyond permissible boundaries of plot. Any damage occurring during or due to excavation made at site to public sewer, water drains shall have to be made good by the OWNER(S).

THEREFORE, WHEREBY, in consideration of the above, an undertaking and indemnity is hereby given by the OWNER(S) to the sanctioning authority and the sanctioning authority in this behalf grant sanction of the building, alongwith basement to the said OWNER(S).

~~Signature of the Owner~~~~Signature of the Structural Engineer Responsible for Structural Design~~~~Signature of the Engineer/Supervisor, Block, Section, Division, District Office~~~~Signature of the Supervisor Responsible for supervision of the construction~~**COMMON OCCUPANCY-COMPLETION REQUEST FORM**

(Chapter 2, Para 2.6 &amp; 2.6.5)

**(INTIMATION OF BUILDING COMPLETION)**

To,

New Delhi.

Sir,

We hereby certify that the erection / re-erection or material alteration in / at building No. \_\_\_\_\_ on / in \_\_\_\_\_ Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ scheme has been supervised and has been completed on \_\_\_\_\_ according to the plans sanctioned, dated office communication No. \_\_\_\_\_ date \_\_\_\_\_. The work has been completed to our satisfaction, the workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications.

- i. Certified that the building(s) has been constructed according to the sanctioned plan and structural design (one set of structural drawings as executed is enclosed) which incorporate the provisions of structural safety as specified in relevant prevailing IS Codes/Standards/Guidelines.
- ii. Further certify that detailed drawings and specifications of all services prepared by engineer for utility services.

- iii) It is also certified that construction has been done under supervision of Supervisor and adheres to the drawings submitted and the records of supervision have been maintained.

**DECLARATION PROFORMA  
CERTIFICATE OF STRUCTURAL SAFETY**

(Chapter 2, Para 2.6.5)

(To be submitted by Structural Engineer)

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of building permit/occupancy-cum-completion for Building No. \_\_\_\_\_ on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_.

- I) Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
- II) It is also certified that the structural design shall be/has based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. .... dated ... prepared by ... ..) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/has constructed.

Encl. Soil Testing Report in case of High Risk Building.

Encl:

1. Plans and Drawings (Chapter 2, 2.6.1)
2. Ownership Documents (Chapter 2, 2.6.2)
3. Lift Manufacture Certificate (Chapter 2, 2.6.3)
4. Photographs of the building (Chapter 2, 2.6.4)

Permission to occupy or use the building may be granted.

Any subsequent changes from completion drawings will be the responsibility of the owners.

- A) Digital Signature of the Owner
- B) Digital Signature of Structural Engineer (Responsible for Structural Design)
- C) Digital Signature of Architect/Engineer/Supervisor (Responsible for Architectural Design)
- D) Digital Signature of the Supervisor (Responsible for supervision of the construction)

*Note: There is no requirement of submission of Affidavit(s)/Notarised Affidavit(s)/e-stamp papers/ Bond(s) etc. along with this application form.*

**ANNEXURE-XII**

Simplified Procedure for Government Building Plan Sanction (Please refer Chapter 2.1.2 (c) & 2.6.2 (c) of this document)

**UNDERTAKING - 1**

Undertaking of Architect

- I, \_\_\_\_\_, occupation Architect, office at \_\_\_\_\_ directed/engaged by the authorized authority to hereby solemnly affirm and declare as under:
1. That I \_\_\_\_\_ Architect by profession and working at the \_\_\_\_\_ OR Architect (registered) with the Council of Architects vide registration No. \_\_\_\_\_.
  2. That I have been engaged as an Architect for preparing the building plans and to supervise construction till its completion in respect of Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_.

3. That I have prepared the building plans in respect of the aforesaid plot.
4. That I have studied the layout plan of the colony and have gone through the instructions, policy decisions and other relevant documents in respect of the plot and the colony.
5. That I have personally inspected the site, which forms part of the approved layout plan with respect to its location, size, shape and area of the plot and its proposed frontage is also in conformity with the approved layout plan. The plot has been demarcated at site and the size and the size, shape and areas of plot available at site tallies with the approved layout plan.
6. That the ownership documents are in shape of registered sale-deed/lease deed in favor of the applicant and have been thoroughly examined and the ownership in favor of the applicant is in order.
7. That there is no construction in existence at the plot and no construction shall be commenced before sanction of the building plans.
8. That there is no encroachment on the municipal land/road/other property and road widths as shown in the layout plan are available at site.
9. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed, and the extension granted by the Lessor is valid upto \_\_\_\_\_.
10. That the proposals have been prepared strictly in accordance with these building bye law, rules, regulations and practice of the Department and no mis-interpretation or inference of Provisions of these Unified Building Bye-law has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I shall inform the sanctioning authority immediately.
11. That in case of appointment of other Architect I the Project at any stage whatsoever, I shall inform the sanctioning authority within 48 hours.
12. That mandatory setbacks as proposed shall be maintained in accordance with the provision of MPD/layout plan.
13. That before submission of proposals, necessary information/clarification have been obtained from the concerned Planning Wing. There is no dispute/objection of any scheme or the road-widths etc. on the plot/site. Building activities for designated use, i.e. \_\_\_\_\_, are allowed as per MPD.
14. That no development/additional development/deficiency charges are dues against this plot (in case development/additional development/deficiency charges are due, the details be given in a separate para.)
15. That nothing has been concealed and no mis-representation has been made while preparing and submitting the building plans.
16. That in case anything contrary to the above is found or established at any stage, the sanctioning authority shall be at liberty to take any action as deem fit including revocation of sanction of building plans and debarring me for submission of building plans with the sanctioning authority under the Scheme and also can lodge a complaint with the Council of Architecture for appropriate action.

ARCHITECT

## UNDERTAKING - 2

Undertaking of applicant/authorized Authority

I/We (Authorized Signatory) \_\_\_\_\_ office address \_\_\_\_\_ do hereby solemnly affirm and declare as under:

1. That, I/We am/are the only owners/lessee/lessees of Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ and there are no other owner/lessees whatsoever in respect thereof.
2. That, I/We have engaged/engaged Sh. \_\_\_\_\_, Registration No. \_\_\_\_\_ as an Architect for preparing the building plans and to supervise construction till its completion in respect of the aforesaid Plot.

3. That in case I/We displease with the services of the Architect above named at any stage till actual completion of the construction, I/We shall inform the sanctioning authority within 48 hours.
4. That the plot under proposal forms part of the approved layout plan with respect to its location, size, shape and area of the plot and proposed land use is also in conformity with the approved layout plan. The plot has been demarcated at site and the size, shape and areas of plot available at site tally with the approved layout plan.
5. That the ownership documents are in shape of sale-deed/lease-deed and there is no dispute/discrepancy from law point of view and the plot is free from all encumbrances.
6. That there is no construction in existence at the plot and no construction shall be started before sanction of the building plans.
7. That there is no encroachment on the Municipal land/road/other property and road widths as shown in the layout plan are available at site.
8. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed and the extension granted by the Lessor is valid upto \_\_\_\_\_.
9. That the proposals have been prepared strictly in accordance with these Building Bye-laws, rules, regulations and practice of the Department and no misinterpretation or inference of Provisions of these Unified Building Bye-Laws, has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I/We shall inform the sanctioning authority within 48 hours.
10. The mandatory setbacks have been proposed and shall be maintained in accordance with the setbacks marked in the layout plan/MPD.
11. That before submission of proposals, necessary information/clarification have been obtained from the concerned Planning. The plot sale and is not affected in any sense by the roads within. Building activities are as per approved layout plan.
12. That no development/additional development/deficiency charges are payable against this plot. (in case development/additional development/deficiency charges are payable, then its details be given at a separate para.)
13. That no non-compoundable developments shall be carried out during the course of construction or thereafter.
14. That nothing has been concealed and no mis-representation has been made while preparing and submitting the building plans.
15. That in case anything contrary to the above is found or established at any stage, the sanctioning authority shall be at liberty to take any action as it may deem fit including revocation of building plans and demolition/sealing of the premises.
16. That after completion of the building, the building shall not put to use before occupancy certificate from sanctioning authority and will be put to use for which it will be sanctioned.
17. That I/We give solemn undertaking that I/We shall raise the construction exactly in accordance with the sanctioned building plans and these Building Bye-Laws. In case any deviation is made, apart from any other action, the total constructions shall be deemed to be unauthorized and the sanctioning authority would be at liberty to demolish/tear the whole or any portion of the construction and I/We shall not claim any compensation, damage or loss or recover interest from the sanctioning authority or from any of its officers; This is addition to any other action which may be taken by the sanctioning authority under the provisions of the respective Act (as amended from time to time) and these Unified Building Bye-Laws.

APPLICANT/AUTHORIZED AUTHORITY

**MOST IMMEDIATE**

**No. K-12016/3/2014-DD-I**

**भारत सरकार/Government of India**

**आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs**

**निर्माण भवन/Nirman Bhavan**

**नई दिल्ली/New Delhi**

**Dated, the 04<sup>th</sup> April, 2018**

To

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

**Subject:** Proposed Modification in UBBL 2016 Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).

Sir,

I am directed to refer to DDA's letter No. F.15(15)2012/MP/104-G dated 03.04.2016 on the subject mentioned above and to say that Ministry has approved the proposed modification as forwarded vide above referred letter in UBBL 2016 (notified vide S.O 1053 (E) dated 5th April 2017) for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).

Yours faithfully,



(Anil Kumar)

Under Secretary (DD-I)

Telefax No.23061681

नरकर  
का. १६ पत्रिका  
D. SARKAR  
COMMISSIONER-CUM-SECRETARY



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
विकास सदन, भाई, एन.ए., नई दिल्ली-110023  
Vikas Sadan I.N.A., New Delhi-110023  
Ph. : 24623598  
Fax : 24692962

Dr. \_\_\_\_\_

Dt: 04.04.2018

No. F.15 (25)2016/MF/P1

To -  
The Asstt. Manager (Tech.)  
Government of India Press,  
Mayapuri,  
New Delhi-110064.

Sub: Modification in UJBL 2016 Notified vide S.O 1453 (L) dated 5<sup>th</sup> April 2017 for sub-classes, simplification of forms/preformas and omission of submission of Bond(s)/Affidavit(s).

I am enclosing herewith two copies (Hindi & English version) for notification under Section 57 of Delhi Development Act, 1957 with the request to kindly arrange its publication on Top Priority for issuing the same in the Gazette of India, Part-II, Section-3, Sub-Section (ii) (Extra Ordinary).

Encl:

1. English version of the above.
2. Hindi version of the above

  
(D. SARKAR)

Commissioner-cum-Secretary.

20/05/2018

20/05/2018



5/9/18

**DELHI DEVELOPMENT AUTHORITY**

**NOTIFICATION**

New Delhi, the 4th April, 2018

**Subject: Modification in UBBL 2016 Notified vide S.O 1053 (E) dated 5<sup>th</sup> April 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Bond(s)/Affidavit(s).**

**S.O. 1487(E)**—In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the prior approval of the Central Government, hereby make the following modification in the Unified Building Bye Laws (UBBL) for Delhi 2016.

S. No. S/18/18	Chapter/Para/Clauses/Sub-clause of UBBL 2016 Notified vide S.O 1053 (E) dated 5 <sup>th</sup> April 2017	Proposed Modifications
2	<p><b>2.1.3 Signing of CAF and Declarations:</b> CAF shall be signed by the owner, architect and other professionals, as applicable. The following declarations/certificates shall be part of CAF: (a) and (b) Appointment of professionals, such as architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., wherever are applicable, in Declaration Proforma-1, along with valid registration/qualification certificate of the professional(s). Whenever there is a change in the appointed professional(s), an intimation to this effect shall be submitted in Declaration Proforma-1, along with valid registration/qualification certificate of the professional(s). (c) Structural Safety Certificate in Proforma given in Declaration Proforma-2. (d) Certificate for Supervision, No Nuisance and Debris Removal in Proforma given in Declaration Proforma-3.</p>	<p><b>2.1.3 Signing of CAF and Declarations:</b> CAF shall be signed by the owner, architect and other professionals, as applicable. The following declarations/certificates shall be part of CAF: Appointment of professionals such as, architect, engineer, structural engineer, supervisor, landscape architect, town planner, etc., whichever are applicable along with valid registration/qualification certificate of the professional(s). (Whenever there is a change in the appointed professional(s), an intimation to this effect shall be along with valid registration/qualification certificate of the professional(s)). The CAF shall also include Structural Safety Certificate, Certificate for Supervision-No Nuisance and Debris Removal, Indemnity for Basement.</p>
2	<p><b>2.1.4 Indemnity Bond by the Owner(s), in case basement is to be constructed</b> Indemnity Bond, in the proforma given in Form (A), shall be submitted by the owner(s), in case basement is to be constructed.</p>	<p>deleted</p>
3	<p><b>2.1.5 Soil Testing Report from Geo-Technical Engineer</b> In case of high risk buildings, a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-1 shall be submitted. Structural drawings shall be prepared by taking this report into account.</p>	<p><b>2.1.4 Soil Testing Report from Geo-Technical Engineer</b> In case of high risk buildings, a Soil Testing Report from Geo-Technical Engineer, having qualification and competence as per Annexure-1 shall be submitted. Structural drawings shall be prepared by taking this report into account.</p>
4	<p><b>2.6.5 Signing of COCCRF and Declarations:</b> COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate in proforma given in Declaration Proforma-2.</p>	<p><b>2.6.5 Signing of COCCRF and Declarations:</b> COCCRF shall be signed by the owner, architect and other professionals, as applicable. COCCRF shall include Structural Safety Certificate as given in the Declaration Proforma.</p>
5	<p><b>2.7.3 Part OCC: Part OCC can be issued for any structure which meets the minimum requirement of habitation. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period,</b></p>	<p><b>2.7.3 Part OCC: Part OCC can be issued for at least one block complete in all respects (refer 2.7.2) from Ground to Terrace floor (including lift &amp; basement, if constructed) with all the due approvals from the external agencies, as and</b></p>

	<p>The building permit will have to be revalidated irrespective of whether part OCC has been issued or not.</p>	<p>when applicable. However, issue of part OCC will not affect the validity of the building permit. After expiry of validity period, the building permit will have to be revalidated irrespective of whether part OCC has been issued or not.</p>
5	<p><b>2.8 Regularisation</b></p> <p>Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan number OCC, can be regularised, if the same is within the ambit of BBL and MPD provisions by paying requisite fees and charges as per Annexure IV, as per Form D-3.</p>	<p><b>2.8 Regularisation</b></p> <p>Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of BBL and MPD provisions by paying requisite fees and charges as per Annexure III &amp; Annexure IV, as per Form D-3.</p>
7	<p><b>ANNEXURE - I</b></p> <p><b>QUALIFICATION AND COMPETENCE OF PROFESSIONALS</b> (Please refer clause 2.13 of this document)</p>	<p><b>ANNEXURE - I</b></p> <p><b>QUALIFICATION AND COMPETENCE OF PROFESSIONALS</b> (Please refer clause 2.14(i) of this document)</p>
8	<p><b>ANNEXURE - II</b></p> <p><b>Conservation of Heritage Sites including Heritage Building, Heritage Precincts and Natural Feature Areas</b> (Please refer clause 7.18.2 and 7.26 of this document).</p>	<p><b>ANNEXURE - II</b></p> <p><b>Conservation of Heritage Sites including Heritage Building, Heritage Precincts and Natural Feature Areas</b> (Please refer clause 7.3.3 and 7.26 of this document).</p>
9	<p><b>ANNEXURE - III</b></p> <p><b>Fees and Charges</b> (Please refer clause 2.15 of this document)</p>	<p><b>ANNEXURE - III</b></p> <p><b>Fees and Charges</b> (Please refer clause 2.2 of this document).</p>
10	<p><b>ANNEXURE - IV</b></p> <p><b>Penal action for violation of provisions of Master Plan/Zonal Plan Regulations/ Bye-Laws</b> (Please refer clause 2.29.1 of this document).</p>	<p><b>ANNEXURE - IV</b></p> <p><b>Penal action for violation of provisions of Master Plan/Zonal Plan Regulations/ Bye-Laws</b> (Please refer clause 2.2, 2.7.(b) &amp; 2.8 of this document).</p>
11	<p><b>ANNEXURE - V</b></p> <p><b>Rule 27: Classes of occupancies likely to cause a risk of fire</b> (Please refer clause 2.8 and 9.3 of this document).</p>	<p><b>ANNEXURE - V</b></p> <p><b>Rule 27: Classes of occupancies likely to cause a risk of fire</b> (Please refer clause 9.3 of this document).</p>
12	<p><b>ANNEXURE - XII</b></p> <p><b>Simplified Procedure for Government Building Plan Sanction</b> (Please refer Chapter 2.31 of this document)</p>	<p><b>ANNEXURE - XII</b></p> <p><b>Simplified Procedure for Government Building Plan Sanction</b> (Please refer Chapter 2.12 (c) &amp; 2.62 (c) of this document)</p>
13	<p><b>ANNEXURE - XII *</b></p> <p><b>AFFIDAVIT</b></p> <p>Affidavit of Architect on Rs. 10/- Non-judicial stamp paper to be attested by Notary Public / Metropolitan Magistrate</p> <p><b>AFFIDAVIT-CUM-UNDERTAKING</b></p>	<p><b>ANNEXURE - XII</b></p> <p><b>UNDERTAKING</b></p> <p>Undertaking of Architect</p>
14	<p><b>AFFIDAVIT</b></p> <p>Affidavit of applicant/authorized Authority on Rs. 10/- Non-judicial stamp paper to be attested by Notary Public/Metropolitan Magistrate</p> <p><b>AFFIDAVIT-CUM-UNDERTAKING</b></p>	<p><b>UNDERTAKING</b></p> <p>UNDERTAKING of applicant/authorized Authority</p>

Simplified forms/proformas and Simplified Procedure for Government Building Plan Sanction shall be as per Appendix C and Annexure XII

[No. F. 15(0G)2016(M)PPL]

D. SARKAR, Commissioner-cum-Secretary

Annexure C

**COMMON APPLICATION FORM**

(Chapter 2, 2.1.3)

**APPLICATION TO ERECT, RE-ERECT, DEMOLISH, OR TO MAKE MATERIAL ALTERATION IN A BUILDING AS PER**

**DESIGN AND SPECIFICATIONS**

(To Be Submitted By the Owner)

To

The \_\_\_\_\_

New Delhi.

Madam/ Sir,

I/We hereby give notice that I/We intend to erect/re-erect/alter the Building No. \_\_\_\_\_ in/in plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ House No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_ and in accordance with the building Bye-laws of Delhi, and I forward herewith the following plans and specifications duly signed by me and \_\_\_\_\_ (name of Architect/Empaneled Engineer), Architect's Registration/Engineer Empanelment No. \_\_\_\_\_ and Structural Engineer \_\_\_\_\_ and Supervisor \_\_\_\_\_ who has prepared the plans, designs etc. and a copy of other statements/documents (as applicable).

I Enc:

1. Plans and Drawings (Chapter 2, 2.1.1)
2. Ownership Documents, (Chapter 2, 2.1.2)
3. Declaration Proforma (Chapter 2, 2.1.3)

The construction shall be carried out in accordance with the sanctioned building plan. The Owner/Supervisor (supervising the construction) shall be responsible for any lapse on their part for such construction.

*Note: There is no requirement of submission of Affidavit(s)/Notarised Affidavit(s)/stamp paper(s)/Bond(s) etc, along with this application form.*

**DECLARATION PROFORMA**

**CERTIFICATE OF APPOINTMENT OF PROFESSIONALS**

(Architect/Engineer/Supervisor)

**ARCHITECT/ENGINEER/SUPERVISOR**

(To be submitted by Architect/Engineer/Supervisor)

(Chapter 2, Part 2.1.3)

I/We, \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_ occupation Architect/Engineer/Supervisor, office at \_\_\_\_\_ do hereby declare as under:

- 1) That I am an Architect by profession and duly registered with Council of Architects vide registration No. \_\_\_\_\_  
Or  
That I am an Engineer by profession and duly as per competency under these bye-laws, in the sanctioning authority.  
Or  
That I am a Supervisor by profession and duly as per competency under these bye-laws, in the sanctioning authority.
- 2) That I have been appointed as an Architect/ Engineer/Supervisor for preparing the architectural design of building as per Common Application Form
- 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority body within 7 days along with the photograph of the building showing the level/status of the building.
- 4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

### STRUCTURAL ENGINEER

(Chapter 2, Para 2.1.3)

(To be submitted by Structural Engineer)

I/We, \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_ occupation Structural Engineer, office at \_\_\_\_\_ do hereby solemnly affirm and declare as under:

- 1) That I am a Structural Engineer by profession as per competency under these bye-laws..
  - 2) That I have been appointed as a Structural Engineer for preparing the structural design of building as per Common Application Form
  - 3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.
  - 4) That in case I (Structural Engineer) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner
  - 5) I undertake the following Certificate for Structural Safety as per (Chapter 2, Para 2.1.3, 2.1.4 of UBB1, 2016)
- I. Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.
- II. It is also certified that the structural design shall be/was based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. .... dated ... prepared by ..... ) will be/has been taken into consideration and would be/was been duly incorporated in structural drawings of the building to be/so constructed.
- a. Back Soil Testing Report in case of High Risk Building.

### SUPERVISOR

(Chapter 2, Para 2.1.3)

(To be submitted by Architect/Engineer/Supervisor)

I/We, \_\_\_\_\_, S/o, W/o, D/o Shri \_\_\_\_\_ occupation Supervisor, office at \_\_\_\_\_ do hereby solemnly affirm and declare as under.

- 1) That I am an Architect/Engineer/Supervisor by profession as per competency under these bye-laws.

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2) That I have been appointed as an Architect/Engineer/Supervisor for supervising the construction of building as per Common Application Form.

3) That in case the owner dispenses with my services at any stage whatsoever, I shall inform the sanctioning authority within 7 days along with the photograph of the building showing the level/status of the building.

4) That in case I (Architect/Engineer/Supervisor) decide not to continue further with project, then I shall inform the same to the sanctioning authority within 7 days with copy to the owner.

**CERTIFICATE OF STRUCTURAL SAFETY**  
(Chapter 2, Para 2.1.3 & 2.1.4) To be submitted by Structural Engineer/Supervisor

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of the building as per permit/occupancy cum-completion form for Building No. \_\_\_\_\_ on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_

1) Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.

2) It is also certified that the structural design shall be/has based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report No. \_\_\_\_\_ dated \_\_\_\_\_ prepared by \_\_\_\_\_) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/so constructed.

Encl: Soil Testing Report in case of High Risk Building.

**CERTIFICATE FOR SUPERVISION,  
NO NUISANCE AND DEBRIS REMOVAL**

(Chapter 2, Para 2.1.3) To be submitted by Architect/Engineer/Project Manager/Structural Engineer/Supervisor

(To be submitted by Architect/Engineer/Project Manager/Structural Engineer/Supervisor)

1) Certified that erection/erection, demolition or material alteration in/and the drainage/sanitary work shall be carried out/executed by me under my supervision of Building No. \_\_\_\_\_ on/in Plot and I/We certify that all the materials (type and grade) and workmanship of the work shall be in accordance with the specifications submitted along with the work, and shall be carried out according to structural design approved in sanctioned plans and which also includes the services like drainage, sanitary, water supply, electrical and fire safety no non-compounding deviations shall be carried out during the course of construction.

2) Certified that the Debris during the construction will be removed on weekly basis. If the same is not done, in that case local body shall remove the debris/Debris and the cost with penalty be recovered from me/us.

3) Certified that during construction I/We shall properly screen the construction site off the main road by means of erecting a screen wall not less than 8 feet, in height from the ground level which shall be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be hoisted at the height of the building to ensure that any falling material remains within this protected area.

4) Certified that noise related activities would not be taken up for construction at night during 10 P.M to 6 A.M.

## INDEMNITY FOR BASEMENT

(Chapter 2, Para 2.1.3)

(To be submitted by Owner)

HEREBY WITNESSETH AS FOLLOWS:

WHEREAS the OWNER(S) have submitted the plan of basement & whereas the owners have represented to the sanctioning authority and if sanction is granted for the construction of the said basement the owners shall indemnify sanctioning authority of any loss at the time of digging of foundation of the said basement or in the course of construction of the basement or even thereafter, AND

WHEREAS the OWNER(S) have further agreed to indemnify sanctioning authority for any claims put up against the sanctioning authority body either by way of damage, compensation or in any other way in case the sanctioning authority is required to pay any such amount to any person or the owner or owners of the adjoining properties. The owners hereby agree and undertake to indemnify sanctioning authority to pay the full extent of the amount the sanctioning authority may require to pay to the extent hereinabove mentioned, AND

WHEREAS the OWNER(S) further undertake and agreed to indemnify the sanctioning authority for any such amount sanctioning authority may require to pay either by way compensation or damage or any other amount and further undertake to indemnify the Authority concerned local body of all cost and expenses that the sanctioning authority may require to defend such action in any court of law. The owners undertaking that no excavation shall be carried out beyond permissible boundaries of plot. Any damage occurring during or due to excavation made at site to public sewer, water drains shall have to be made good by the OWNER(S).

THEREFORE, WHEREBY, in consideration of the above, an undertaking and indemnity is hereby given by the OWNER(S) to the sanctioning authority and the sanctioning authority in this behalf grant sanction of the building alongwith basement to the said OWNER(S).

A) Digital Signature of the OwnerB) Digital Signature of Structural Engineer, (Responsible for Structural Design)C) Digital Signature of Architect/Engineer/Supervisor, (Responsible for Architectural Design)D) Digital Signature of the Supervisor, (Responsible for supervision of the construction)

## COMMON OCCUPANCY-CUM-COMPLETION REQUEST FORM

(Chapter 2, Para 2.6 &amp; 2.6.5)

## (INTIMATION OF BUILDING COMPLETION)

To,

New Delhi,

Sir,

We hereby certify that the erection / re-erection or material alteration in / at building No. \_\_\_\_\_ on / in \_\_\_\_\_ Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ scheme has been supervised and has been completed on \_\_\_\_\_ according to the plans sanctioned, vide office communication No. \_\_\_\_\_ date \_\_\_\_\_. The work has been completed to our satisfaction, the workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications.

- i. Certified that the building(s) has been constructed according to the sanctioned plan and structural design (one set of structural drawings as executed is enclosed) which incorporate the provisions of structural safety as specified in relevant prevailing IS Codes/Standards/Guidelines.
- ii. Further certified that detailed drawings and specifications of all services prepared by engineer for utility services.

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iii. It is also certified that construction has been done under supervision of Supervisor and adheres to the drawings submitted and the records of supervision have been maintained.

DECLARATION PROFORMA

CERTIFICATE OF STRUCTURAL SAFETY

(Chapter 2, Para 2.6.5)

(To be submitted by Structural Engineer)

The following certificate is submitted along with the building plans drawing while submitting the plans for obtaining sanction of building permit/occupancy-cum-completion for Building No. \_\_\_\_\_ on Plot No. \_\_\_\_\_ situated at \_\_\_\_\_ Scheme \_\_\_\_\_

I. Certified that the building plans submitted to the sanctioning authority shall be/has been designed for safety requirements.

II. It is also certified that the structural design shall be/has been based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Testing Report no. \_\_\_\_\_ dated \_\_\_\_\_ prepared by \_\_\_\_\_) will be/has been taken into consideration and would be/has been duly incorporated in structural drawings of the building to be/so constructed.

Encl: Soil Testing Report in case of High Risk Building.

Encl: Plans and Drawings (Chapter 2, 2.6.1)

2. Ownership Documents (Chapter 2, 2.6.2)

3. Lift Manufacture Certificate (Chapter 2, 2.6.3)

4. Photographs of the building (Chapter 2, 2.6.4)

Permission to occupy or use the building may be granted. Any subsequent change from completion drawings will be the responsibility of the owners.

- A) Digital Signature of the Owner
- B) Digital Signature of Structural Engineer (Responsible for Structural Design)
- C) Digital Signature of Architect/Engineer/Supervisor (Responsible for Architectural Design)
- D) Digital Signature of the Supervisor (Responsible for supervision of the construction)

Note: There is no requirement of submission of Affidavit(s)/Notarised Affidavit(s)/e-stamp paper(s)/Bond(s) etc. along with this application form.

ANNEXURE-XII

Simplified Procedure for Government Building Plan Sanction (Please refer Chapter 2, 1.2 (e) & 2.6.2 (e) of this document)

UNDERTAKING - I

Undertaking of Architect

I, \_\_\_\_\_, occupation Architect, office at \_\_\_\_\_ directed/engaged by the authorized authority do hereby solemnly affirm and declare as under:

1. That, I \_\_\_\_\_ Architect by profession and working at the \_\_\_\_\_ OR Architect (registered) with the Council of Architects vide registration No. \_\_\_\_\_

2. That I have been engaged as an Architect for preparing the building plans and to supervise construction till its completion in respect of Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_

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3. That I have prepared the building plans in respect of the aforesaid plot.
4. That I have studied the layout plan of the colony and have gone through the instructions, policy decisions and other relevant documents in respect of the plot and the colony.
5. That I have personally inspected the site, which forms part of the approved layout plan with respect to its location, size, shape and area of the plot and its proposed land use is also in conformity with the approved layout plan. The plot has been demarcated at site and the site and the size, shape and area of plot available at site tallies with the approved layout plan.
6. That the ownership documents are in shape of registered sale-deed/lease deed in favor of the applicant and have been thoroughly examined and the ownership in favor of the applicant is in order.
7. That there is no construction in existence at the plot and no construction shall commenced before sanction of the building plans.
8. That there is no encroachment on the municipal land/road/other property and road widths as shown in the layout plan are available at site.
9. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed and the extension granted by the Lessor is valid upto \_\_\_\_\_.
10. That the proposals have been prepared strictly in accordance with these building Bye Law, rules, regulations and practice of the Department and no mis interpretation or inference of Provisions of these Unified Building Bye-Laws has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I shall inform the sanctioning authority immediately.
11. That in case of appointment of other Architect of the Project at any stage whatsoever, I shall inform the sanctioning authority within 48 hours.
12. That mandatory setbacks as proposed shall be maintained in accordance with the provision of MPDW layout plan.
13. That before submission of proposals, necessary information/clarification have been obtained from the concerned Planning Wing. There is no dispute/affect of any scheme or the roads widths etc. on the plot/site. Building activities for designated use, i.e. \_\_\_\_\_ are allowed as per MPDW.
14. That no development /additional development /deficiency charges are dues against this plot (in case development/additional development/deficiency charges are due, the details be given in a separate para.)
15. That nothing has been concealed and no mis representation has been made while preparing and submitting the building plans.
16. That in case anything contrary to the above is found or established at any stage, the sanctioning authority shall be at liberty to take any action as deem fit including revocation of sanction of building plans and debarring me for submission of building plans with the sanctioning authority under the Scheme and also can lodge a complaint with the Council of Architecture for appropriate action.

ARCHITECT

UNDERTAKING - 2

Undertaking of applicant/authorized Authority

I/We (Authorized Signatory) \_\_\_\_\_ office address \_\_\_\_\_ do hereby solemnly affirm and declare as under:

1. That, I/we am/are the only /owners/lessor/lessees of Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ and there are no other owners/lessors whatsoever in respect thereof.
2. That, I/We have engaged /directed Sh. \_\_\_\_\_, Registration No. \_\_\_\_\_ as an Architect for preparing the building plans and to supervise construction till its completion in respect of the aforesaid Plot.



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1. That in case DWE dispense with the services of the Architect above named at any stage till actual completion of the construction, DWE shall inform the sanctioning authority within 48 hours.
4. That the plot under proposal forms part of the approved layout plan with respect to its location, size, shape and area of the plot and proposed land use is also in conformity with the approved layout plan. The plot has been demarcated at site and the size, shape and areas of plot available at site falls with the approved layout plan.
5. That the ownership documents are in shape of sale-deed/lease-deed and there is no dispute/discrepancy from law point of view and the plot is free from all encumbrances.
6. That there is no construction in existence at the plot and no construction shall be started before sanction of the building plans.
7. That there is no encroachment on the Municipal land/road/other property and road widths as shown in the layout plan are available at site.
8. That the proposals are in conformity with the terms and conditions of lease-deed which is still operative and period of construction as per lease-deed and the extension granted by the Lessor is valid upto \_\_\_\_\_.
9. That the proposals have been prepared strictly in accordance with these Building Bye laws, rules, regulations and practice of the Department and no misinterpretation or inference of Provisions of these Unified Building Bye-Laws, has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, DWE shall inform the sanctioning authority within 48 hours.
10. The mandatory setbacks have been proposed and shall be maintained in accordance with the setbacks marked in the layout plan/MPD.
11. That before submission of proposals, necessary information/clarification have been obtained from the concerned Planning. The plot safe and is not affected in any scheme or the roads widths. Building activities are as per approved layout plan.
12. That no development/additional development/deficiency charges are payable against this plot. (in case development/additional development/deficiency charges are payable, their details be given in a separate para.)
13. That no non-compoundable deviations shall be carried out during the course of construction or thereafter.
14. That nothing has been concealed and no mis-representation has been made while preparing and submitting the building plans.
15. That in case anything contrary to the above is found or established at any stage, the sanctioning authority shall be at liberty to take any action as it may deem fit including revocation of building plans and demolition/sealing of the premises.
16. That after completion of the building, the building shall not put to use before occupancy certificate from sanctioning authority and will be put to use for which it will be sanctioned.
17. That DWE give solemn undertaking that DWE shall raise the construction exactly in accordance with the sanctioned building plans and these Building Bye-Laws. In case any deviation is made, apart from any other action, the local constructions shall be deemed to be unauthorized and the sanctioning authority would be at liberty to demolish/level the whole or any portion of the construction and DWE shall not claim any compensation, damage or loss on account thereof from the sanctioning authority or from any of its office(s). This is addition to any other action which may be taken by the sanctioning authority under the provisions of the respective Act (as amended from time to time) and these Unified Building Bye-Laws.

APPLICANT/AUTHORIZED AUTHORITY

## ITEM NO. 11/2018

Sub: Revised modalities for operationalization of enhanced FAR in planned Commercial Centers.

F.Dy. Dir.(Arch)/Coordn./HUPW/10/16

### 1. BACKGROUND:-

- 1.1 For optimal utilization of commercial land, to facilitate up gradation in the urban form and improvement of the urban aesthetics, the Master Plan of Delhi-2021 recommended enhancement of FAR of Commercial Centers.
- 1.2 The enhanced FAR and ground coverage of different categories of commercial centers are as under-

USE PREMISES	MPD-2001		MPD-2021	
	GROUND COVERAGE	FAR	GROUND COVERAGE	FAR
CENTRAL BUSINESS DISTRICT	25	150	25	150
DISTRICT CENTER/ SUB-CENTRAL BUSINESS DISTRICT	25	125	50 ✨	150
COMMUNITY CENTER/ NON HIERARCHICAL COMMERCIAL CENTER	25	100	50 ✨	125
LOCAL SHOPPING CENTER	30	100	50 ✨	100
CONVENIENCE SHOPPING CENTER	40	80	50 ✨	100

✨ The maximum ground coverage has also been enhanced up to 50% as per GOI notification no. S.O. 3587(E) dated 14.11.2017.

- 1.3 The "modalities for operationalization of enhanced FAR"(Annexure "A") were approved by the Authority on 10.01.2014 vide item no. 5/2014 accordingly Circular F-15 (10)2013/MP/39 dated 06.02.2014 was issued. Based on the above circular, the case of Shopping Mall, Vasant Kunj has been approved by 321<sup>st</sup> Screening Committee held on 28.02.2014.
- 1.4 The FAR of commercial centers remained unutilized for last 10 years though the enhancement of FAR was notified in Feb 2007 and modalities for apportionment of enhanced FAR was approved by the Authority. Barring one or two cases, no other case of apportionment of FAR was received.
- 1.5 The stakeholders were not coming forward to avail the enhanced FAR may be due to the reasons that the process is very lengthy, cumbersome, time consuming and requires inputs/clearances from multiple departments within DDA.

- 1.6 For ease of doing business and in order to make it simple, transparent and to encourage stakeholders at large it was felt that the process of apportionment of FAR be made on-line with minimum human intervention.
- 1.7 In order to be fair to other stakeholders, in planned Commercial centers the hotel plots are proposed to be excluded for distribution of FAR. As FAR of hotel plot as well as the FAR of commercial center where FAR is not available, has already been enhanced in MPD-2021. The master plan wing of ODA shall process the case of modification in MPD for deletion of the word "if not available"
- 1.8 The ODA built-up properties have floor-wise multiplicity of ownership therefore, the apportionment of FAR in such commercial centers shall be challenging.

## 2.0 PROPOSAL

- 2.1 To simplify the procedure and have maximum transparency, a fixed factor/quotient of enhanced FAR shall be put up on the web site. The stake holders shall multiply the assigned FAR with this factor/quotient to get the quantum of enhanced FAR.

- 2.2 For calculating the factor/quotient the formula shall be: -

$$\frac{\text{FAR as/MPD-2021- FAR achieved as per approved LOP}}{\text{FAR achieved as per approved LOP}} = A$$

- The enhanced FAR for each plot= A x FAR of individual plot as per lease deed

\*The factor "A "shall be available on website.

- The applicant shall upload self-attested scanned copy of the lease document/control drawing for online verification of auctioned FAR.
- After verification of the documents, the additional FAR charges along with the processing fee shall be deposited online by the stake holder as per uploaded rates.
- The receipt generated shall be valid for processing the case for approval of Building plans by the local body.

- 2.3 Apportionment of enhanced FAR to individual plot in existing commercial centres shall be on pro-rata basis, in proportion to FAR assigned in original scheme. This FAR may be adjusted on any floor including basement and shall conform to UBBL-2016/MPD-2021.

- 2.4 UBBL-2016 shall be applicable in existing buildings approved under BBL-1983 provided it fulfills all other norms of UBBL-2016.

- 2.5 In LSC and CSC the registered shop owners shall prepare the scheme jointly and submit the same to the Local body for approval.
- 2.6 Parking shall be applicable as per MPD-2021
- 2.7 Multi-level parking over underground parking plot attached with the commercial plot shall be allowed without any commercial component. Interconnection of commercial plot with multi-level parking plot through a passage below and over the ground, for the convenience of public, shall be allowed provided that the same may not hinder fire tender movement. The additional FAR arising out of apportionment shall not be allowed to be adjusted in parking plots.
- 2.8 To promote public parking, there is a provision of 5% additional ground coverage in MPD-2021 for multi-level parking. The local body shall identify parking sites on the layout plan and forward the same to the DDA for approval. The local body shall ensure completion of pool parking before granting occupancy certificate.
- 2.9 Parking shall be provided within the plot. In case there is no space for parking within the plot, the same can be accommodated in the pool/public parking to be identified and developed by the local body after collecting the parking charges from the beneficiary.
- 2.10 To enhance the aesthetics of commercial complex, all type of architectural and internal as well as external controls are decontrolled. However, the auction purchaser shall obtain the approval of DUAC and all other statutory bodies
- 2.11 The hotel plots may be excluded from the commercial center for distribution of FAR.
- 2.12 No unauthorized constructions on public land shall be regularized. However, any additional constructions within the auctioned envelop as well as considering the permissibility/provisions laid down in terms and conditions of lease deed/ auction conditions, MPD-2021 and UBBL 2016 can only be regularized subject to deposition of additional FAR charges, necessary clearances from Fire Deptt. and penalties thereon besides betterment charges and any other charges as decided by the Govt. from time to time. The penalties shall be charged as per UBBL-2016.
- 2.13 The charges on account of additional FAR to be levied as per the provisions of MPD-2021 and will be credited to a designated fund (Escrow account) to be used exclusively for augmentation of infrastructure facilities / amenities (parking, public toilets, water supply) of capital nature
- 2.14 The individual lessee/ auction purchaser can submit building plans to Building Deptt. of the concerned local body for approval. The local body shall ensure the structural stability certificate and all mandatory statutory approvals.

- 2.15 The offer of apportionment of FAR shall be valid for five years w.e.f. the date of up loading the same on the web site. After expiry of the stipulated period the Authority shall be within its right to utilize the unclaimed FAR.
- 2.16 On the production of documentary evidence for non-sanction of plans by the statutory bodies, the additional FAR charges except processing fee, shall be refunded to the applicant without any interest
- 2.17 The use of premises shall be governed by lease conditions/auction conditions.
- 2.18 Any Misrepresentation/suppression of material facts by the applicant shall invite punitive action as per prevailing law.

The proposal for Revised Modalities for operationalization of enhanced FAR in Commercial Centers is placed for approval of the Authority Based on the approval a circular shall be issued and uploaded in the DDA's web site.

--- RESOLUTION---

The proposal contained in the agenda if it was approved.

189/c

**DELHI DEVELOPMENT AUTHORITY**  
 Office of the Master Plan Section  
 Vikas Nagar, New Delhi

252/c

No. F.15(10)2015/MP/39

Dated: 06-02-2014

**CIRCULAR**

**Sub: Modalities for operationalisation of the enhanced FAR in MPD-2021 for planned commercial areas**

The modalities for operationalisation of the enhanced FAR in Master Plan for Delhi (MPD)-2021 prepared with the inputs from Land's, Architectural and Planning Department duly vetted by Legal Department of DDA, have been approved by the Authority in its meeting held on 10.01.2014 vide Item No.05/2014, which are as follows:

- a) Apportionment of additional FAR to individual plot in existing building shall be on pro-rata basis in proportion to FAR distributed/assigned in original scheme. Lessee/owner may adjust this additional FAR on any floor including basement after achieving the mandatory requirement of ground coverage, parking services and must conform to the prevailing building bye laws and Master Plan provisions.
- b) In case additional floor space is not getting adjusted as given in para (a) above and requires new construction over existing building shall necessitate appointment of architect by individual plot owner/Association of plot owners to prepare comprehensive scheme. The main aim to ensure the mandatory aesthetic control of the centre does not get affected and it also meets the statutory requirements like Fire, AAI, DLAC etc. with the case of enhanced FAR and Height clearance.
- c) The individual lessee/owner can submit architectural plan to the Building Dept. of concerned local body for availing additional FAR which can be considered subject to structural safety certificate from reputed institutions and other statutory requirements as per local laws. Each building owner will have to get the necessary environmental/DPOC clearance on their own.
- d) In case there are court cases and judicial pronouncements in respect of these District centres/commercial centres it will be the responsibility of the allottee/lessee of the same and DDA will not be responsible for the action of the lessee/owner. Though DDA will oblige to comply the directions/injunctional order, if any, of the Courts/Tribunals/Commissioner or any Other Authority given to the DDA having jurisdiction over the subject matter, however, DDA shall not be responsible for any loss that may be sustained by applicants up to and on grant of permission of the additional FAR.

Contd.2

108/c

c) In case there are additional infrastructure costs involved like improved road network, enhanced electric and water supply the lessee/owners will be required to bear costs, if any.

2. This enhancement of FAR can be availed by making the payment of the additional FAR charges as decided by the Competent Authority from time to time. Local bodies/Municipal Corporation concerned may take further necessary action, accordingly.

*[Signature]*  
Asst. Secy. (Plg.)  
MP & PF

DISTRIBUTION:

1. Engineer Member, DDA
2. Finance Member, DDA
3. Principal Commissioner (LD), DDA
4. Commissioner (Planning), DDA
5. Commissioner (Lands), DDA
6. Commissioner (TM), DDA
7. Chief Town Planner (ND-MC/ED-MC/SD-MC)
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Architect (ND-MC/ED-MC/SD-MC)

Copy for information:

11. OSD to VC, DDA
12. Additional Chief Architect-1 & II
13. Director (CI), DDA
14. Director (LC), DDA
15. Addl. commr (Plg.)/TB&C, (AP&MPR) & UE, MP&LP

Copy also for information:

16. Additional Secretary to LG
17. Commissioner-cum-Secretary, DDA
18. Deputy Secretary (DD), MoUD, GOI
19. Deputy Director (Planning)/VC Office

**ITEM NO. 12/2018**

Sub: Allotment of 794 LIG/One Bed Room flats (574 in Sector-34, Rohini and 220 flats at Siraspur) to Central Industrial Security Force (CISF) with 50% rebate on applicable Departmental Charges.

No.F.1(15)/2017/Coordn.(H)/DDA.

**1.0 Issues**

- 1.1 Allotment of 794 LIG/one bed room flats at Sec-34, Rohini & Siraspur to Central Industrial Security Force(CISF).
  - 1.2 Allowing 50% rebate on the departmental charges, which is 15% of construction cost and included in the cost of flats as per standard costing norms of the DDA.
- 2.0 Background/Brief Facts**
- 2.1 Central Industrial Security Force(CISF) vide its letter dated 28.04.2017 (Annexure-A) requested for allotment of all available LIG/one bedroom flats located at Pocket-2, Sec-34, Rohini.
  - 2.2 The CISF revised its proposal and vide letter dated 09.02.18 requested for allotment of 747 flats with rebate in departmental charges and also requested for some alteration/addition in the flats and allotment of extra area for public facilities, mess, etc. as these flats will be used for residential and barrack purposes.
  - 2.3 The CISF vide its letter dated 27.02.18 and 01.03.18 (Annexure- B & C) again revised its proposal and requested for allotment of 574 LIG/one bedroom flats at Pocket-1, 2 & 3, Sec-34, Rohini and 220 flats at Siraspur. CISF also requested to convey demand of these flats at the earliest.



3.0 Examination

- 3.1 The Vice Chairman, DDA vide his note dated 06.06.17 approved the proposal for allotment of 747 LIG/one bedroom flats at Pocket-2, Sec-34, Rohini and the costing of these flats was conveyed by DDA to CISF vide letter dated 07.06.17 and 30.06.17. (Annexure-D & E).
- 3.2 Earlier, on the request dated 09.02.18 of CISF, a proposal was submitted for allotment of 747 flats at Pocket-2, Sec-34, Rohini with 50% rebate on departmental charges, which was approved by the Hon'ble LG on dated 23.02.18 subject to ratification of the decision by the Authority in its ensuing meeting.
- 3.3 On the revised request dated 27.02.18 and 01.03.18 of CISF, a meeting was convened in the office of Vice Chairman, DDA in r/o revised demand of flats comprising of 574 flats at Pocket-1, 2, 3, Sec-34, Rohini and 220 flats at Sirasapur also with grant of rebate in departmental charges. 794 flats are from the lot of surrendered/cancelled flats included in the Housing Scheme 2014 as well as Housing Scheme 2017. In line with LG's approval, it was decided that rebate in departmental charges in r/o flats at Rohini, Sec-34 be extended in principle and rebate in r/o of Flats at Sirasapur also be allowed subject to approval by the Hon'ble LG.
- 3.4 The total cost in r/o 794 flats comes to Rs. 1,29,01,86,785/- and rebate of 50% on the departmental charges come to Rs. 4,95,72,829/-. Therefore, after giving rebate a demand of Rs. 1,24,06,13,957/- was conveyed

by DDA to CISF vide letters dated 01.03.18. (Annexure-F & G ). The proposal was vetted and approved by Finance Department of the DDA.

**4.0 Request from other organizations**

4.1 A request dated 21.2.18 (Annexure-H) has also been received from the President, Gymkhana Club for allotment of flats at some suitable location for housing their staff members under Pradhan Mantri Awas Yojana.

4.2 DDA has offered flats to CISF and other Para Military Forces, Delhi University, Kerala Government etc. since DDA is left with sufficient stock of LIG (One Bed Room) flats in hand.

4.3 If DDA does not receive adequate response from the above organizations, it may consider to offer the remaining flats in the above localities to PSUs, other Government organizations. Socio-Cultural organizations based in Delhi, renowned clubs, etc., who have requested for allotment of flats in bulk for housing their staff, which are working in such organizations, at the cost fixed by the DDA as per laid down norms.

**5.0 Proposal**

5.1 The allotment of 574 LIG/One Bedroom flat at Pocket-1,2 & 3, Sec-34, Rohini and 220 flats at Siraspur to Central Industrial Security Force(CISF) out of surrendered /cancelled flats under Housing Scheme 2014 as well as Housing Scheme-2017 with a rebate of 50% on

departmental charges which come to Rs. 4,95,72,829/-, is submitted before the Authority for approval/ratification.

- 5.2 If CISF wants to carry out amalgamation/renovation themselves, the DDA will issue 'No Objection Certification/Structural Stability Certificate' through its Engineering/ Architectural Wings after feasibility examination and if the request for merging/ amalgamation by DDA is made then the same may be got done through Engineering Department of the DDA subject to payment of applicable charges, to be intimated by the DDA on the basis of actual cost.
- 5.3 If the requests for allotment of flats out of the lot of surrendered/cancelled LIG/One Bedroom flats under Housing Scheme 2014 & 2017 at Rohini, Narela & Siraspur and not for any other scheme, is received from other Para Military Forces for housing their staff in bulk, the allotment may be made by VC, DDA under the same methodology/rates as having been given to CISF.
- 5.4 Allotment of flats in bulk to non-governmental organization like PSUs, Universities, Hospitals, Socio-Cultural Organizations based in Delhi, Renowned Clubs, etc., for meeting their staff quarters requirement, may be considered/made by VC, DDA after giving Public Notice through Newspapers/DDA Website, if demand for bulk/multiple flats only in respect of surrendered/cancelled LIG/One Bedroom flats in Rohini, Narela & Siraspur is received as per standard costing of the flats by the DDA.

6.0 Recommendation

6.1 The proposal in Para-5.0 above is submitted for approval by the Authority.

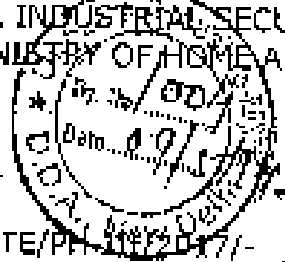
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**RESOLUTION**

Approval was recorded to the part-proposal for all stretch of available LIC/One bedroom flats to CISE and other Para military forces only. The modalities for disposal of flats to other categories as mentioned in para 5.4 of the proposal requires further examination and exploration of all possible alternatives for re-submission before the Authority.

O/O CLD  
429-11

OFFICE OF THE DY. INSPECTOR GENERAL  
CENTRAL INDUSTRIAL SECURITY FORCE  
(MINISTRY OF HOME AFFAIRS)



CISF UNIT DMRC  
SHASTRI PARK, DELHI -53

No. C-42099/CISF/DMRC/ESTATE/PH/2017-11482 DATE: 28/04/2017

To  
The Vice Chairman  
Delhi Development Authority  
Vikas Sadan, INA, New Delhi.

1178  
2-84-3  
8-24-7  
239  
4-5-13

Sub: **ALLOTMENT OF READY BUILT FLATS AT ROHINI SEC-34 TO CISF.**

Kindly refer the joint visit taken place by CISF and DDA officials on 28.04.2017 at DDA flats, Rohini Sec-34 to discuss for allotment of ready built flats to CISF.

02. As per discussion held at the site and information provided by DDA officials, CISF Unit DMRC is willing to purchase ready built flats at Rohini Sec-34 from DDA. In this regard, it is requested to allot all the available flats at Rohini Sec-34, site no. 11 (Block no. A02 to A05, C08 to C21, D1 to D5 and E1 to E4) including shops, community hall and Anganwadi to CISF and intimate cost implication in the following format so that payment can be made at the earliest:

S No.	Type of Flats	Plinth Area Of Each Flat (Sq.m)	Carpet Area of each flat	Cost per sqm	Cost Of Each Flat	Total No. of flats	Total Cost
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

03. An early action is keenly requested.

P. Com (H.A. I.D.)

Dy. Inspector General  
CISF Unit DMRC Delhi

- Copy to:
- 01. The IG/NS, Saket, New Delhi
  - 02. The AIG/Works, FHQrs, New Delhi

For kind information please.

-do-

DF-1-11

9/5/17  
13/5/17  
162

162  
11/5/17

**ANNEXURE-B**



Date: 27/2/18

उप महानिरीक्षक वर कार्यालय  
केंद्रीय औद्योगिक सुरक्षा बल  
गृह मंत्रालय

217  
20/2/18  
REG SYSTEMS  
DDA, VIKASH SADAN  
Dy. No. 146  
Date: 27/2/18

लेखीसुत इमार्ड डीएआरसी  
शास्त्री पार्क, दिल्ली-53

पत्रांक लो ई-42039/डीएन-आर/सम्मच/DDA/Mats/2018/

6160

दिनांक /02/2018

To

The VC/DDA  
Delhi Development Authority,  
Vikash Sadan, D-Block,  
2<sup>nd</sup> Floor, INA, New Delhi-110023

**Sub: Allotment of LIG Flats at Sector-34, Rohini & Siraspur to CISF**

Kindly refer this office letter no. (5057) dated 19.02.18 and meeting held on 27.02.2018 which with CISF officials.

02. In this regard, it is intimated that we have requested to allot LIG Flats to CISF at the following locations at mentioned below:

Sl.no.	Location	No. Of flats	Pocket nos.	Remarks
1	Rohini Sec-34	108	01	List enclosed as Annexure-A
2	Rohini Sec-34	402	02	-do-
3	Rohini Sec-34	120	03	-do-
<b>Total no. flats</b>		<b>630</b>		<b>After merging 315 flats</b>

And the following flats at Siraspur:

Sl.no.	Location	No. Of flats	Pocket nos.	Remarks
1	Siraspur	128	A1	List enclosed as Annexure-B
2	Siraspur	92	A2	-do-
<b>Total</b>		<b>220</b>		<b>After merging 110 flats</b>

03. Now considering the budgetary limitation up to 125 Crore, it is requested only 64 nos. flats out of 120 nos. flats at Rohini Sector 34, Pocket-3 may be considered for allotment. The total/ final allotment may be done as:-

Sl.no.	Location	No. Of flats	Pocket nos.	Remarks
1	Rohini Sec-34	108	01	List enclosed as Annexure-A
2	Rohini Sec-34	402	02	-do-
3	Rohini Sec-34	84	03	-do-
<b>Total no. flats</b>		<b>574</b>		<b>After merging 287 flats</b>

Sl.no.	Location	No. Of flats	Pocket nos.	Remarks
1	Siraspur	128	A1	List enclosed as Annexure-B
2	Siraspur	92	A2	-do-
<b>Total</b>		<b>220</b>		<b>After merging 110 flats</b>

04. In view of the above, it is requested the above mentioned flats as Annexure-A may be allotted to CISF and demand letter may be sent to this office at the earliest.

Encl. As above.

(Raghubi Lal), IPS  
Dy. Inspector General  
CISF Unit DMRC Delhi

Copy to:-

- The Principal Commissioner (LD/H), DDA, Vikash Sadan, N Delhi. For kind information please.
- The Director (H), DDA. -do-
- The Dy. Director (LIG), H, DDA. -do-
- The IG/NS, CISF HQrs, Mahipalpur, New Delhi. -do-
- The AIG/Works, CISF HQrs, CGO Complex, N Delhi. -do-

Office of the Dy. Inspector General  
Central Industrial Security Force  
Ministry of Home Affairs

CISF Unit DMRC  
Shastri Park, New Delhi-53

No. E-42099/DMRC/EsLale/DOA Flats/2018/334 Dated 01.03.2018

To

The Vice Chairman  
Delhi Development Authority  
Vikash Sadan, INA  
New Delhi-23

Sub: Allotment of 794 flat to CISF by DOA at Rohini Sec-34  
and Siraspur : req

This refers to the discussion held with Vice-Chairman, DDA today at 12.30 PM in the presence of Principal commissioner (H&PMAY) for issue of demand letter in respect of 574 flats at Sector-34, Rohini and 220 flats at Siraspur. This is a revision with reference to earlier demand of 747 flats at Sector-34, Rohini.

A request was made for grant of rebate on department charged vide our letter dated 9.2.18, 19.2.18 & 27.2.18. It has come to know Hon'ble L.G. has accorded approval for grant of 50% rebate on department charges in respect of above earlier demand of 747 flats based on our proposal.

In respect of enhanced budget of ₹ 125 Crore for DMRC, we now require 220 flats at Siraspur also. Therefore, rebate in respect of departmental charges of 50% may also be extended. However, it is affirmed that if the rebate in respect of flats at Siraspur is not given by Hon'ble L.G., we will pay the full amount in respect of departmental charges.

(Rajhupriyal), IPS  
Dy. Inspector General  
CISF Unit DMRC Delhi

Copy to :

1. BIG/Admn. FHQ, CGO Complex,  
New Delhi. - for kind information please.

44/c

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE DY. DIRECTOR, COORDN. (HOUSING)  
D-BLOCK, 2ND FLOOR, VIKAS SADAN, INA, NEW DELHI**

No. F.1(15)2017/Coordn.(H)/684

Dated: 07.06.2017

To

The Dy. Inspector General,  
CISF, DMRC, Shastri Park,  
Delhi-110053.

**Subject: Request for allotment of LIG flats at Rohini.**

With reference to your letter No.C-12099/CISF/DMRC/ESTATE/Pb-III/2017/11482 dated 28.04.2017, it is to inform that your request for allotment of 747 LIG flats in Sect-34, Pkt-2, Rohini has been accepted by the Competent Authority on usual terms and conditions. The tentative cost of these flats would be Rs. 115 00 Crore (cost of flat + conversion charges).

The cost of additions/alterations/amalgamations etc if required to be carried out, will be charged extra as per rules. The demand letters for these flats will be issued on receiving acknowledgement for acceptance of the allotment.

Dy. Director (H) Coordn.

*etc*

**Copy to:-**

1. Director (H)-II.
2. Director (System)
3. P.A.(H)
4. PS to VC, DDA for information.

Dy. Director (H) Coordn.

*etc*

*Received  
One copy  
by hand  
M.A. Khan  
CR/CISF*



**DELHI DEVELOPMENT AUTHORITY  
HOUSING DEPARTMENT (COORDN)**

No.F.1(15)/2017/Coordn.(II)/DDA/ 1393

Dated:30/06/2017

To

Dy. Inspector General,  
CISF Unit, DMRC, Delhi,  
Shastri Park, Delhi-53.


Sub: Allotment of LIG flat at Sector 34 Pkt.2, Rohini.

Sir,

This is with reference to your office letter dated 8.6.17 and in continuation of this office letter dated 7.6.17. The information required by you in the format given in your letter dated 8.6.17, is provided as under:

Sl No.	Type of flats	Plinth Area of Each flat(in Sqm.)	Carpet area n' each flat.	Cost per Sqm.	Cost of each flat.	Total no of flats.	Total cost.
1	2	3	4	5	6	8	9
1.	One bed room flat LIG	A.33.291 (373 flats) B. 33.827 (248 flats) C. 33.054 (126 flats)	N/A	N/A	A. ₹14,82,864/- B. ₹15,05,994/- C. ₹13,07,160/-	747 flats	Total disposal cost of 747 flats:- ₹11,04,96,839/- +₹2,11,25,260/- (conversion charges @ ₹20,280/- per flat) Total - ₹13,16,22,099/- Approx.

2. It is further intimated that in addition to the above cost of flat, other charges, if any, may be added in the demand letter as per Policy.
  3. It is also intimated that any tax levied by the Govt. of India under GST Act shall be borne by CISF.
  4. The details are enclosed accordingly.
- Encl: As above.

  
 Asstt. Director (II)/LIG  




DELHI DEVELOPMENT AUTHORITY  
(HOUSING DEPARTMENT)/LIG

No. H.1(15)/2017/Coordn.(H)/DDA/ 286

Dated:01.03.2018

To

The Dy. Inspector General,  
Central Industrial Security Force,  
Unit DMRC, Shastri Park,  
Delhi-110053.

Sub: Allotment of 574 LIG/One Bed Room flats at Sector-34, Rohini.

Sir,

I am directed to refer to your letter No.6160 dated 27.2.18 regarding allotment of LIG/One Bed Room flats at Rohini. Accordingly, it is to inform that your request for allotment of 574 LIG/One Bed Room flats at Rohini, has been accepted by the Competent Authority on usual terms & conditions. The total cost in respect of these 574 flats is ₹87,51,51,627/-. However, the Competent Authority has also agreed to allow a rebate of 50% on 'Departmental Charges', which comes to ₹3,31,30,041/-. Therefore, the cost of these 574 flats would come to ₹84,20,21,587/-. The cost also include conversion/freehold charges and GST @ 18% on one time maintenance charges.

In addition, the CISF will also be liable to pay applicable 'Stamp Duty' on the cost of flats and also the 'Registration Money' to the Sub-Registrar, GNCTD.

The complete costing details of these 574 flats is enclosed.

Yours faithfully,

(Dharmender Sharma)  
Dy. Director (H)/LIG.  
Mob.9891241434  
Dharmender Sharma  
Dy. Director (H)/LIG  
Delhi Development Authority  
Vyas Sadan, INA, N. Delhi-23

Encl: As above.

20/3/18  
(Signature)

20



DELHI DEVELOPMENT AUTHORITY  
(HOUSING DEPARTMENT)/LIG

No : F.1(15)/2017/Coordn.(H)/DDA/ 281

Dated:01.03.2018

To

The Dy. Inspector General,  
Central Industrial Security Force,  
Unit DMRC, Shastri Park,  
Delhi-110053.

Sub: Allotment of 220 LIG/One Bed Room flats at Siraspur.

Sir,

I am directed to refer to your letter No.6160 dated 27.2.18 regarding allotment of LIG/One Bed Room flats at Siraspur. Accordingly, it is to inform that your request for allotment of 220 LIG/One Bed Room flats at Siraspur. has been accepted by the Competent Authority on usual terms & conditions. The total cost in respect of these 220 flats is ₹41,50,35,158/- . However, a rebate of 50% on 'Departmental Charges' which comes to ₹1,64,42,788/-, is being given subject to approval of Hon'ble L.G. Therefore, the cost of these 220 flats would come to ₹39,85,92,370/-. In case, the rebate on departmental charges is not approved by the L.G., the amount of Rs.1,64,42,788/- would also be payable by the CISF to DDA. The cost also include conversion/freehold charges and GST @ 18% on 'One Time Maintenance Charges'.

In addition, the CISF will also be liable to pay applicable 'Stamp Duty' on the cost of flats and also the 'Registration Money' to the Sub-Registrar, GNCTD.

The complete costing details of these 220 flats is enclosed.

Encl: As above.

Yours faithfully,

(Dharmender Sharma)  
Dy. Director (H)/LIG.  
Mob.9891241434

Dharmender Sharma  
Dy. Director (H)/LIG  
Delhi Development Authority  
Vikas Sadan, INA N. Delhi-23

168

*Agreed  
17/3/18  
(D.S. Singh)*

*DN*

26



President's Office

P.C. (Housing)  
28/2/2018

Pl. put up on file

Dear Mr. Singh,

13/3/18

837A  
13/3/18

Dated: 21<sup>st</sup> February, 2018.

579-DCD  
13-02-18

DH-II

You would recall I had briefly mentioned about the interest of Delhi Gymkhana Club (DGC) in providing housing to those staff members who could not be provided houses in the year 2003-04. At that time, DDA had been very kindly to allocated a plot at Mular Bund near Apollo Hospital to construct houses for 178 staff members. Today and at this point, the remaining staff members' requests is pending with the Management and I would like to do my best to help them to acquire their homes. Ideally, if there is a plot of land that can be allocated for the housing by DDA, we would be happy to pursue that course. I am also told that the DDA already has properties that allottees have not taken over and that DDA would wish to dispose of these flats/properties, we can consider this option as well. It will be good if these houses/flats are available in one location. However, we would made do even if they are distributed.

I am also told that such housing can also provided under the Pradhan Mantri Avas Yojna Scheme, if that is a third option, then you may like to consider that. Our main purpose remains to attain our objective to request you to kindly see under what scheme we could proceed in a matter.

I am available for discussion with you as and when convenient.

With regards,

Yours sincerely,

*Prashant Sukul*

(Prashant Sukul)

**Mr. Uday Pratap Singh, IAS**  
Vice Chairman,  
Delhi Development Authority,  
'B' Block 1<sup>st</sup> Floor  
Vikas Sadan, INA  
New Delhi-110023.

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ITEM NO. 13/2018

F7 (Misc.) 04/P&C(P)/Pt-II

Sub: Grant of higher scale of Rs 5000-8000/ to Sanitary Inspector and Rs. 4000- 6000/-to Assistant Sanitary Inspector at par with Sanitary Inspector / Assistant Sanitary Inspector of MCD.

The Sanitary Inspectors and Asstt. Sanitary Inspectors are representing for grant of pay scale at par with their counterparts in MCD and NDMC. The issue before the Authority is demand of Assistant Sanitary Inspector/ Sanitary Inspector for parity in pay scale with that being given in MCD and Delhi Jal Board.

The claim of the applicants for pay parity with their counterparts in the MCD is based on the ground that the Sanitary Inspector and Assistant Sanitary Inspectors transferred from DDA to MCD at the time of handing over of colonies are drawing the higher pay scale in MCD. In support of their claim, they have produced copy of the pay fixation orders in MCD after transfer from DDA.

The Pay scales of Assistant Sanitary Inspector / Sanitary Inspector in DDA are as follows:

Grade	Pay as per 3 <sup>rd</sup> Pay Commission	Pay as per 4 <sup>th</sup> Pay Commission	Pay as per 5 <sup>th</sup> Pay Commission	Pay Band & Grade Pay as per 6 <sup>th</sup> Pay Commission
ASI	260-400	950-1400	3050-4590	5200-20200+ GP-1900
SI	330-560	1200-2040	4000-6000	5200-20200+ GP 2400

Earlier the pay scales of MCD, Delhi Jal Board and DDA for both the grades were the same as shown above. However, the pay scales were revised in MCD since 01.01.1973 i.e. as per 3<sup>rd</sup> Pay Commission as per the orders issued in 2003.

REVISED PAY SCALES IN MCD & Delhi Jal Board

Grade	Pay as per 3 <sup>rd</sup> Pay Commission	Pay as per 4 <sup>th</sup> Pay Commission	Pay as per 5 <sup>th</sup> Pay Commission	Pay Band & Grade Pay as per 6 <sup>th</sup> Commission
ASI	330-560	1200-2040	4000-7100	5200-20200+ GP 2400/-
SI	425-640	1400-2600	5000-8000	9300-34800 +4200 P8-II

Anomaly Committee constituted to look into pay anomalies in DDA has given following report in respect to the pay scales of Sanitary Inspector/Assistant Sanitary Inspector.

**Comparative Chart showing method of Recruitment and qualification criteria in DDA, MCD, NDMC and CPWD**

**Sanitary Inspector**

Sl. No.	Details	DDA	MCD	NDMC	CPWD
1.	Method of recruitment	100% by promotion failing which by direct recruitment. Promotion from Asstt. Sanitary Inspector with minimum 3 Yrs standing in grade.	By promotion failing which by direct recruitment. Promotion from Asstt. Sanitary Inspector with minimum 5 Yrs regular service in grade.	100% by Promotion on the basis of Seniority-Cum-Fitness.	25% by promotion 75% by direct recruitment
2.	Group	C	C	C	Gr. B Non-Gazetted non-Ministerial
3.	Pay Scale as per 5 <sup>th</sup> CPC	4000-6000	5000-8000	1. Rs.4500-1259625/- (S.S.Scale) As per copy of RR's NDMC 2. Rs.4000-6000/- (As per report of the Anomaly Committee)	5500-9000
4.	Selection or non selection	No Selection	Selection	Not-furnished	Selection

5.	Age Limit	18-25 years (relaxable in the case of regularization from W/L employees). Also relaxable for govt. employee and employees of authority up to 35 yrs	Not exceeding 30 yrs (relaxable for govt. employees of MCD up to 35 yrs in accordance with instructions by Govt. of India).	Not applicable (Minimum 18 years and Maximum 25 years.) (As per report of the Anomaly Committee)	Not exceeding 30 years.
6.	Educational qualification	For direct recruitment Minimum Matriculation and Certified Sanitary Inspector Diploma from recognized institution	For Direct recruitment Matric pass from a recognized university/ Board or equivalent Sanitary inspectors Diploma from a recognized institution or equivalent. Two yrs experience in sanitation work. Desirable knowledge of Hindi	Matriculation, Diploma in sanitation from a recognized institution. One Year Experience in Sanitation	Bachelors Degree in Science with chemistry as one of the subject from a recognized university or equivalent. Diploma of Sanitary Inspector from a recognized institution.

As per the anomaly committee's report the scale of Sanitary Inspector has been shown has 4000-6000/- and method of filling as 100% recruitment whereas as per the recruitment regulation for the post of Sanitary Inspector the scale is 4500-9125/- and the method of

filling up is 100% by promotion. The necessary correction has been made in the above statement.

Assistant Sanitary Inspector

Sl. No.	Details	DDA	MCD	NDMC
1.	Method of recruitment	By Promotion failing which by direct recruitment (as per RR's) <u>Promotion</u> From Sanitary Guide with <u>5 yrs</u> regular service in the grade failing with such Safai Karmachari & with <u>10 yrs</u> regular service & possessing educational qualification prescribed for direct recruit.	50% by promotion failing which by direct recruitment.  50% by direct recruitment  In case of promotion; Sanitary Guide with <u>6 yrs</u> regular service in the grade, failing which combined <u>8 yrs regular</u> service in the grade of Safai Karmachari and Sanitary Guide, failing which Safai Karmacharies with <u>8 years regular</u> service in the grade having essential qualification is eligible.	50% by direct recruitment.  50% by promotion on the basis of Seniority-cum-fitness. 50% from departmental quota division of the departmental is as under: 70% Safai Karmacharies and allied categories. Out of which 30% will be reserved for Diploma holders. 30% of other wings of Health department i.e. Malaria and Storm Water Drain out of which 10% will be reserved for diploma holders.
2.	Group	C	C	C
3.	Pay Scale as per 5 <sup>th</sup> CPC	Rs. 3050-4590/- (Pre-revised Rs.050-1400/-)	Rs. 4000-7100/-	Rs. 1200-2190/- (S.S. scale) revised to Rs. 4000-7100/- (S.S. Scales)



4.	Selection or not selection	Selection	Selection	Selection
5.	Age Limit	18-25 for direct recruitment	18-25 with relaxation for Govt. servants & employees of MCD upto 35 years as per order of Central Govt.	18-30 years relaxable by 5 yrs. for SC/ST
6.	Educational qualification	Matric or equivalent from a recognized University/Board. Sanitary inspectors Diploma or equivalent from a recognized institution	Matric pass from a recognized University/ Board or equivalent. Sanitary inspectors Diploma or equivalent from a recognized institution Desirable: knowledge of Hindi	Matric or equivalent. Diploma of Sanitary inspectors from a recognized institution. For departmental recruitment, 8 <sup>th</sup> Pass from recognized School/Board with 20 yrs service in a field related to public health

**Comparative chart showing duties of Assistant Sanitary Inspector in DDA, MCD and NDMC**

	DDA	MCD	NDMC
1.	To look after the works of Environment Asstt. engaged in cleaning of master plan road including drainage system of the said area	Supervision of the work of safai karamchari and to maintain: <ol style="list-style-type: none"> <li>Attendance register of safai Karamcharis</li> <li>Daily work</li> <li>Report Book</li> <li>Field Visit</li> </ol>	Supervision of sanitating work being carried out by the field workers and to carry out following activities: <ol style="list-style-type: none"> <li>Attendance register of Safai Karamcharis</li> <li>Cross checking of field work i.e. sweeping and littering of garbage.</li> <li>Checking of toilets</li> </ol>
2.	Supervision of Emergents/ Assistant engaged in cleaning including	<ol style="list-style-type: none"> <li>Sanitary equipment</li> <li>Gully gratings/gully traps</li> <li>Refuse collection sites</li> </ol>	<ol style="list-style-type: none"> <li>Maintenance of cleanliness of trolleys &amp; dustbin.</li> <li>Arrangement of vehicle for lifting of garbage's</li> </ol>

<p>3. maintenance of sanitation and sewerage system.</p> <p>To maintain the sewage system of sports complexes in coordination with MCD.</p>	<p>8. Take punitive action against defaulting sweepers.</p> <p>9. Public conveniences</p> <p>10. Prosecution</p> <p>11. Attendance in circle office</p>	<p>5. Attending of the complaints.</p> <p>7. Preparation of duty periods.</p> <p>8. Preparation of Muster Roll Sheet &amp; distribution of payment to the Safai Karmcharis.</p> <p>9. Arrangements of workforce for the maximum use of sensitize the area</p> <p>10 Any other duty assigned by the Sanitary Inspector or Chief Sanitary Inspector.</p>
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### Recommendations of the Anomaly's Committee

The Committee was unanimously of the view that the demand of Assistant Sanitary Inspector / Sanitary Inspector for pay parity with that in MCD can be considered as

- After de-notification of the colonies, the services and building activities are transferred to MCD along with the staff including the sanitation staff. Assistant Sanitary Inspector / Sanitary Inspector transferred to MCD with the services of such de-notified colonies are getting the pay scales of MCD.
- The prescribed minimum qualification is same and duties and responsibilities are of similar nature.

The Committee also considered the implications of the aforesaid recommendation and observed that the implementation will be prospective and no arrears shall be given. However, for the purpose of fixation of pay the recommendations shall be implemented but the benefits shall be released prospectively after fixation of pay by grant of first up-gradation, 2<sup>nd</sup> up-gradation after 12 years and 24 years and 3<sup>rd</sup> up-gradation under MACPs effective from 1.9.2008. Meaning thereby, the drawing and disbursing officer shall fix the basic pay after issuance of establishment order.

Financial Implications:-

The matter has been examined by the Finance Department and the financial implication works out to Rs. 10,23,384/- in respect of Sanitary Inspectors and Rs.16,62,492/- in respect of Asstt. Sanitary Inspectors. Thus, the total implication works out to Rs.26,85,876/ (Say, Rs.26.86 Lakh.) This implication is the maximum. If we consider the date of appointment in respect of some officials subsequent to 01.01.1976, there would be reduction in the amount of financial implication so calculated. If the recommendations of Anomaly Committee are implemented, the initial pay as well as pay after grant of ACP/MACP benefits etc. to Sanitary Inspector and Assistant Sanitary Inspector will be revised as under:

Designation	Sanction Strength / Present men in position		Initial Pay and corresponding scales under Pay Commissions	1 <sup>st</sup> ACP	2 <sup>nd</sup> ACP	3 <sup>rd</sup> MACP
Sanitary Inspector	S/S- 6 (Regular) M.P. 6 Nos. (including E.W.C)	Existing Pay Scale	Rs. 330-560/- (3 <sup>rd</sup> Pay Commission) Rs.200-2040/- 2 <sup>nd</sup> Pay Commission. Rs.4000-6000/- 5 <sup>th</sup> Pay Commission.	Rs. 4500-7000/-	Rs. 5000-8000/-	Pay Band of Rs. 9300-34800/- 1 <sup>st</sup> Grade Pay Rs. 4600/-
		Proposed Revised Pay Scale and consequential up gradations	Rs. 425-640/- (3 <sup>rd</sup> Pay Commission) Rs.1400-2600/- 14 <sup>th</sup> Pay Commission) Rs. 5500-8000/- (5 <sup>th</sup> Pay Commission)	Rs. 1640-7900/- (2 <sup>nd</sup> revised) Rs.5500-9000/-	Rs. 6500-10500/-	Pay Band of Rs. 9300-34800/- Grade Pay Rs.4800/-
Assistant Sanitary Inspector	S/S-1b (Reg.) M.P. 11 Nos.	Existing Pay Scales	Rs. 260-400/- (3 <sup>rd</sup> Pay Commission)	Rs. 4000-6000/-	Rs. 4500-7000/-	Pay Band of Rs. 9300-34800/-

	Rs. 350 1400/- (1 <sup>st</sup> Pay Commission)			Grade Pay Rs. 4200/-
	Rs. 3050- 4590/- (5 <sup>th</sup> Pay Commission)			
Proposed Revised Pay Scale and consequen- tial up- gradation	Rs. 330-560/- 13 <sup>th</sup> Pay Commission)	Rs. 5000 8000/-	Rs. 5500- 9200/-	Pay Band of Rs. 9300- 34800/- Grade Pay Rs. 4600/-
	Rs. 4000 5000/- (5 <sup>th</sup> Pay Commission)			

The Finance Department has concurred to the recommendation, with the proposal that benefits of revised scale be allowed with prospective effects.

### PROPOSAL

It is proposed to consider the recommendation of the anomaly Committee and to grant the pay scale to Assistant Sanitary Inspectors and Sanitary Inspector at par that in MCD w.e.f. 01.01.1973 as mentioned in para above. Further the implementation will be prospective and no arrear shall be given. However for the purpose of fixation of pay notional benefit will be given but arrears will be given prospectively.

### Why the approval of the Authority is Required:-

The Authority is Competent.

### RESOLUTION

It is resolved that the proposal of the Finance Department is approved.

**ITEM NO. 14/2018**

Sub : Adoption of Annual Accounts of DDA for the financial year 2016-17 after certification by CAG of India

F6(1)2017-18/A/C's (M) Annual A/C 2016-17/DDA

1. In accordance with the provisions contained in Rule -20 and 22 of DDA Budget and Account Rule 1982, DDA is required to prepare the Annual Statement of Accounts in respect of Nazul Account-1, Nazul Account-II & General Development Account (GDA) in the formats as prescribed in the above rules and forward the same to CAG of India for conducting Certification Audit. Further, the certified Accounts together with audit report thereon are to be sent to the Ministry for laying before both the Houses of Parliament.
2. Under the rules, approval of the Authority is required on two occasions (i) before sending the Annual Accounts to audit for its certification and (ii) before sending the Certified Accounts together with audit report thereon to the Ministry of Housing and Urban Affairs Govt. of India for laying before both the Houses of Parliament. In the meeting held on 08.01.2018, Hon'ble LG has been authorized for the following, subject to ratification by the Authority:-
  - i) Accord approval of the Annual Accounts before sending the same to the Audit; and
  - ii) Accord approval for adoption of the Audit Report for sending to the Ministry for its laying before both the Houses of Parliament.
3. After obtaining approval of Hon'ble L.G. Delhi/Chairman, DDA the Annual accounts prepared by DDA for the year 2016-17 were sent to the office of the Director General of Audit, Economic and Service Ministries under CAG of India for statutory audit pending ratification by the Authority.
4. Later, the Annual Accounts were placed before the Authority for adoption vide item No. 48/2017 in the meeting held on 12.09.2017 and the same has been adopted by the Authority in the above meeting.
5. Separate Audit Report on the Annual Accounts has been received on 21.11.2017 from the office of Director General of Audit, Economic and Service Ministries/ C & AG of India.
6. The Audit Certificate on the Accounts of the Authority for the year 2016-17 is enclosed as Annexure "A". Remarks of Director General of Audit on the Accounts are reproduced below:-
  - (i) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit;
  - (ii) DDA has prepared the accounts in the format as indicated below:
    - Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of Nazul-I prepared under DDA (Budget & Accounts) Rules, 1982

- Receipt and Payment Account in respect of Navul-II prepared under DDA (Budget & Accounts) Rules, 1982.
  - Receipt and Payment Account, Income and Expenditure Account and Balance Sheet in respect of General Development Account prepared under Common Format of Accounts prescribed by the Government of India, Ministry of Finance
- (iii) In our opinion, proper books of accounts and other relevant records have been maintained by DDA as required under Section 25 (1) of the Delhi Development Act, 1957 in so far as it appears from our examination of such books subject to the following observations:
- (iv) Subject to our observations in the preceding paragraphs, we report that the Balance Sheet and Income & Expenditure Account/Receipt & Payment Account dealt with by this report are in agreement with the books of accounts.
- (v) In our opinion and to the best of our information and according to the explanation given to us, the said financial statements read together with the accounting Policies and Notes on Accounts, and subject to the significant matters stated above and other matters mentioned in Annexure to this Audit Report gives a **true and fair view** in conformity with the accounting principles generally accepted in India:
- a) In so far as it relates to the Balance Sheet, of the state of affairs of Delhi Development Authority as at 31 March 2017; and
  - b) In so far as it relates to the Income & Expenditure Account, of the surplus for the year ending on that date.
- (vi) In order to meet the overall time schedule and to cut short the delay, after adoption of the Certified Accounts together with Audit Report thereon and the Management Comments by the Hon'ble U.G. Delhi/Chairman, DDA have been sent to Ministry on 07-12-2017 as against the prescribed date on 07-12-2017 for laying them before both the Houses of the Parliament, pending ratification of the same by the Authority in its next meeting.
- (vii) It is pertinent to mention here that the time schedule prescribed by the Ministry for finalization of the Annual Account as well as Audit Report has been strictly adhered to for the financial year 2016-17.

## Proposal

As the Hon'ble I.C., Delhi/Chairman, DDA has accorded his approval for adoption of Audit Report, Agenda item regarding Annual Accounts of the Authority for the financial year 2016-17 as certified by the Director General of Audit, Economic and Service Ministries, New Delhi from the office of CAG of India is place before the Authority for ratification.

## RESOLUTION

1. While adopting the Annual Accounts for the financial year 2016-17, some Authority Members draw attention to the observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to outstanding audit queries, non receipt of instructions on account books, lack of an online expenditure regarding electric supply system and regular physical verification of fixed assets.
2. Finance Member, DDA clarified that these issues were raised by CAG in the past as well. At present, the Annual Accounts are being maintained in terms of Section 25 of Delhi Development Act, 1957 and the DDA Budget & Accounts Rules, 1982. Finance Member further clarified that change over from existing system of account books to account based accounting (with double entry system) will require a period of not less than a year and will have to be got approved from CGA and CAG. It was decided that a Blue print and action plan for the same may be submitted in the next meeting.
3. With the above direction, Annual Accounts of DDA for the financial year 2016-17 as certified by C&AG of India were ratified by the Authority.

## ANNEXURE

During certification of accounts of DDA for the year 2016-17, the following shortcomings were also noticed:

1. **Adequacy of Internal Audit System:** The Internal Audit of Delhi Development Authority (DDA) had been conducted by its own Internal Audit Wing headed by Director (Internal Audit). DDA has total 219 auditable units under the administrative control of Internal Audit Wing. Of these, the internal audit planned to cover 100 auditee units out of which 92 units were audited during the year 2016-17. Audit observed that there was substantial pendency of old outstanding internal audit paras. The number of outstanding Paras during 2014-15, 2015-16 and 2016-17 were 41708, 12738 and 13545 respectively. During the last three years, only 881 paras have been settled by the DDA.

2. **Non - preparation of accounts on accrual basis**

DDA compiles the annual accounts from the information received from 17 Centralized Accounting Units (CAUs). Each of these CAUs maintains accounts of several Divisions (primary units which execute various works) under its jurisdiction. The DDA basically follows the CPWD pattern of preparation of monthly accounts at CAU level and from those monthly accounts, which are purely on cash basis, Receipts and Payment account is prepared. Audit observed that monthly accounts rendered by the CAUs were posted in the classified and consolidated abstracts. These statements are prepared at headquarters level on monthly basis and at the end of the year, final accounts are prepared by passing adjustments entries (by Accounts section and Consultant staff) to convert the cash basis accounts into accrual basis accounts. Thus, DDA does not record its transaction on accrual basis as and when these take place.

3. **Lack of in - house expertise**

DDA is dependent upon outside agency for finalization of its Accounts. Further, it has been felt in audit that adequate number of professional having knowledge of double entry system and accrual basis of accounting is not available in the Accounts Section. Keeping in view, the size and nature of business, the Authority may consider implementing an ERP System, which will help in streamlining financial and accounting systems.

4. **System of Physical Verification of Fixed Assets:**

As per rule 192 of General Financial Rules (GFR), a physical verification of all the goods and material should be taken at least once in a year and discrepancies, if any, should be recorded in the stock register for appropriate action by competent authority.

In absence of item-wise physical verification of goods and material, the quantity and value of inventories had not been reported correctly in the financial statements of DDA. For instance, a reference is invited to Note no. 14 of Schedule 'O' (Notes to Accounts) wherein it has been mentioned that opening stock of inventories as on 1

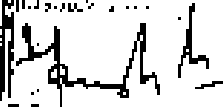


April 2016 did not include 74 built up houses, and 27 shops. The value of these houses and shops were ₹ 7.15 crore and ₹ 5.10 crore respectively which was booked in current year through prior period items.

These flats and shops remained unaccounted due to non-verification of item-wise inventories physically. Thus, for reflecting correct picture of inventories in accounts, item-wise physical verification of inventories may be get conducted every year.

In absence of item-wise physical verification report of inventory, audit is unable to draw an assurance as to the authenticity and existence of inventories valuing ₹ 925.76 crore shown in the Balance Sheet ended as at 31 March 2017.

Date: 21-11-2017  
Place: New Delhi

  
(Manish Kumar)  
Director General of Audit  
Economic & Service Ministries

**ITEM NO. 15/2018**

SUB: REVISED BUDGET ESTIMATES FOR THE YEAR 2017-18 AND BUDGET ESTIMATES FOR THE YEAR 2018-19.

File No. 4(3) Budget/2017-18/RBE

**P R E C I S**

The presentation of DDA budget is divided into the following 3 parts:-

**a) Nazul Account-I**

This account records transactions pertaining to the old Nazul estates entrusted to Delhi Improvement Trust under Nazul Agreement 1937, which was taken over by Delhi Development Authority as successor of the Delhi Improvement Trust. Under the said agreement 1937, Trust was authorized to manage the said Nazul Estates on behalf of Government by carrying out necessary improvement and development of the same.

**b) Nazul Account-II**

This account primarily exhibits the receipts and expenditures pertaining to the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi.

**c) General Development Account**

This account records transactions of houses, shops, various deposit works and MOR land.

The budget sheet representing "Budget at a Glance" for all the three accounts is placed at Annexure-I (Booklet). This gives the summary of Actuals for 2016-17, Budget Estimates for 2017-18, Revised Budget estimates for the year 2017-18 and Budget Estimates for 2018-19 for both, Receipts and Payments.

A combined abstract for the above three Accounts is placed at Annexure-II- (Booklet).

## HIGHLIGHTS OF BUDGET

### COMMITMENT FOR PROVIDING HOUSES

As on date, 67774 houses are in progress at various locations of Delhi i.e. Dwarka, Rohini, Sector A1 to A4 Narela, Mangolpuri, Lok Nayak Puram (Bakarwala), Kalkaji Extn, Jailorwala Bagh, Jaspole, Sirasapur, Vasant Kunj etc. The brief details of houses in progress as on 01.04.17, likely to be completed and in planning stage are as under:

Sr. No.	Description	SFS/HIG	MIG	LIG	EWS/JANEA	Total
1.	Houses in progress as on 01.04.17	4687	8879	28379	25829	67774
2.	Houses likely to be completed up to 31.03.18	488	579	16296	3624	20987
3.	Houses likely to be completed up to 31.12.18	1345	1528	-	10447	13320
4.	Houses in planning stage	3397	3044	2635	4189	13265

Houses in planning stage are at Mandawali Fazilpur, Khichripur Extn., Narela, Dwarka, Sayoorpur, Neh Sarai, Satbari, Khark Village, Maidangarhi, Rajpur Khurd, Rohini etc.

### DEVELOPMENT OF LAND FOR CITY GROWTH

DDA is continuing its process of development of land for expanding the city limits as per the Master plan. The new sub-cities under development are Dwarka, Narela and Rohini. The main physical infrastructure facilities provided in these sub-cities like roads, sewerage, drainage, water supply, power lines etc. To transform Delhi into a World class city, it has been decided to develop the vacant area available at Dwarka (200Hac.), Rohini (259Hac.) and Narela (218Hac) as per the smart city norms. RFP have already been floated and is on the verge of appointment of consultant for evolving a city level development plan for the vacant land pockets available within these sub-cities along with business plan and financial models for such developments. The proposal shall envisage the overall integration with the rest of the city enhancing the overall image, liveability, quality of life, value of the existing and future assets of DDA and the residents of these respective sub-cities.

Construction of Water Command Tank including pump house in sector 26 of Dwarka has been taken up in the year of 2016-17 to meet the water requirements of sector 25,26,27,28 & 29 Dwarka and it is still in progress and is likely to be completed by the end of year 2018. DDA has undertaken the construction of 3 Urban Extensions Road along with ROB's on Delhi Kanak Railway line and Delhi Rohini Railway Line. The work of construction of UER-I for Sarnath to Western Yamuna Canal (2.64KM) is in progress. Also the work of construction of Rail Over Bridge (ROB) is in progress. The work of UER-II is to be handed over to NHAI as per the decision of Ministry of RT&I. The project will be implemented by NHAI with NHAI and DDA sharing the cost of additional land acquisition in the ratio of 50:50. UER-III has been constructed from Western Yamuna Canal to Majra Road (Sector 21/22 Rohini) for a length of 7.23 KM. No further land is available for construction of UER-III. Development works like construction of roads, SPS command tank, peripheral storm water drain and culvert, internal sewer lines etc. are in progress in Sector 14/35 Phase IV&V Rohini and shall be continued during the year 2018-19 also. All Master Plan roads and sectorial roads under the jurisdiction of DDA are being maintained properly by DDA.

### **REHABILITATION OF SLUM SQUATTERS**

Pilot projects on in-situ rehabilitation are already under progress in A-14, Kalkaji, Jailorwala Bagh and Kalyanpuri Colony. Different models have been initiated, however, for the successful implementation, it requires effective administrative support. The present status of in-situ rehabilitation projects are as under:-

- 1) C/o 3024 EWS DC's at Kalkaji Extension Present progress 70%. The work is likely to be complete by December 2018.
- 2) C/o 1675 EWS DU's at Jailorwala Bagh has just started & likely to be completed by Dec, 2019. All statutory approvals have been obtained. The agency mobilised at site, all drawings are available for execution. Work has started and the present progress is 10%.
- 3) C/o 2800 EWS DU's at Kalyanpuri Colony; Work likely to be completed by Dec, 2019

### **PROMOTION OF SOCIO-CULTURE AMENITIES**

DDA is planning to construct five number of Socio Culture Centres in Rohini, Dwarka, CBD Shahdara, Mayapuri Place and Netaji Subhash Place. Three commercial centres Nehru Place, Bhikaji Cama Place and Bassant Lok Community Centres have been identified for retrofitting. The project envisages upgrading and improving the facilities for markets, piazzas, amenities and overall experience. As on date, 29 no. community halls are in progress, 25 nos. community halls are in planning stage & 35 no. community halls are at conceptual stage. During the year, 3 (three) no. Commercial Centres/ Complexes/ District Centre have been completed. At present 1 no. commercial centre is under Construction / in progress.

## PROMOTION OF SPORTS

DDA is perhaps the only urban development organization in the country which has undertaken development of sports in a major way with a view to provide easy affordable access for the larger public to sports facilities. It has added 18 sports complexes and 2 golf courses in arena of sports activities in Delhi.

## BEAUTIFYING DELHI/ HERITAGE PRESERVATION

### a) Millennium Park

In order to beautify Delhi, the entire land between Railway Line and Ring Road starting from ISBT Sarai Kale Khan to Bhairon Maudir Marg which at one time used to be a sanitary landfill site, had been developed for landscape. A millennium park is being developed with construction of viewing gallery at Shanti Stupa (Millennium Park).

a)	Total length of park along Ring Road	About 2KMs
b)	Total length of the walkways	About 5KMs
c)	Total length of Jogging track	About 6 KMs

For greening of the park, the treated effluent from Dr. Sen Nursing Home Nallah (Sewerage Treatment Plant) is being utilised. This sanitary landfill site has been converted into a beautiful marvel of landscape, avenues and pathways designed with reference to Humayun's Tomb which forms an impressive back drop.

Phase-I of this project has been completed and inaugurated by the then Hon'ble Urban Development Minister on 17.06.2012. Work for construction of viewing gallery near stupa has started and likely to be completed by March 2018.

### b) D/o Sultangarhi Tomb Conservation Complex, Vasant Kunj

Sultangarhi Tomb, i.e. Mazaar of Sultan Nasiruddin Mehmood, son of Sultan Iltutmish, was built in the year 1236AD in Rangpuri Pahari (Alias Malikpur Kohi) area on Mehrauli-Mahipalpur Road. It has been decided to develop 25 hacl. (62 acre) area surrounding the monument. Sultangarhi Tomb comes under the Heritage Zone and it is presently maintained by Archaeological Survey of India. Chief Architect, HUPW has worked out the development plan for carrying out the development works in the area and to be put in the Screening Committee for approval. Development works will be taken up after approval of the Competent Authority.

2. Schemes having provision of Rs. 50.00 Crore and above (GDA schemes) and Rs. 5.00 Crore and above (NA-II schemes) in the Budget are as under:-

### Housing

- i) In situ rehabilitation C/o 3000 M.S. DUs CC site, A-14, Kalkaji Extn.
- ii) C/o HIG DUs Pkt. 9B, Jasola in 15745 Sqm. Land including electrical & internal development work
- iii) C/o 346 Cat.II M.S. flats at Sec. 16B, Pkt III, Dwarka Ph-II
- iv) C/o 821 DUs (600 2 bedroom & 221 EWS) in Bakkarwala
- v) C/o 1246 HIG houses (MS) at Sector-19, Dwarka Ph-II
- vi) C/o 1568 DUs (600 Cat. II, 968 EWS) Pkt. 5 Sec 14, Ph-II, Dwarka
- vii) C/o 24660 LIG & 4855 EWS houses in Narela Gr. I & II (Turnkey Project)
- viii) C/o mixed houses in Sector A-1 & A-4, Narela
- ix) C/o of LIG/MIG Houses at Ashok Nagar Faiz Road Karol BAGH
- x) C/o SFS/MIG/LIG houses Nr Spinal Injury Hosp. Vasant Kunj (Near Sultanpuri)
- xi) C/o 525 2-BHK, 350 3-BHK & 376 EWS DUs in Pkt-3, Sec-A-1 to A-4, Narela
- xii) C/o 225 3-BHK, 420 2-BHK & 250 EWS DUs Pkt-6, Sec-A-1 to A-4 Narela
- xiii) C/o 325 2-BHK, 170 3-BHK & 193 EWS Houses earmark in Pkt-7 Sec A1-A4 Narela
- xiv) C/o 250 3-BHK, 600 2-BHK, & 320 EWS DUs P-9, S -A-1 to A-4, Narela
- xv) C/o 1750 2-BHK, 900 3-BHK & 1016 EWS DUs Pkt-21, Sec-A-1 to A-4, Narela
- xvi) C/o 750 2-BHK, 325 3-BHK & 412 EWS DUs in Pkt-13 Sec-A-1 to A-4, Narela
- xvii) C/o 520 2-BHK, 250 3-BHK & 294 EWS DUs in Pkt-14, Sec-A-1 to A-4 Narela

### Infrastructure Development

- i) C/o Flyover UTR-1
- ii) C/o 80M M.P. Road from G.T. Road Western Yamuna Canal
- iii) C/o 60M Road between Sector 31, 32, 36, 37 for Heliport in Rohini
- iv) D/o 170 Hect. Of Land & C/o Peripheral 45M R/o road for IFC Gazipur
- v) D/o Golf Facility Centre at Qutab Golf Course SH: C/o Club House
- vi) Upgradation of play fields/parks at various Sports Complexes
- vii) C/O Sports Complex (Sec-17), Dwarka PH-II
- viii) Re-Development of Qutab Golf Courses
- ix) Providing & Installation of Open Gyms in DDA Parks in all over Delhi

### Other Projects

- i) Protection of land
- ii) D/o main land and C/o 50M & 45M M.P. Road Dwarka Ph-II
- iii) D/o land in Sector-34 Ph IV & V Rohini.
- iv) D/o Land in SECT. 36 & 37 PH.IV & V Rohini
- v) D/o Land at Rohini Ph IV, & V, Sh. C/o Peripheral STM WTR DN AIG Help RD
- vi) Land Protection Works Yamuna Area

- vii) Upgradation of district centre Nehru Place Ph-1
- viii) Fencing of Vacant Land (North Zone)
- ix) Rejuvenation and restoration of River Yamuna
- x) Maintenance of Sports Infrastructure and Recreational activities
- xi) M/o Schemes Under Nazul A/C II Rohini
- xii) Maintenance of various Schemes under NA- II EZ

3. The Revised Budget Estimate Expenditure for the year 2017-18 and Budget Estimates for 2018-19 have been stated at Rs. 5295.01 Crore and Rs. 8032.63 Crore respectively. Budget Estimates for 2018-19 contains provision of Rs.765.00 Crore for acquisition of land and payment of enhanced compensation, Rs. 2347.59 Crore for development of land and Rs. 3633.43 Crore for Construction of houses and shops. Similarly, the Revised Budget Estimate 2017-18 contains provision of Rs. 220.00 Crore for acquisition of land and payment of enhanced compensation, Rs 1535.59 Crore for development of land and Rs. 2195.80 Crore for Construction of houses and shops. A sum of Rs. 499.31 Crore in BE 2018-19 has been provided for new schemes such as New Housing in plot No. 279 at Khichri Pur Between Block 5 & 8, C/o 536 Houses BHK, 804 One BHK, 502 EWS Houses (On Design and Built Model, C/o 3 BHK 208 Houses, 1 BHK 100 & Built Model ans FC- 19 B, C/o 318 Nos Three BHK, 476 Nos One BHK, 298 Nos EWS Houses (On Design and Built Model) at Sector-11, Rohini, C/o approximately 255 Nos of Three BHK, 283 Nos One BHK and 250 Nos of EWS Houses (on design and built model) in Pocket between Vegas Mall and M/G Plots, Sector-14, Dwarka, C/o 194 flats in Pocket-4, Sector-14, Dwarka (on design and built model), C/o 75 One BHK (Type-II), 138 Two BHK (Type-III), 489 Two BHK (Type-IV), 480 Three BHK (Type-V) and 518 EWS (Type-I) Houses (On Design and Built Model) earmarked in Pocket-12, Sector-A1 to A4, Narela, C/o 95 One BHK (Type-II), 518 Two BHK (Type-III), 217 Three BHK (Type-V) and 311 EWS (Type-I) Houses (On Design and Built Model) earmarked in Pocket-10, Sector-A1 to A4, Narela, C/o 75 One BHK (Type-II), 307 Two BHK (Type-III), 455 Two BHK (Type-IV), 447 Three BHK (Type-V) and 481 EWS (Type-I) Houses (On Design and Built Model) earmarked in Pocket-8, Sector-A1 to A4, Narela. C/o 304 DU's on plot between Hariward School and shiv mandir at preet vihar, C/o 168 EWS and 505 one, two and three BHK Houses on vacant plot at Mandawli, Palwalpur, Near Saraswari Kurj. Appartment, Flyover under pass between Mahipalpur and Airport road, Providing & installation of open gym equipments in DDA parks in North Zone, Upgradation of Vasant Udyan at Vasant Vihar, providing and installation open Gym equipments in 50 Nos. additional parks of DDA in all over Delhi Under NA-II, rejuvenation and restoration of River Yamuna, preparation of Master Plan 2041, etc. as per Annexure-III (Booklet).

4. A provision of Rs 666.18 Crore in Revised Budget Estimates 2017-18 and Rs. 775.07 Crore in Budget Estimates 2018-19 has been made under Nazul Account-II for maintenance, beautification, up-gradation and renovation of greens of Delhi. Further, a provision of Rs. 124.90 Crore in Revised Budget Estimates 2017-18 and Rs. 161.85 Crore in Budget Estimates 2018-19 has also been made under this head for maintenance and upgradation of Sports Complexes.

5. The Revised Budget Estimates for Receipt 2017-2018 and Budget Estimates 2018-2019 have been pegged at Rs. 3637.08 Crore and Rs. 5197.21 Crore respectively, with major contribution to revenue during next year from disposal of land and houses. Other sources of revenue are mainly from interest on Investment, Ground Rent, Misc. Compounding Fees etc.
6. Salient features of the Budget are given in Volume-I of the Budget Booklet (Annexure-I, II & III).
7. Volume-II of the Budget Booklet (Annexure-IV) comprises of scheme-wise detailed budget proposals for both receipts and payments under the three heads of account as stated in para 1 above.
8. Apart from traditional works of Acquisition of land, its Development & disposal, Construction of houses, commercial estate, etc., DDA is also venturing into areas like Construction of Byovers, Construction of Master Plan/ UER Roads, Construction of Community Halls, up-gradation of sports and horticultural facilities, bio-diversity parks, supporting cultural activities, retrofitting of old commercial complexes etc. These works will provide a fillip for civic amenities and will go a long way in strengthening infrastructure facilities with a view to provide a better quality of life to citizens of Delhi.
9. It is planned to release funds for various schemes/ projects by linking requirement of funds with the physical progress as reflected by the Zonal Chief Engineer concerned as per the data/ information supplied by them. This would facilitate effective monitoring of various projects/ schemes besides improving the cash flow management.
10. In accordance with the provisions contained in Rule 6 Sub Rule 4 of DDA Budget & Accounts Rules, 1982, the consolidated estimates, so finalized, are required to be placed before the Authority for approval.

### Proposal

In view of above, the matter is placed before the Authority for consideration and approval of Revised Budget Estimates for 2017-18 and Budget Estimates for 2018-19 as contained in the annexures. Approval may also be given for utilization of Revised Budget Estimates of 2017-18 pending confirmation of minutes of this meeting by the Authority. On approval, funds will be released to the Divisions/ Zonal CAUs by the Chief Accounts Officer, DDA on demand, both for Revised Budget Estimates 2017-18 and Budget Estimates 2018-19.

### RESOLUTION

1. While discussing the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19, some Authority Members pointed out the variation in Budget Estimates and Revised Budget Estimates for the year 2017-18, both in respect of receipts as well as payments.



2. It was explained that the variations are mainly on account of non-disposal of land and houses to the extent they were proposed, due to various reasons.

3. Suggestions of some Authority Members regarding reviewing construction of new shops by BDA and review of large inventory of unsold shops, are noted.

4. The final Revised Budget Estimates for the year 2017-18 and Budget Estimate for the year 2018-19 were approved by the Authority.

**ITEM NO. 16/2018**

Subject: **Fixation of Plinth Area Rates (PARs) of construction for Standard Costing of flats for the period of:**

F.21 (1671)/2001/HAC/Pt.III

- (a) 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017 and  
(b) 1<sup>st</sup> October, 2017 to 31<sup>st</sup> March, 2018 .

As per Agenda Item No. 07/2002 approved by the Authority in its meeting held on 21.01.2002, the mode of costing of flats was switched over from actual costing to standard costing. Accordingly, the Plinth Area Rates (PAR) of construction are determined twice a financial year, i.e., for half yearly period of 1<sup>st</sup> April to 30<sup>th</sup> September and for 1<sup>st</sup> October to 31<sup>st</sup> March. The PAR effective from 1<sup>st</sup> April is to be determined based on actual weighted average cost of construction for the completed projects/schemes during preceding six months period ending February and that effective from 1<sup>st</sup> October is based on costing data received for the preceding six month period ending August of the relevant year.

2. The following Plinth Area Rates (PARs), initially approved for the period of 1<sup>st</sup> April, 2016 to 30<sup>th</sup> September 2016, were further approved at the same level (without any increase) for the subsequent half yearly period of 1<sup>st</sup> October, 2016 to 31<sup>st</sup> March, 2017; vide item No. 04/2017 of the Authority's meeting held on 10.02.2017.

Flats with lift

Rs. 36,000/- per sqm. for H.I.G. flats  
Rs. 33,000/- per sqm. for M.I.G.flats

Flats without lift

Rs. 19,100/- per sqm. for Janta/EWS/  
one room Tenements.

Rs.23,500/- per sqm. for LIG/One Bed Room  
(EHS) Type-A

Rs.24,800/- per sqm. for LIG/One bed room  
flats constructed on turnkey basis in a mega  
project.

(2)

Rs.25,900/- per sqm. for MIG/Two bed room/  
EHS Type-B

Rs.26,400/- per sqm. for MIG/Two bedroom  
flats constructed on Turnkey basis in a mega  
project.

Rs.29,400/- per sqm. for MIG/ SFS/Three bed  
room flats.

3. Further, Authority in its meeting held on 18/11/2016 had approved (vide Agenda Item No. 111/2016) that in the new Housing Scheme (2017), DDA may dispose of the flats as detailed below at the cost on which these were offered under the Housing Scheme-2014:

Sl. No	Category	Locality/Sector/ Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/ cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8 Narela	5422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

4. No fresh costing details of completed schemes/flats were received from any Engineering Zone for the relevant period ending February 2017 for fixation of PARs effective from 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017. Moreover, PARs for the last two half yearly periods were maintained at the same level without any increase. Accordingly, PARs to be effective from 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017 were proposed with an increase of 5% over the last approved

(3)

PARs as mentioned in para 2 above and were placed before Authority in its meeting held on 20<sup>th</sup> November 2017 [Item No. 60/2017]. The proposal was deferred with a direction to submit a suitably revised proposal for further consideration of the Authority.

5. Pending approval of PARs for the period of 01/04/2017 to 30/09/2017 as above, the determination of PARs for the current half yearly period of 01/10/2017 to 31/03/2018 has also become due. Moreover, the allotment of flats under DDA Awasiya Yojna-2017 is under process and, therefore, approved PARs for the period commencing from 01/10/2017 would be required for costing of flats before issue of demand-cum-allotment letters in a time bound manner. As per approval of Authority mentioned in para 3 above, flats of five old schemes will be disposed of at the same price at which these were offered under Housing Scheme-2014.

6. Accordingly, following revised proposal for fixation of PARs for the period of 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017 and for the period of 1<sup>st</sup> October 2017 to 31<sup>st</sup> March 2018 is submitted for consideration:

**(a) PARs for the half yearly period of 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017:-** As has been mentioned in para 4 above, costing details of completed schemes/flats for the relevant period for fixation of PARs effective from 1<sup>st</sup> April 2017 have not been received. Moreover, CPWD Cost Index reduced from 102 as on 01.04.2016 to 101 as on 01.10.2016. Therefore, it is proposed that no increase may be effected in PARs for the period of 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017 and that they may be maintained at the same level as were approved for the last preceding two half yearly periods as mentioned in para 2 above.

**(b) PARs for the half yearly period of 1<sup>st</sup> October 2017 to 31<sup>st</sup> March 2018:-** As per the laid down procedure, for determining the PARs effective from 1<sup>st</sup> October, 2017, weighted average of fresh costing of completed scheme(s) for the period 1<sup>st</sup> March 2017 to 31<sup>st</sup> August 2017, is to be considered. However, no fresh costing details of completed schemes have been received from Engineering

Wing for this period. CPWD cost index has increased from 101 as on 01/10/2016 to 111 as on 01/04/2017 (as notified vide office memorandum dated 21.09.2017) which is about 10% increase. Therefore, it is proposed that PARs effective from 1<sup>st</sup> October 2017 to 31<sup>st</sup> March 2018 may be fixed by increasing the last approved PARs as above by 10%. Accordingly, following PARs may be fixed for this period.

Flats with lift	Rs. 39,600/- per sqm. for H.I.G. flats Rs. 36,300/- per sqm. for M.I.G.flats
Flats without lift	Rs.21,000/- per sqm. for Janta/EWS/ one room Tenements.  Rs.25,900/- per sqm. for LIG / One Bed Room / (EHS)Type-A  Rs.27,300/- per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project.  Rs.28,500/- per sqm. for MIG / Two bed rooms / EHS Type-B  Rs.29,100/- per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project.  Rs.32,400/-per sqm. for HIG/ SFS / Three bed rooms flat

7. It is also relevant to submit for consideration of the Authority that whereas Pre Determined Rates (PDRs) for cost of land are fixed once a year, PARs for construction are fixed twice a year as mentioned above. Since the housing projects/schemes being taken up now are mostly composite ones on turnkey basis costing details for which are not available on half yearly basis, it is worth considering that like PDRs for land, PARs for construction may also be fixed on yearly basis rather than on half yearly basis as per the present practice. PARs on yearly basis for the period of one year commencing from April of a year to March

(5)

of next year may be fixed based on costing details for completed housing projects/ schemes undertaken by DDA during the period of last one calendar year; i.e. from January to December of the last year

**6. Proposal for consideration of the Authority:**

(i) Plinth Area Rates (PARs) of construction for the period 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017 may be fixed at the same level as were approved for the preceding half yearly period i.e. 1<sup>st</sup> October, 2016 to 31<sup>st</sup> March 2-017 as mentioned in para 2 and 6(a) above.

(ii) PARs for the current half yearly period i.e. from 1<sup>st</sup> October 2017 to 31<sup>st</sup> March 2018 may be fixed with an increase 10% over the PARs proposed for 1<sup>st</sup> April 2017 to 30<sup>th</sup> September 2017 as mentioned in para 6(b) above.

(iii) From 1<sup>st</sup> April 2018 onwards PARs of construction may be fixed on yearly basis like PDRs for land, based on the costing details available for the last one calendar year period; i.e. from January to December of the last year.

**Important Notes:-**

- i. In addition to rates mentioned above, other usual charges, such as Departmental charges, interest during construction, land cost, one time maintenance and applicable GST thereon etc. are also chargeable. Moreover, depreciation is allowed on flats from old inventory as approved by the Authority from time to time. At present rate of depreciation is 1.25% per annum subject to the maximum of 25%
- ii. Disposal cost of flats of newly constructed schemes which are mostly on turnkey basis with higher specifications, will be determined separately based on actual cost.
- iii. If any discrepancy is noticed in PAR, Vice-Chairman, DDA may be authorized to rectify.

**RESOLUTION**

The proposal contained in para 6 of the agenda along with important notes thereto were considered and approved by the Authority. Further, Authority also approved the continuance of this item for continuation of the existing aggregate plinth area rates (PAR) valid upto 31-03-2018 for another period of three months upto 30-06-2018 for the purpose of working out the disposal cost of flats allotted under DDA Awasiya Yojana-2017, or allotted through mini draw.

## ITEM NO. 17/2018

Sub: Fixation of Pre Determined Rates (PDRs) in respect of Rohini Ph. IV & V for the financial year 2017-18.

File No. F4 {50}2016/AO (P)/DDA

The agenda for fixation of predetermined rates (PDRs) of Rohini Phase IV & V for the year 2017-18 was placed before the Authority vide Item No. 57/17 (Annexure – 1) in its meeting held on 20.11.2017. During the meeting, the Authority Members expressed their concern over the increase in the rates, stating it to be contrary to the current market trend. DDA was, therefore, directed to review the item with empirical data to substantiate increase in rates. In this connection, the following facts are submitted for consideration of the Authority.

1. **Eligibility of persons for allotment of land at PDRs and the manner in which PDRs are to be fixed:**

DDA allots land at PDRs as per provisions of Rule 6 of DDA (Disposal of Developed Mazul Land) Rules, 1981, to individuals whose land has been acquired for planned development of Delhi and to individuals, who are in the low income group or the middle income group, socially disadvantaged group and industries which are required to be shifted from non-conforming areas. Further, sub clause 1 of Rule 2 of DDA (Disposal of Developed Mazul Land) Rules, 1981, provides that the predetermined rates may be fixed having regard to the cost of acquisition, development charges and concessional charges for use and occupation. These rates are approved by the MoHUA on the recommendation of the Authority.

2. **Methodology to work out the PDRs:**

The methodology followed over the years for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with the laid down methodology, whereby all expenditure as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added on estimate basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate expenditure over the indexed revenue with the available weighted area as derived by applying the multiplying factors.

For Alternative Plots, an amount of Rs. 1979.00 per sqm for the financial year 2017-18 has been added to the PDR towards Internal Development. Further, a sum of Rs.4.80 per sqm has also been added towards Use and Occupation charges. The cost of internal development has been updated as per CPWD Cost Index of the relevant year.

- It is submitted that the predetermined rates are applicable for allotment only to selective categories as mentioned in Para 1 above. Those rates are in no way linked with the auction rates or market rates.
- It is submitted that Delhi Government has divided the residential properties in 8 categories i.e. Category A to H. Circle rates tend to vary across various areas of Delhi depending upon its location and the facilities that are available in that area, etc. As per this categorisation, Rohini falls in Category 'E' and applicable circle rate is Rs. 70080/- per sqmtr.
- A table has been drawn to depict the comparative position showing PDRs, Circle Rate and Market Rates of plots.

Category of Land	Proposed PDR & Market rate (as per local enquiry) per sqm in sector 34, Rohini (fig. in Rupees)		Circle Rate of Rohini per sqm. for all sectors (Rupees)	Cost of plot based on PDR and Market price in Sector 34, Rohini (fig. in lakhs)		PDR as a % of Market Rate
	PDR	Market Rate		PDR	Mkt. Rate	
Alternative Plots	16477					
Rohini Plots	12854	46153	70080	3.34	27.00	27.85
26 sqm						
37 sqm	16477	43735		5.27	14.00	37.67
60 sqm	27346	50666		16.40	34.00	48.25

The above table shows that the proposed PDRs are much below the market rates. The market rates are, however lesser than the circle rate. It is to point out that the circle rate of Rohini which is Rs. 70080/- per sqm is applicable across both the developing as well as developed sectors. Here, the allottees are required to pay the stamp duty in the amount of Rs. 70080/- per sqm. Irrespective of the fact whether the land parcel falls in developed or developing sector.

- It may be relevant to mention here that plots allotted by DDA in the past in Rohini used to enjoy a handsome premium which has now declined considerably particularly after demonetization and slump in the real estate sector, but still the PDRs proposed by DDA are comparatively lower than the market rates. The PDRs range between 27.85% to 48.25% of the expected market rates.



In view of the position explained above and particularly the fact that PDRs have been determined as per the procedure/policy in vogue as laid down under the provisions of DDA (Disposal of Developed Nazul Land) Rules, 1981, the proposal already submitted vide Agenda item No. 57/2017 may be placed before the authority for reconsideration and approval.

### PROPOSAL

The Authority may approve the Break Even Rate, as stated in Para 4.1 and PDRs, as stated in Column (5) of Table for Rohini Phase IV & V for the financial year 2017-18 of enclosed Agenda Item No. 57/2017 (Annexure – 1) as reproduced hereunder:

Para 4.1: "Accordingly, after taking into account various factors, BER for the financial year 2016-17 works out to Rs.13175.17 per sqm (Annexure-'A') which translates to an increase of 9.92% over the BER of Rs.11986.34 per sqm for the financial year 2015-16".

Para 5 The category wise Pre-Determined Rates (PDRs) for the financial year 2017-18 after applying the multipliers work out as under:

TABLE

(Rates in Rs./ Sqm)

S. No.	Category of Land	Multiplier	Approved PDR for the year 2016-17	Proposed PDR for the year 2017-18
1	2	3	4	5
	PDR		13184.97	14492.69
1	Land for CGHS	1.50	19778.00	21740.00
2	Alternative Plots	1.00	15209.00	16477.00
3	Rohini Plots			
	26 sqm	0.75	11913.00	12854.00
	32 sqm	1.00	15209.00	16477.00
	60 sqm	1.75	25098.00	27346.00
4	DDA Housing Scheme			
	EWS	0.50	6593.00	7247.00
	LIG	0.75	9889.00	10870.00
	MIG	1.25	16482.00	18116.00
	SFS	1.50	19778.00	21739.00

### RESOLUTION

The proposal contained in the agenda item was approved.

## ANNEXURE-1

ITEM No. 57/2017

Sub: Fixation of Pre Determined Rates (PDRs) in respect of Rohini Ph. IV & V for the financial year 2017-18.

File No. F4 (50)2016/AO (P)/DDA

### 1. DETAILS OF THE PROJECT

i.	Name of the Project	:	Rohini Ph. IV & V
ii.	Total Project Area	:	2268.19 Hect.
iii.	Total Saleable Area	:	1391.59 Hect.
iv.	Total Project Cost	:	Rs.12919.22 Crore

### 2. PRE-DETERMINED RATES (PDR)

Rule 2(i) of the DDA (Disposal of Developed Nazul Land) Rules, 1981 defines the Pre-Determined Rates (PDRs) as the rates of premium chargeable from different categories of persons entitled for allotment of land at PDR, as provided in Rule 6 ibid, and determined by notification from time to time by the Central Government. PDRs are fixed having regard to cost of acquisition, development charges and additional charges for use and occupation. The persons who are eligible for allotment of land at pre-determined rates as per Rule 6 include those whose lands have been acquired, socially disadvantaged groups, low and middle income categories and industries which are required to be shifted from non-conforming areas.

### 3. METHODOLOGY TO WORK OUT PDRs

The methodology adopted for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, being the anticipated cost of money, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with prescribed methodology, whereby all expenditure as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added

on nominal value basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate expenditure over the indexed revenue with the available land. The assumptions and other aspects of the methodology have been laid out in sub paras 3.1 to 3.4 as hereunder.

- 3.1 The updated rate for Indexation used for estimating the BER has been taken as the Cost of Money i.e. 10% per annum.
- 3.2 **Physical and Price Contingencies:** The physical and price contingencies have been taken @5% of the total expenditure to arrive at the project cost.
- 3.3 **Service Charges:** The capitalized value of charges in respect of services to be provided by ODA till these are handed over to the respective MCD is levied @ 7.5% of the total expenditure.
- 3.4 **Project Cost:** Project cost includes total compounded expenditure, physical and price contingencies and service charges.

#### 4. Fixation of Pre-Determined Rates (PDRs) for the financial year 2017-18.

PDRs for the financial year 2017-18 have been fixed as per the methodology explained in Paragraph 3 above.

- 4.1 Accordingly, after taking into account various factors, BER for the financial year 2016-17 works out to Rs.13175.17 per sqm (Annexure-'A') which translates to an increase of 9.92% over the BER of Rs.11986.34 per sqm for the financial year 2015-16.
- 4.2 After marking up the BER of the financial year 2016-17 by 10%, the Pre-Determined Rate (PDRs) for the financial years 2017-18 works out to Rs.14992.69 per sqm.

5. The category wise Pre-Determined Rates (PDRs) for the financial year 2017-18 after applying the multipliers work out as under:

**TABLE** (Rates in Rs./ Sqm)

S. No.	Category of Land	Multiplier	Approved PDR for the year 2016-17	Proposed PDR for the year 2017-18
	PDR		13184.97	14492.69
1	Land for CGHS	1.50	19778.00	21740.00
2	Alternative Plots	1.00	15209.00	16477.00
3	Rohini Plots			
	26 sqm	0.75	11913.00	12854.00
	32 sqm	1.00	15209.00	16477.00
	60 sqm	1.75	25098.00	27346.00
4	DDA Housing Scheme			
	EWS	0.50	6593.00	7247.00
	LIG	0.75	9889.00	10870.00
	MIG	1.25	16482.00	18116.00
	SFS	1.50	19778.00	21739.00

- i. All figures have been rounded off to the next rupee.
- ii. For Alternative Plots, an amount of Rs. 1979.00 per sqm for the financial year 2017-18 has been added to the PDR towards Internal Development. Further, a sum of Rs. 4.80 per sqm has also been added towards Use and Occupation charges. The cost of internal development has been updated as per CPWD Cost Index of the relevant year.
- iii. For Housing, the Cost of Internal Development will be added at the time of finalization of the disposal cost of flats.

#### PROPOSAL

The Authority may approve the Break Even Rates, as stated in Para 4.1 and PDRs, as stated in Column (5) of above table for Rohini Phase IV & V for the financial year 2017-18.

#### RESOLUTION

CBA OF ROHINI (Ph. IV & V) 2016-17										
TABLE-1 BREAK-EVEN COST ANALYSIS (FIG IN CRORES)										
YEAR	DEVPL EXP.	UPDATED	ADJ. COST	UPDATED	ADDITIONAL	UPDATED	EXPNDR	UPDATED	REVENUE	INDEXED
		DEVPL. EXP.		ADJ. COST		ADDITIONAL		EXPNDR		REVENUE
1987-88	0.09	0.75	293.12	1992.72	137.80	137.80	391.11	2131.35	0.00	0.00
1988-89	0.03	0.39	0.00	0.00	0.00	0.00	0.00	0.59	0.00	0.00
1989-2000	0.30	1.73	0.00	0.00	0.00	0.00	0.30	1.73	0.00	0.00
2000-01	0.21	1.02	0.00	0.00	0.00	0.00	0.21	1.02	0.00	0.00
2001-02	1.22	5.34	0.00	0.00	0.00	0.00	1.22	5.34	0.00	0.00
2002-03	5.38	20.89	29.45	193.94	0.00	0.00	30.89	129.92	0.00	0.00
2003-04	13.69	57.63	0.00	0.00	0.00	0.00	13.69	57.63	0.00	0.00
2004-05	32.90	103.25	0.00	0.00	0.00	0.00	32.90	103.25	107.71	336.04
2005-06	22.32	53.88	923.80	2695.71	0.00	0.00	948.12	2859.59	52.74	150.47
2006-07	24.08	82.46	0.00	0.00	0.00	0.00	24.08	82.46	0.00	0.00
2007-08	33.07	80.10	0.00	0.00	0.00	0.00	33.07	80.10	22.65	53.44
2008-09	14.95	32.05	0.00	0.00	0.00	0.00	14.95	32.05	41.58	95.09
2009-10	12.62	24.59	0.00	0.00	0.00	0.00	12.62	24.59	20.32	39.50
2010-11	72.72	128.83	0.00	0.00	0.00	0.00	72.72	128.83	0.00	0.00
2011-12	279.04	449.40	0.00	0.00	0.00	0.00	279.04	449.40	30.99	49.82
2012-13	456.87	698.90	0.00	0.00	0.00	0.00	456.87	698.90	35.50	51.56
2013-14	58.42	131.00	0.00	0.00	0.00	0.00	58.42	131.00	47.39	52.89
2014-15	456.92	564.99	0.00	0.00	0.00	0.00	456.92	564.99	882.61	1057.55
2015-16	370.90	407.99	0.00	0.00	0.00	0.00	370.90	407.99	8.23	9.05
2016-17	3555.80	3555.69	0.00	0.00	248.62	248.62	3854.92	3854.22	11008.70	11000.70
TOTAL	5465.29	6360.76	1205.37	4735.47	385.52	385.52	7057.18	11483.75	12458.35	12919.22
							Updated Expendr:	11483.75		
							Provisions:			
							@ 7.5% of updated expend for Service Cha	861.28		
							@ 5% for Cont	574.19		
							Total Updated Expendr:	12919.22	Index Revenue	12919.22
							BREAKEVEN RATE :	13175.17		

CBA OF ROHINI (Ph. IV & V) 2016-17										
Land Use	Area(HA)	Saleable	Area sold upto	Area sold during	Area sold during	Total	Area Left	Multiplier	Weighted area	Exp. Rev. in crore
		Nett Area	31.03.2014	2014-15	2015-16					Wt. Area x BEIR
		A	B	C1	C2	D	E	F	G	(E X F)
Residential	553.85									
PLOTS										
Janta Plots		12.91	0.97	5.94		6.91	5.80	0.75	4.12	54.36
LIG/Alternative		95.29	48.74	14.01		54.75	40.54	1.00	40.54	534.12
MIS Plots		78.77	30.37	20.20		50.57	28.14	1.75	49.25	648.90
MLU (Auction Plots)		1.04	0.00	0.00		0.00	1.04	4.00	4.16	54.81
Housing/FLATS	133.23									
Janta/EWS		30.76	0.00	0.00		0.00	30.76	0.50	15.38	202.03
LIG		57.37	5.87	36.50		42.37	15.20	0.75	11.43	150.18
MIS		15.10	4.67	0.00		4.67	10.43	1.35	13.04	171.76
Commercial	143.45	143.45	0.41	0.00		0.41	143.04	4.00	572.14	7532.09
Industrial	1.75	1.75	0.00	0.00		0.00	1.75	1.25	2.19	28.82
Public/Semi Public/Govt	301.80	172.53	15.39	1.00	0.45	16.85	185.98	0.75	116.99	1521.21
Transportation										
Bus Terminal	10.20	10.20	0.00	4.00		4.00	6.20	1.00	6.20	81.89
Circular	348.80	348.80	0.00	0.00		0.00	348.80	0.00	0.00	0.00
Utility	45.02	45.04	0.00	0.00		0.00	45.02	0.00	0.00	0.00
Recreational	380.72	380.74	0.00	0.00		0.00	380.74	0.00	0.00	0.00
Village/Other Areas and	371.34									
Total	2256.19	1391.09	98.32	61.65		120.42	1211.10		825.41	11008.70

## ITEM NO. 18/2018

Sub: Fixation of Pre Determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.

File No. F4 (52)2016/AQ (P)/DDA

The agenda for fixation of predetermined rates (PDRs) of Tikri Kalan for the year 2017-18 was placed before the Authority vide Item No. 58/17 (Annexure - A) in its meeting held on 20.11.2017. During the meeting, the Authority Members expressed their concern over the increase in the rates, stating it to be contrary to the current market trend. DDA was, therefore, directed to review the item with empirical data to substantiate increase in rates. In this connection, the following facts are submitted for consideration of the Authority.

1. **Eligibility of persons for allotment of land at PDRs and the manner in which PDRs are to be fixed:**

DDA allots land at PDRs as per provisions of Rule 6 of DDA (Disposal of Developed Nazul Land) Rules, 1981, to individuals whose land has been acquired for planned development of Delhi and to individuals, who are in the low income group or the middle income group, socially disadvantaged group and industries which are required to be shifted from non-conforming areas. Further, sub-clause 1 of Rule 2 of DDA (Disposal of Developed Nazul Land) Rules, 1981, provides that the predetermined rates may be fixed having regard to the cost of acquisition, development charges and concessional charges for use and occupation. These rates are approved by the MCHUA on the recommendation of the Authority.

2. **Methodology to work out the PDRs:**

The methodology followed over the years for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with the laid down methodology, whereby all expenditure as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added on estimate basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate expenditure over the indexed revenue with the available weighted area as derived by applying the multiplying factors.

For Alternative Plots, an amount of Rs. 1979.00 per sqm for the financial year 2017-18 has been added to the PDR towards Internal Development. Further, a sum of Rs.4.80 per sqm has also been added towards Use and Occupation charges. The cost of internal development has been updated as per CPWD Cost Index of the relevant year

3. It is submitted that the predetermined rates are applicable for allotment only to selective categories as mentioned in Para 1 above. These rates are in no way linked with the auction rates or market rates
4. It is submitted that Delhi Government has divided the residential properties in 8 categories i.e. Category A to H. Circle rates tend to vary across various areas of Delhi depending upon its location and the facilities that are available in that area, etc. As per this categorisation, Tikri Kalan falls in Category 'H' and applicable circle rate of residential properties is Rs. 23280/- per sq.mtr. Hence, the commercial circle rate is Rs. 69840/- per sq.mtr., after applying the multiplying commercial factor i.e. 3 and the Industrial circle rate is Rs. 46560/- per sq.mtr., after applying the multiplying Industrial factor i.e. 2.
5. A table has been drawn to depict the comparative position showing PDRs, Circle Rate and Market Rates of plots.

Category of Land	Area of Plot in sqm.	Proposed PDR & minimum Market rate (as per local enquiry) per sqm in Tikri Kalan (fig. in Rupees)		Circle Rate of Tikri Kalan per sqm.	Cost of plot (Minimum size) based on PDR and Market price in Tikri Kalan (fig. in lakhs)		PDR as a % of Market Rate
		PDR	Market Rate		PDR	Market Rate	
Commercial Low Turnover	25.20 - 55.00	26047.00			14.33	38.50	37.22
Commercial Low Turnover	124.00 - 131.75	31256.00	70000	69840	41.18	92.22	44.65
Ware Housing	300.00	31256.00			93.77	285.00	32.90
Light Industry	300.00	19537.00	95000	46560	58.61	285.00	20.56
Light Industry	495.00	22792.00			112.82	470.25	23.99

The above table shows that the proposed PDRs are below the market rates as well as the circle rates.



- 6 It may be relevant to mention here that plots allotted by DDA in the past in Tikri Kalan used to enjoy a handsome premium which has now declined considerably particularly after demonetization and slump in the real estate sector, but still the PDRs proposed by DDA are comparatively lower than the market rates. The PDRs range between 20.56% to 44.65% of the expected market rates.

In view of the position explained above and particularly the fact that PDRs have been determined as per the procedure/policy in vogue as laid down under the provisions of DDA (Disposal of Developed Nazul Land) Rules, 1981, the proposal already submitted vide Agenda item No. 58/2017 may be placed before the authority for reconsideration and approval.

#### PROPOSAL

The Authority may approve the Break Even Rates, as stated in Para 4.1 and PDRs, as stated in Column (5) of table for Tikri Kalan for the financial year 2017-18 of enclosed agenda as item No. 58/2017 (Annexure – A) as reproduced hereunder:

Para 4.1: Accordingly, after taking into account various factors, BER for the financial year 2016-17 works out to Rs.21837.31 per sqm (Annexure-1) which translates to an increase of 9.60% over the BER of Rs.19800.39 per sqm for the financial year 2015-16.

Para 5: The category wise Pre Determined Rates (PDRs) for the financial year 2017-18, after applying the multipliers, work out as under:

**TABLE**

(Rates in Rs./sqm)				
S. No.	Use	Area of Plot In sqm.	Multiplier	Proposed PDRs for the year 2017-18
1	2	3	4	5
	<b>Pre-determined Rate</b>			<b>13021.04</b>
1.	Commercial Low Turnover	25.70 - 55.00	2.00	26047.00
2.	Commercial Low Turnover	124.00-131.75	2.40	31256.00
3.	Ware Housing	300.00	2.40	31256.00
4.	Light Industry	300.00	1.50	19537.00
5.	Light Industry	495.00	1.75	22792.00

#### RESOLUTION

The proposal contained in the agenda item was approved.

**AGENDA ITEM No. 58/2017**

**Sub: Fixation of Pre-Determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.**

**File No. F4 (49)2015/AO (P)/DDA**

**1. DETAILS OF THE PROJECT**

i)	<b>Name of the Project</b>	<b>Tikri Kalan</b>
ii)	<b>Total Project Area</b>	<b>100.96.00 Hect.</b>
iii)	<b>Total Saleable Area</b>	<b>45.958 Hect.</b>
iv)	<b>Total Project Cost</b>	<b>850.64 Cr.</b>

**2. PRE-DETERMINED RATES (PDR)**

Rule 2(i) of the DDA (Disposal of Developed Nazul Land) Rules 1981 defines the Pre-Determined Rates (PDRs) as the rates of premium chargeable from different categories of persons entitled for allotment of land at PDR, as provided in Rule 6 ibid, and determined by notification from time to time by the Central Government. PDRs are fixed having regard to cost of acquisition, development charges and additional charges for use and occupation. The persons who are eligible for allotment of land at pre-determined rates as per Rule 6 include those whose lands have been acquired, socially disadvantaged groups, low and middle income categories and industries which are required to be shifted from non-conforming areas.

**3. METHODOLOGY TO WORK OUT PDRs**

The methodology adopted for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, being the anticipated cost of money, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with prescribed methodology, whereby all expenditures as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added on nominal value basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate indexed expenditure over the aggregate indexed revenue with the available land. The assumptions and other aspects of the methodology have been laid out in sub paras 3.1 to 3.4 hereunder:

- 3.1 The rate for indexation used for estimating the BER has been taken as the Cost of Money i.e. 10% per annum.
- 3.2 **Physical and Price Contingencies:** The physical and price contingencies have been taken @5% of the total expenditure to arrive at the project cost.
- 3.3 **Service Charges:** The capitalized value of charges in respect of services to be provided by DDA till these are handed over to the respective MCD is levied @ 7.5% of the total expenditure.

3.4 Project Cost: Project cost includes total compounded expenditure, physical and price contingencies and service charges.

4 Fixation of Pre-Determined Rates (PDR) for the financial year 2017-18

PDR for any financial year is fixed as per the methodology explained in Paragraph 3 above.

4.1 Accordingly, after taking into account various factors, BER for the financial year 2016-17 works out to Rs.11837.31 per sqm (Annexure-1) which translates to an increase of 9.60% over the BER of Rs.10800.39 per sqm for the financial year 2015-16.

4.2 After marking up the BER of the financial year 2016-17 by 10%, the Pre- Determined Rate (PDR) for the financial year 2017-18 works out to Rs.13021.04 per sqm.

5. The category wise Pre Determined Rates (PDRs) for the financial year 2017-18, after applying the multipliers, work out as under:

(Rates in Rs./sqm)

S. No.	Use	Area of Plot in sqm.	Multiplier	Proposed PDRs for the year 2017-18
1	2	3	4	5
	<b>Pre-determined Rate</b>			<b>13021.04</b>
1.	Commercial Low Turnover	25.20 - 55.00	2.00	26047.00
2.	Commercial Low Turnover	124.00-131.75	2.40	31256.00
3.	Ware Housing	300.00	2.40	31256.00
4.	Light Industry	300.00	1.50	19537.00
5	Light Industry	495.00	1.75	22792.00

(i) All Figures have been rounded off to the next rupee.

(ii) The above rates are inclusive of Use and Occupation charges @ Rs.4.80 per sqm.

**PROPOSAL**

Authority may approve the Break Even Rate, as stated in Para 4.1, and PDRs, as stated in Column (5) of above table, for Tikri Kalan for the financial year 2017-18.

**RESOLUTION**

## GDA OF TIKRI KALAN 2016 - 17

TABLE : 1 BREAK-EVEN COST ANALYSIS (RS IN CRORES)

YEAR	DEVELOPMENT EXPN	UPDATED DEVELOPMENT COST	UPDATED ADDITIONAL DEVELOPMENT EXPN	ADDITIONAL DEVELOPMENT EXPN	UPDATED DEVELOPMENT EXPN	REVENUE	INDEXED REVENUE			
1995-96	6.0373	63.5540	9.9525	94.7585	0.0000	0.0000	10.2239	56.3625	0.0000	0.0000
1996-97	6.6844	62.0025	0.0000	0.0000	0.0000	0.0000	6.6844	62.0025	0.0000	0.0000
1997-98	3.8939	29.9509	33.7500	258.4120	8.7000	36.6629	28.2939	356.3376	3.0000	8.7147
1998-99	3.6935	24.3005	0.0000	0.0000	0.0000	0.0000	3.6935	24.3005	1.9925	1.0093
1999-2000	2.0182	17.3409	0.0000	0.0000	0.0000	0.0000	2.0182	17.3409	1.2647	6.5393
2000-2001	8.7157	47.8702	0.0000	0.0000	0.0000	0.0000	8.7157	47.8702	0.2050	0.9419
2001-2002	6.4900	26.4448	0.0000	0.0000	0.0000	0.0000	6.4900	26.4448	0.4725	1.9742
2002-2003	0.9900	3.7595	0.0000	0.0000	0.0000	0.0000	0.9900	3.7595	0.1762	0.6621
2003-2004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0359	0.1239
2004-2005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0714	0.2325
2005-2006	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.5770	4.4994
2006-2007	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	11.0525	28.6675
2007-2008	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1084	0.2556
2008-2009	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0136	0.0292
2009-2010	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1475	0.2675
2010-2011	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.5404	2.7238
2011-2012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	14.2200	22.9015
2012-2013	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	14.0322	20.5008
2013-2014	1.0068	7.2489	0.0000	0.0000	0.0000	0.0000	1.0068	7.2489	8.2109	0.2567
2014-2015	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	6.5947	7.9370
2015-2016	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.9147	5.4061
2016-2017	70.2018	70.2018	0.0000	0.0000	0.0000	0.0000	70.2018	70.2018	709.0547	709.0547
TOTAL	109.7004	334.9824	42.6825	354.1708	8.7343	37.3718	181.1773	796.1246	776.6593	850.6414
Total updates Expend						756.12				
Provisions										
@ 5% of expend for Physical & Price Cont.						37.37				
@ 7.5% of discounted expend for Service Charges						55.71				
Provisional Estimate						850.64	Projected Revenue	850.64		
BREAK-EVEN RATE :						11837.39	(Per sqm)			

PUR OF TIKRI KALAN 2016-17								Area in Hec.		Rs In Crores	
TABLE 2 YEARWISE BREAKUP OF DISPOSABLE AREA											
YEAR	AREA OF PLOT (IN SQ. METRS)	NUMBER OF PLOTS	GROSS AREA (IN HECT.)	SALEABLE AREA	MULTIPLIER	Area Sold	Area Left	Net Area Left (Area Left X Multiplier)	Expected Revenue (Net Area Left X BER)		
1.01	COMMERCIAL LOW TURNOVER	25.20	144.00	0.38	0.38	2.00	4.58	3.44	6.68	81.44	
1.02	COMMERCIAL LOW TURNOVER	26.40	72.00	0.19	0.19	2.00					
1.03	COMMERCIAL LOW TURNOVER	27.80	60.00	0.17	0.17	2.00					
1.04	COMMERCIAL LOW TURNOVER	30.00	72.00	0.22	0.22	2.00					
1.05	COMMERCIAL LOW TURNOVER	40.00	228.00	0.91	0.91	2.00					
1.06	COMMERCIAL LOW TURNOVER	47.00	126.00	0.60	0.60	2.00					
1.07	COMMERCIAL LOW TURNOVER	44.00	488.00	2.15	2.15	2.00					
1.08	COMMERCIAL LOW TURNOVER	47.50	72.00	0.36	0.36	2.00					
1.09	COMMERCIAL LOW TURNOVER	48.00	32.00	0.15	0.15	2.00					
1.10	COMMERCIAL LOW TURNOVER	50.00	400.00	2.00	2.00	2.00					
1.11	COMMERCIAL LOW TURNOVER	53.00	144.00	0.77	0.77	2.00					
1.11A	YTCOMMERCIAL LOW TURNOVER	55.00	60.00	0.44	0.44	2.00					
1.12	COMMERCIAL LOW TURNOVER	124.00	240.00	2.08	2.08	2.40	0.35	3.47	8.33	98.60	
1.13	COMMERCIAL LOW TURNOVER	131.75	64.00	0.84	0.84	2.40					
1.14	WAREHOUSING	300.00	210.00	8.30	8.30	2.40	0.69	5.61	13.47	159.45	
1.15	HEAVY INDUSTRY PLOTS	300.00	268.00	8.04	8.04	1.50	0.20	8.04	12.06	142.76	
1.16	LIGHT INDUSTRY	485.00	98.00	4.75	4.75	1.75	0.00	4.75	8.32	98.49	
1.17	SHOPPING			0.97	0.97	4.00	0.00	0.97	3.89	48.05	
1.18	POLICE STATION			0.40	0.40	0.00	0.00	0.40	0.00	0.00	
1.19	FIRE STATION			1.94	1.94	0.00	0.00	1.94	0.00	0.00	
1.20	HEALTH SERVICES			0.33	0.33	0.00	0.00	0.33	0.00	0.00	
1.21	ELEC SUB-STATION(66KV)			1.03	1.03	0.00	0.00	1.03	0.00	0.00	
1.22	TUBE WELL			0.50	0.50	0.00	0.00	0.50	0.00	0.00	
1.23	AIRPORT SHELTER/REPAIR SHOPS			4.11	4.11	1.00	0.00	4.11	2.11	46.65	
2.00	UNGROUND RESERVOIR			0.20	0.20	0.00	0.00	0.20	0.00	0.00	
2.10	DUMPING GROUND			0.94	0.94	0.00	0.00	0.94	0.00	0.00	
2.20	FACILITIES/ADMN OFFICES			0.38	0.38	2.00	0.00	0.38	0.75	8.88	
2.30	SEPTIC TANK			0.10	0.10	0.00	0.00	0.10	0.00	0.00	
2.40	WEIGHING BRIDGE			0.40	0.40	1.75	0.00	0.40	0.70	8.28	
2.50	RLU			0.30	0.30	1.75	0.00	0.30	0.53	6.27	
2.60	IDLE PARKING			3.44	3.44	0.25	0.00	3.44	0.86	10.18	
	PARKING			14.50	0.00	0.00	0.00	0.00	0.00	0.00	
	GREEN			12.50	0.00	0.00	0.00	0.00	0.00	0.00	
	2.70 *CIRCULATION/OTHERS/UTILITIES			28.00	0.00	0.00	0.00	0.00	0.00	0.00	
	GRAND TOTAL		2738.00	100.96	45.36		5.01	40.35	59.90	709.05	

ITEM NO. 19/2018

File No. F.12 (385)06/HC/Legal/Pt.

Sub: Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh.

The Background

1. This issue of relocation of JJ cluster arose due to a writ petition filed by the RWA, Shalimar Bagh (Pooarvi), Delhi and pending Contempt Court Case(C)No.705/2006(now fixed for hearing on 23.4.18) against DDA and others praying removal of the JJ Cluster namely, Indira Camp, Block BG, BH & BJ Shalimar Bagh on land measuring about 1.25 Acres (green land) of village Sahajpur and to develop the same in accordance with the layout plan i.e. to main it as green within a specified time frame. The Hon'ble Delhi High Court vide order dated 09.08.2005 issued following directions to DDA, MCD & Delhi Police:

10. Mandamus is issued to respondents 1 to 3 (DDA, GNCTD & MCD) to remove all the shacks from the open lands in Block B, Pockets G, J & K, Shalimar Bagh (Pooarvi) as also from the land opposite, adjoining and surrounding said pockets. *Needful* be done within 12 weeks from today.

11. Mandamus is issued to respondents 6 to provide police assistance when removal action would be taken.

2. Therefore, proposal for Removal and Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh to allot 330 (now 324 on re-verification) flats in Sector-G-2 Narula was placed before the Authority in its meeting held on 18<sup>th</sup> November, 2016 and was duly approved by the Authority vide Agenda Item No.109/16 [Annexure-A].

3. Thereafter the allottees of G-2 Narula who were allotted flats under the Housing Scheme 2014 raised objections/protest that JJ dwellers rehabilitation should not be allowed in their pockets. Keeping this in view, an administrative decision has been taken to shift the JJ dwellers of Shalimar Bagh in recently constructed EWS flats in Sector-G-7/G-8, pocket 4&5 instead of G2 Narula as approved earlier. As per Engineering Deptt. flats in G7/G8 are ready for allotment to the eligible beneficiaries. The adoption of this change in location will facilitate relocation of the similarly placed JJ squatters at one site which is meant for EWS flats without any objection/protest from any corner.

4. The Authority vide Resolution No.109/16 dated 18.11.2016 approved rehabilitation in Sector G-2 Narula at the following cost:-

- For the flats of Cost Rs.11,77,832/- @Rs.13,536/-
- For the flats of Cost Rs.11,96,056/- @Rs.13,755/-
- For the flats of Cost Rs.11,96,872/- @Rs.13,765/-

5. Accordingly, with the approval of the Authority, a Scheme was prepared and on site camps were held for allotment of flats. The applications were also distributed to all the eligible dwellers, but no eligible dwellers came forward to deposit the cost of flat. The matter was again placed before the Authority for following modifications:-

S.No.	FOR	READ
1.	To allot 330 (Initially EWS Flats) at Sector G-2, Narula on higher purchase basis.	To allot 324 EWS Flats in Pocket-1/3, Sector G-7/G-8, Narula on higher purchase basis.
2.	Application fee :- Rs.10,000/- Initial deposit after issuance :- Rs.40,000/- of demand cum-allotment letter (Before issuance of possession letter) Remaining cost to be recovered in 180 EMIs as under: For the flats of Cost Rs.11,77,832/- @Rs.13,536/- For the flats of Cost Rs.11,96,056/- @Rs.13,755/- For the flats of Cost Rs.11,96,872/- @Rs.13,765/-  As the plinth area varies from 39 sqm to 33.89sqm (the cost of flat were calculated earlier depending upon the size of the flat)	Application fee :- Rs.10,000/- Initial deposit after issuance :- Rs.40,000/- of demand cum-allotment letter (Before issuance of possession letter) Remaining cost to be recovered in 180 EMIs as under: For the flats of Tentative Cost Rs.12,20,104/- (inclusive of GST) EMI @12% interest Rs.14,540.28.  Now the plinth area of the flat is 33.05sq m and these flats are EWS Flats
3.	Clause-9 Surrender/Cancellation In case the allotted flat is sought to be surrendered by applicant, or is cancelled due to non-payment & non-fulfillment of the terms and conditions by DDA, he/she shall have to pay a penalty 6% per. rules subject to maximum of Rs. _____ and after deducting this amount, the balance without interest shall be refunded to him/her.	Clause-9 Surrender/Cancellation In case the allotted flat is sought to be surrendered by applicant, or is cancelled due to non-payment & non-fulfillment of the terms and conditions by DDA, he/she shall have to pay a penalty 6% per. rules subject to maximum of Rs.5,000/- and after deducting this amount, the balance without interest shall be refunded to him/her.

The Authority vide Resolution No.54/2017 dated 20.11.2017 approved as under:-

"The proposed contained in S.No.(1) & (3) of para No.5 of the agenda item was approved. Regarding cost of the flats, it was decided that the cost as calculated by the DDA after reducing maintenance cost and Administrative/Departmental charges, or as intimated by D/SIE, whichever is lower, may be charged from the JJ Dwellers."

Accordingly, the cost was got calculated from the Finance Wing. The Finance Wing intimated the cost of per flat as Rs.10,20,843/- (excluding the cost of maintenance/Administrative charges).

Further, DUSIB has vide letter dated 19.12.2017 communicated notification approved by Hon'ble L.G. dated 11.12.2017 which is as under:-

"that if DDA wants the relocation and rehabilitation done by DUSIB, they should pay Rs.45 crores towards relocation and rehabilitation charges of around 400 flats of Hawana as already intimated vide our letter dated 07.11.2017. It is clarified that flat cost of Rs.11,25,000/- per flat includes land cost of Rs.4,66,800/-. In case DDA wants to get the relocation and rehabilitation done on its own, they should not charge more than Rs.1,12,000/- + Rs.30,000/- (as maintenance cost for five years) from each eligible JJ dwellers."

The above rates intimated by the DUSIB are in respect of in-situ rehabilitation/PPP Mode where after reconstruction of encroached land, the same can be put on profitable venture. However, in this case, the land in question is a green land and cannot be utilised for in-situ rehabilitation or any other profitable venture. In case the above rates are to be charged, there would be financial implication of about 35 Crores.

**PROPOSAL:**

5. As there is financial implication of about 35 Crores, we may place the matter before the Authority for modification/consideration:-

S.No.	FOR	READ
1.	<p>Application fee: Rs.10,000/-                      Initial deposit after insurance: Rs.10,000/-                      of demand-stum-allotment letter                      (Before issuance of possession letter)                      Remaining cost to be recovered in 180 EMIs                      as under                      For the flats of Tentative Case                      Rs.12,20,000/- (inclusive of GST)                      EMI @12% interest) Rs.14,613.29</p> <p>Now the plinth area of the flat is 33.92sq.m and these flats are EWS Flats.</p>	<p>(a) We may charge Rs.10,20,813/- calculated after deduction of administrative/departmental charges.</p> <p>OR</p> <p>(b) Tentative cost of flat Rs.1,12,000/- + 30,000/- (after deduction of maintenance, administrative/departmental charges; as intimated by DUSIB, after approval of Hon'ble Lt. Governor.</p>

6. Rest of the contents of the Agenda earlier approved vide Item No.54/2017 dated 20/11/2017 will remain same.

The Authority may kindly approve the above changes (a) or (b) in the earlier proposal.

**RESOLUTION**

After detailed discussion it was decided that the EWS flats may be allotted @ Rs. 1,12,200/- plus Rs. 30,000/- (as maintenance cost for five years) from each eligible JJ Dweller as per policy of GNCTD.



Other Points:

1. Shri O P Sharma stated that the person who has unauthorizedly encroached DDA land at Samu Enclave and had earlier won the case against DDA in Court has actually received compensation for acquisition of his land.
2. Shri O P Sharma and Shri Yogee Vintani suggested that a policy for regularization should be made for all types of reported leases of lands.
3. Shri Sonneti Bharti stated that vacant land of DMRC at Begunpur is being encroached. A parking lot is required in the area.
4. Shri S K Bagga stated that Delhi Govt. has already paid for the land allotted by DDA for Ganga Nagar Hospital at Geeta Colony. DMRC should stop utilizing the plot as parking lot.

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 18<sup>th</sup> November, 2016 at 3.00 pm. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Najeeb Jung  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Uday Pratap Singh

**MEMBERS**

1. Shri Mahesh Kumar  
Engineer Member, DDA
2. Shri Sanjosh Kumar  
Finance Member, DDA (DIII)
3. Shri Durga Shanker Mishra  
Additional Secretary, MOUP, Government of India
4. Shri Virender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
5. Shri Sonvelli Bhatti, MLA
6. Shri S.K. Dogra, MLA
7. Shri D.P. Sharma, MLA
8. Shri Harvinder Malhotra, Municipal Councillor, EDMC

**SECRETARY**

Shri D. Gulzar  
Commissioner-in-Chief-Secretary, DDA

### SPECIAL INVITEES

1. Sri K.K. Sharma  
Chief Secretary, GNCTD
2. Shri Janak Digal  
Principal Secretary (UD), GNCTD
3. Shri A. Anbarasu  
Secretary (L&B), GNCTD
4. Shri. Praveen Gurta  
Commissioner, North Delhi Municipal Corporation
5. Shri Puneet Ghal  
Commissioner, South Delhi Municipal Corporation
6. Shri Mahanjeet Singh  
Commissioner, East Delhi Municipal Corporation
7. Shri J.P. Agrawal  
Principal Commissioner (I.D. & Housing), DDA
8. Shri Shripal  
Principal Commissioner (M, Personnel & Systems), DDA

### LT. GOVERNOR'S SECRETARIAT

1. Shri Vjay Kumar  
Secretary to Lt. Governor, Delhi
2. Smt. Swati Sharma  
Special Secretary to Lt. Governor, Delhi
3. Shri R.N. Sharma  
Special Secretary to Lt. Governor, Delhi
4. Shri Ajay Chaudhary  
OSD to Lt. Governor, Delhi

1. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed Sri Udal Pratap Singh, Vice Chairman, DDA at his first meeting of the Authority after taking over the charge of Vice Chairman, DDA. Hon'ble Lt. Governor, Delhi also welcomed all the members of the Authority, special invitees and senior officers present in the meeting of the Authority.

Item No. 104/2016

Confirmation of minutes of the meeting of the Delhi Development Authority held on 10.8.2016 at Raj Niwas.  
F.2(2)2016/MC/DDA

Minutes of the meeting of the Authority held on 10.8.2016 were confirmed as circulated.

Item No. 105/2016

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 10.6.2016.  
F.2(3)2016/MC/DDA

The action taken reports (ATRs) on the minutes of the meeting of the Authority held on 10.6.2016 were noted.

Item No. 106/16

Fixation of Plinth Area Rates (PAR) of construction effective from 1<sup>st</sup> April, 2016 to 30<sup>th</sup> September, 2016 for standard costing of flats.  
F.21(1671)/2001/HAC/Pt.III

The proposal contained in the agenda item was approved.

Item No. 107/16

Special permission of the Authority under Sub clause 8(2) of MPD-2021 for change of promise level use of plot measuring 0.75 ha. near Safdarjung Enclave from PSP 'Police Station' to PSP 'Hospital' in exchange of land between AIIMS Trauma Centre and Safdarjung Hospital Sports Injury Centre in Planning Zone-F.  
F.20(2)2010/MP

The proposal contained in the agenda item was approved.

Hon'ble Lt. Governor directed that DDA should identify 2 to 3 alternative sites for allotment to Delhi Police for 'Police Station'. These alternative sites may be shown to Delhi Police and their opinion taken on the subject. The matter may be placed before the Authority in its next meeting.

Item No. 108/16

Revisiting the Development Control Norms for Commercial Centres in MPD-2021.

F.15(10)2013/MP/Part-I

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

~~Item No. 109/16~~

Removal and rehabilitation of JJ clusters of Block BG, BH & BJ, Shalimar Bagh.

F.12(385)06/HC/Legal/Pt.

The proposal contained in the agenda item was approved.

Item No. 110/16

In principle approval of proposed model of joint venture of DDA & Indian Navy regarding setting up an Old Age Home for retired Govt. officers in New Delhi.

F.32(10)16/IL/Pt.

The agenda item was deferred for further deliberations and scrutiny by DDA.

Item No. 111/16

DDA Housing Scheme - 2016.

F.1(16)Coordn.(Housing)/2015/DDA

The proposals contained in the agenda item for Housing Scheme-2016 were approved with the following amendments:-

1. The application money would be Rs. 1,00,000/- for Janta, LG/One Room and EHS flats and Rs. 2,00,000/- for MIG and HIG category flats.
2. The 79 HIG flats available with DDA will also be included for allotment under the scheme.

3. The allotment of flats under the scheme would be on free hold basis and the restriction on execution of the Conveyance Deed after 5 years of the allotment is done away with. The Conveyance Deeds will be executed on receipt of 100% cost of the flats within prescribed timeline.

**Item No. 112/16**

Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government office)' for the construction of DUSIB office building at Sarai Kale Khan in Zone, New Delhi, falling in Planning, Zone-D,  
F.20(2)/2014-MP

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

**Item No. 113/16**

Proposed modifications in Chapter 12: Transportation of MPD-2021 regarding provisions of multi-level parking for public buses in Bus Depots/Terminals.  
F.20(7)/2015-MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

**Item No. 114/16**

Proposal regarding change of land use of an area measuring 1.264 ha. from 'Public and Semi Public Facilities' to 'Commercial' (Non-Hierarchical Commercial Centre) (C1) located at Bungalow Road, falling in Zone-C.  
F.20(04)/2016-MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

**Item No. 115/16**

Shifting of 33 dwellers from Kathputli Colony to Anand Parbat Transit Camp, Delhi.  
F.KPC/11/DDA/2016

The developments were noted and the proposal contained in the agenda Item was approved.

**Item No. 116/2016**

Amendment in the policy of allotment of scooter/car garages to the allottees/purchasers of DDA flats.  
F.1(Policy)File/Garage/Dwarka/SFS

The proposal contained in the agenda item was approved.

**Item No.117/2016**

Refund of M/s Kenneth Builders & Developers Ltd. of Rs. 450.01 crores with 6% interest with respect to PPP model residential project in Tehkhand (Okhla) area.  
F.1(21)06/LAB(Res)/DDA

The information contained in the agenda item was noted.

**‘OTHER POINTS’ RAISED BY MEMBERS OF THE AUTHORITY:**

1. Shri Vijender Gupta stated that various issues regarding MPD-2021 such as conversion from ‘Industrial’ to ‘Residential’ land use have been decided but the rates have not yet been notified.
2. Shri O P Sharma stated that despite his repeated requests for removal of encroachments on right of way in Vishwas Nagar area, no action has been taken as yet.
  - a) Hon’ble Lt. Governor directed that a Committee under Engineer Member, DDA should be constituted to visit the area and propose alternative sites for relocation of the juggis alongwith associated concerns at the earliest.

2) Shri Somnath Bhatti also desired that relocation of jungal dwellers on DDA land in his constituency at Indira Camp, Vaidik Camp and F-Block, Malviya Nagar should also be planned.

3) Shri D.P. Sharma stated that there are large vacant DDA plots in his constituency which are earmarked for allotment for group housing schemes and notice boards placed accordingly. These plots should be properly protected and preferably not sent vacant to prevent encroachment. The vacant plots in Kankardooma area could be considered for DDA housing.

3) Shri Somnath Bhatti stated that in his constituency also, there are a number of valuable vacant DDA plots which need to be protected.

3) Hon'ble U.P. Governor requested the Hon'ble members for a list of these vacant properties in their constituencies/areas.

4) Shri Somnath Bhatti invited the attention of the members towards the following:-

- i) DDA should protect its land zealously and different wings of DDA should coordinate well in time to prevent undue/prolonged litigation in various matters.
- ii) The status of the proposed mall at Malviya Nagar.
- iii) Requirement of clearing the pond at Begunpur.
- iv) The land at Bahadurganj at Begunpur be given to the community.
- v) The approach road to the cremation ground in Green Park should be improved.

Hon'ble U.P. Governor, Delhi thanked all the Members, Special Invitees and senior officers for participating in the meeting.

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



**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 11<sup>th</sup> April, 2018 at 10.15 a.m. at Raj Bhawan, Delhi.

Following were present:

**CHIEF MINISTER**

Shri Anil Bajaj  
E. Governor, Delhi

**VICE CHAIRMAN**

Shri Uday Pratap Singh

**MEMBERS**

1. Shri K.V. Vinayak Rao  
Finance Member, DDA
2. Shri Jayesh Kumar  
Engineer Member, DDA
3. Shri P.K. Tripathi  
Member Secretary, NCRIP
4. Shri Vinod Kumar Gupta, M.L.A.  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
5. Shri Sonu Lal Bhatti, M.L.A.
6. Shri S.K. Bagga, M.L.A.
7. Shri D.P. Sharma, M.L.A.
8. Smt. Veena Vinnani  
Municipal Councillor, North Delhi Municipal Corporation

**SECRETARY**

Shri D. Sarkar  
Commissioner cum-Secretary, DDA

## SPECIAL INVITEES

- 1 Shri Anshu Prakash  
Chief Secretary, GNCTD
- 2 Smt. Renu Sharma  
Principal Secretary (UD), GNCTD
- 3 Shri G Narendra Kumar  
Principal Secretary (L&D), GNCTD
- 4 Shri Funset Goel  
Commissioner, South Delhi Municipal Corporation
- 5 Dr Ranbir Singh  
Commissioner, East Delhi Municipal Corporation
- 6 Shri Madhup Vyas  
Commissioner, North Delhi Municipal Corporation
- 7 Shri Rajeev Verma  
Principal Commissioner (LD, LM & LP), DDA
- 8 Shri Shripal  
Principal Commissioner (Pers., Hort. & IS), DDA
- 9 Shri Shashi Singh  
Chief Executive Officer, DUSSE

## Lt. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar  
Principal Secretary to Lt. Governor
- 2 Smt. Swati Sharma  
Special Secretary to Lt. Governor
- 3 Shri R N Sharma  
Special Secretary to Lt. Governor
- 4 Shri Ravi Dhawan  
Joint Secretary to Lt. Governor
- 5 Shri Anoop Thakur  
Private Secretary to Lt. Governor

- ii) A toilet being constructed at Vijay Mandar Park for the last 8 months has not yet been completed.
- iii) Consider allotment of alternative land to residents of Gautam Nagar for community services.
- iv) Proposal for utilizing a part of Sharda Park for a public road is pending with DDA.
- v) Though demarcation had been done earlier for encroachment in Khastu No. 277 of Hauz Khas, LDA has proposed fresh demarcation of the site.
- vi) Some measures should be taken to protect users of Rose Garden, Hauz Khas from monkeys and stray dogs.

4. Shri O.P. Sharma:

- i) There is no progress on removal of Buggi cluster for right of way of 60 ft. road at Vishwas Vihar.
- ii) There are two DDA plots earmarked for commercial complexes at Shanti Swarup Dabwara Mang one of which is fully and the other partially encroached. If the unauthorized encroachment at one of the sites could be shifted to the other, then the vacated site could be disposed of by DDA to develop it for its intended purpose.
- iii) Only one toilet complex should be developed in each park.

5. Shri S.K. Bagga:

- i) The matter regarding compassionate appointment should be expedited. This issue was also raised by all other Authority members.

6. Smt. Veena Virmani:

- i) The in-situ rehabilitation work at Kirti Nagar should be expedited.
- ii) Though DDA has stated that floor-wise regularization of residential properties is being implemented in accordance with the approved policy, a request from Pannanand Colony has been turned down.

- iii) Handled over a list of parties which North DMCC has requested to be taken back by DDA for maintenance.
- iv) DDA land is being carved out and sold unauthorisedly at Rohini. Shri. Vikrami submitted a representation in this regard.
- v) Sought clarification why DDA is proposing revenue sharing for the multi-level parking planned to be constructed at the site portion allotted for a slaughter house at Idgah as this site has been with MCD since 1912.
- vi) If the temporary DDA offices at Kirti Nagar are shifted, DDA can get revenue for utilizing the land for its intended purpose.

7. Issue of maintenance of toilets in DDA parks has been raised by all the members of the Authority. It was decided that the responsibilities and penalty clauses for maintenance of proper toilet facilities in all parks should be clearly spelt out in all contract agreements.

8. To prevent encroachment on vacant portion of lands, it was decided to fence all vacant plots of DDA.

9. All the members of the Authority appreciated that status report for all the issues raised by them at Authority meetings till date have been compiled and intimated to them.

Item No. 09/2013

Permissibility of Government offices in Public & Semi-Public Facilities Use Zone under sub clause 3 (2) of MPD-2021 in respect of plot measuring 0.72 ha. (1.73 acres) for the office of World Health Organization (WHO) at Ring Road, in front of I.E. Power Station, New Delhi, falling in Planning Zone-D, E.20(1)/95/NP

The proposal contained in the agenda item was approved. The matter be referred immediately to South Delhi Municipal Corporation for modification in the layout plan.

**Item No. 10/2018**

**Ratification of modification in UBEL 2016 notified vide S.O. 1053 (E) dated 5<sup>th</sup> April, 2017 for sub-clauses, simplification of forms/proformas and omission of submission of Band(s)/Affidavit(s).  
F.15(DG)2016/MP/Pt.**

The modification in UBEL-2016 notified vide S.O. 1053(E) dated 5.4.2017 was ratified.

All members of the Authority appreciated the efforts made by Honble Id. Governor and DDA for simplification of procedures for obtaining building permits.

**Item No. 11/2018**

**Revised modalities for operationalization of enhanced CIR in planned Commercial Centres.**

**F.Dy. Dir. (Arch)/Coorda./IUPW/2016**

The proposal contained in the agenda item was approved.

**Item No. 12/2018**

**Allotment of 194 LIG/One Bed Room flats (574 in Sector-34, Rohini and 220 flats at Siraspur) to Central Industrial Security Force (CISF) with 50% rebate on applicable departmental charges.**

**F.1(15)/2017/Coorda.(R)/DDA**

Approval was accorded to the part proposal for allotment of available LIG/One bedroom flats to CISF and other Para-military forces only. The modalities for disposal of flats to other categories as mentioned in para 5.4 of the proposal requires further examination and exploration of all possible alternatives for re-submission before the Authority.

**Item No. 13/2018**

**Grant of higher scale of 5000-8000/- to Sanitary Inspector and 4000-6000/- to Assistant Sanitary Inspector at par with Sanitary Inspector/Assistant Sanitary Inspector of MCD.**

**F.1(Misc.)04/P&C(P)/Pt.II**

The proposal contained in the agenda item was approved.

Item No. 14/2018

**Adoption of Annual Accounts of DDA for the financial year 2016-17 after clarification by CAG of India.**

**F.5(1)2017-18/S/Cs(W)Annual A/c/ 2016-17/DDA**

1. While adopting the Annual Accounts for the financial year 2016-17, some Authority Members drew attention to the observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to outstanding audit paras, non-recording of transactions on accrual basis, lack of in-house expertise regarding double entry system and regular physical verification of fixed assets.
2. Finance Member, DDA clarified that these issues were raised by CAG in the past as well. At present, the Annual Accounts are being maintained in terms of Section 25 of Delhi Development Act, 1957 and the DDA Budget & Accounts Rules, 1982. Finance Member further clarified that change over from existing system of accounting to accrual based accounting (with double entry system) will require a period of not less than a year and will have to be got approved from CGA and CAG. It was decided that a time frame and action plan for the same may be submitted in the next meeting.
3. With the above direction, Annual Accounts of DDA for the financial year 2016-17 as certified by CAG of India were ratified by the Authority.

Item No. 15/2018

**Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19.**

**F.4(3)Budget/2017-18/RBE**

1. While discussing the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19, some Authority Members pointed out the variation in Budget Estimates and Revised Budget Estimates for the year 2017-18, both in respect of receipts as well as payments.

2. It was explained that the variation is mainly on account of non-disposal of land and houses to the extent they were proposed, due to various reasons.
3. Suggestions of some Authority Members regarding reviewing construction of new shops by DDA in view of large inventory of unsold shops were noted.
4. After due deliberations the Revised Budget Estimates for the year 2017-18 and Budget Estimates for the year 2018-19 were approved by the Authority.

**Item No. 16/2018**

**Fixation of Plinth Area Rates (PARs) of construction for Standard Costing of Flats for the period of:**

**(a) 1<sup>st</sup> April, 2017 to 30<sup>th</sup> September, 2017 and**

**(b) 1<sup>st</sup> October, 2017 to 31<sup>st</sup> March, 2018.**

**F.21(1671)/2001/HAC/Pt.III**

The proposal contained in para 8 of the agenda along with important notes thereto were considered and approved by the Authority. Further, Authority also approved the addendum to this item for continuation of the plinth area rates, and land rates (PDR) valid upto 31.03.2018 for another period of three months, i.e., upto 30.06.2018, for the purpose of working out the disposal cost of flats allotted under DDA Awasiya Yojana 2017 or allotted through mini draw.

**Item No. 17/2018**

**Fixation of Pre-determined Rates (PDRs) in respect of Rohini Phase IV & V for the financial year 2017-18.**

**F.4(50)2016/AO(P)/DDR**

The proposal contained in the agenda item was approved.

**Item No. 18/2018**

**Fixation of Pre-determined Rates (PDRs) in respect of Tiltri Kalan for the financial year 2017-18.**

**F.4(52)2016/AO(P)/DDA**

The proposal contained in the agenda item was approved.

Mem No. 19/2018

Rehabilitation of JJ Clusters of Block BC, BH & BJ Shalimar Bagh.  
File No. F.12(335)06/HG/Legal/Pt.

After detailed discussion it was decided that the EWS flats may be allotted @ Rs. 1,12,200/- plus Rs. 30,000/- (as maintenance cost for five years) from each eligible JJ dweller as per policy of GNCTD.

Other Points:

1. Shri O P Sharma stated that the person who has unauthorizedly encroached DDA land at Saini Enclave and had earlier won the case against DDA in Court has actually received compensation for acquisition of his land.
2. Shri O P Sharma and Smt. Veena Vithani suggested that a policy for regularization should be made for all types of expired leases of lands.
3. Shri Soumali Bhatt stated that vacant land of DMRC at Begunpur is being encroached. A parking lot is required in the area.
4. Shri S K Bagga stated that Delhi Govt. has already paid for the land allotted by DDA for Chacha Nehru Hospital at Geeta Colony. EDMC should stop utilizing the plot as parking lot.

All 'Other Points' raised by Authority members will be examined by DDA and a status report on each point will be placed in the next Authority meeting.

Hon'ble Lt. Governor thanked all the Members, Special Invites and senior officers for participating in the meeting.

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