

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

No. F.2(04)2023/MC/DDA/70

Dated: the 25th August, 2023

Sub: **Agenda for the meeting of Delhi Development Authority.**

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Tuesday, the 29th August, 2023 at 11.30 a.m.** under the Chairmanship of Hon'ble Lt. Governor, Delhi/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 Vinai Kumar Saxena
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri Surendrakumar Bagde
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
5. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
6. Shri Vijender Gupta, MLA
7. Shri Somnath Bharti, MLA
8. Shri Dilip Kumar Pandey, MLA
9. Shri O.P. Sharma, MLA
10. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape & Hort.), DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
6. Dr. Ashish Chandra Verma
Principal Secretary (Finance)
7. Shri Sanjay Goel
Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Shri Chandra Bhushan Kumar
Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
Secretary to Lt. Governor, Delhi
3. Ms. Harleen Kaur
Special Secretary to Lt. Governor, Delhi
4. Dr. Sonal Swaroop
Special Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi
6. Shri Abhijeet Raj
Press Secretary 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

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 29.08.2023

TIME: 11.30 A.M.

VENUE: RAJ NIWAS

DELHI

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	29/2023	Confirmation of the minutes of the meetings of the Delhi Development Authority held on 14.06.2023. F.2(04)2023/MC/DDA	CCS
2.	30/2023	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 14.06.2023 F.2(03)2023/MC/DDA/	CCS
3.	31/2023	Proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi. F.13(7)/78-MP	PLANNING
4.	32/2023	Proposed change of land use of an area measuring 868 sqm. from 'Residential' to 'Public & Semi-Public Facilities' in Pocket-III, Rouse Avenue, DDU Marg, New Delhi allotted to Communist Party of India (Marxist), falling in Planning, Zone-D. F20(16)2014/MP	PLANNING
5.	33/2023	Amendment in Regulation 7 "Eligibility of Allotment" of DDA (Management and Disposal of Housing Estate) Regulations, 1968 F.1/0098/2023/Coord/O/o-DD(Coordination)	HOUSING
6.	34/2023	Regularizing the cases of allotment made in amalgamation scheme of ONHS-2019, where the allottees have booked non-adjacent flat, which were strictly not within the eligibility criteria of ONHS-2019 scheme and paid the complete cost of flat. L/353/0002/2022/ONHS19/RO	HOUSING
7.	35/2023	Extension of Time for completing construction on the Residential, Commercial, Industrial and Institutional Plots allotted by DDA. F.No. LD/LARO/0001/2020/-LAB-ROHINI-II	LAND DISPOSAL
8.	36/2023	Action Taken Reports on the issues raised by Hon'ble Authority Members during the Meeting of the Delhi Development Authority held on 14.06.2023. F.2(03)2023/MC/DDA/	CCS

Agenda laid on table (29.08.2023)

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	37/2023	Special permission from the Authority under Sub clause 8 (2) in order to allow Community Hall measuring an area of 1713.29 sq.m. in Commercial C2 (Wholesale and Warehousing) F.No. PLG/NP/0005/2022/MISC/-O/o ADDL COMMISSIONER(PLG)-II	PLANNING
2.	38/2023	Special permission from Authority under Sub Clause 8(2) of Master Plan of Delhi-2021 in order to allow State Bhawan / State Guest House, on the Public-Semi Public (PSP) Plot measuring 1.6 Ha (approx.) at Sector-17, Dwarka. F.No. Plg/Dwk/0003/2023/O/o- Dy.Dir(Plg).Dwk-II	PLANNING

Item No. 29/2023

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 14.06.2023

File No.:F2(04)2023/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 14.06.2023 were circulated vide circular No. F2(03)2023/MC/DDA/51 dated 22.06.2023 (Annexure 'A'). It was requested that proposals for amendments, if any, should be submitted within three days.

Shri O. P. Sharma, Hon'ble Authority Member vide letter No. OPS/2023/ dated 04.07.2023 has stated that the name of the road at para (iv) of Item No. 27/2023 has been mentioned incorrectly as Shanti Swaroop Bhatnagar Marg should be amended as 60 feet Road, Vishwas Nagar.

Letter of Shri O. P. Sharma, Hon'ble Authority Member dated 04.07.2023 is placed at Annexure 'B'.

Shri Somnath Bharti, Hon'ble Authority Member vide his D.O. letter No. 26/AM/Minute/DDA dated 12.07.2023 has stated that the minutes for item No. 23/2023 reads as follows:

"Shri Somnath Bharti, Hon'ble Member assured that DJB water connection would be provided at the in-situ rehabilitation project at Pocket A-14, Kalkaji Extn. and the issuance of drawings of water supply and sewerage in respect of in-situ rehabilitation project at JailorwalaBagh would be expedited."

Since this does not reflect the exact discussion during the meeting, the above minutes be amended as follows:

"Mr. Bharti further apprised Honourable Lieutenant Governor about the huge water deficit Delhi Jal Board is suffering from and hence he requested him to direct Hon'ble VC, DDA to issue NOCs on all the requests, pending for decision by DDA for long, of DJB for tube wells and ranneywells to be installed on DDA lands and Yamuna flood plain for water extraction to contribute towards the aforementioned water deficit between demand and supply of water in Delhi, to which Mr. Bharti was given a favourable assurance. Mr. Bharti also requested indulgence of Hon'ble Lieutenant Governor in convincing neighbouring BJP ruled states namely Uttar Pradesh and Haryana for releasing more raw water in view of the aforementioned huge water deficit."

Letter of Shri Somnath Bharti, Hon'ble Authority Member vide dated 12.07.2023 is placed at Annexure 'C'.

The following amendment of the minutes proposed by Shri O. P. Sharma, Hon'ble Authority Member for para (iv) of Item No. 27/2023 is submitted for kind

consideration:

"Thanked DDA for removal of encroachment at 60 feet road, Vishwas Nagar."

The following amendment of the minutes proposed by Shri Somnath Bharti, Hon'ble Authority Member for Item No. 23/2023 is submitted for kind consideration:

"Shri Somnath Bharti, Hon'ble Member assured to provide DJB water connection at the in-situ rehabilitation project at Pocket A-14, Kalkaji Extn. and water supply and sewerage connection in respect of in-situ rehabilitation project at Jailorwala Bagh. Shri Bharti also requested approval of Hon'ble Lt. Governor for permitting DJB to install tube wells and ranneywells on DDA lands as well as the Yamuna flood plain for water extraction due to the water deficit that DJB is facing."

RESOLUTION

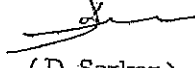
DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

No. F.2(03)2023/MC/DDA/51

Dated: 22.06.2023

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 14.06.2023 at Qutub golf course, Press Enclave road, New Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri D. C. Goel
Engineer Member, DDA
5. Shri Surendrakumar Bagde
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA
8. Shri Somnath Bharti, MLA
9. Shri Dilip Kumar Pandey, MLA
10. Shri O.P. Sharma, MLA
11. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

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SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
6. Dr. Ashish Chandra Verma
Principal Secretary (Finance)
7. Shri Sanjay Goel
Secretary (UD), GNCTD
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Copy also to:

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Pr. Secretary to Lt. Governor, Delhi
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Secretary to Lt. Governor, Delhi
3. Smt. Harleen Kaur
Special Secretary to Lt. Governor, Delhi
4. Dr. Sonal Swaroop
Special Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi
6. Shri Abhijeet Rai
Press Secretary 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

Minutes of the meeting of the Delhi Development Authority held on 14.06.2023 at 11.00 a.m. at Qutab Golf Course, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Shri Vijay Kumar Singh
Finance Member, DDA
2. Shri D C Goel
Engineer Member, DDA
3. Shri Vijender Gupta, MLA
4. Shri Somnath Bharti, MLA
5. Shri Dilip Kumar Pandey, MLA
6. Shri O. P Sharma, MLA
7. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
3. Dr. Rajeev Kumar Tiwari

157

Principal Commissioner (Personnel, Landscape, Horticulture & Coordn.),
DDA

4. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
5. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling &
PM-UDAY)
6. Shri Sanjay Goel
Secretary (UD), GNCTD
7. Smt. Niharika Rai
Secretary (Finance), GNCTD

LT. GOVERNOR'S SECRETARIAT

1. Shri Chandra Bhushan Kumar
Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh
Secretary to Lt. Governor, Delhi
3. Ms. Harleen Kaur
Special Secretary to Lt. Governor, Delhi
4. Shri Anoop Thakur
PS to Lt. Governor, Delhi
5. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

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. 14/2023

**Confirmation of the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023.
F.2(01)2023/MC/DDA**

It was submitted that the minutes of the meeting of the Delhi Development Authority held on 28.02.2023 could not be placed before the Authority for confirmation in the meeting held on 29.03.2023 as the minutes of the meeting of the Authority held on 28.02.2023 were circulated on 06.04.2023.

Shri Somnath Bharti, Hon'ble Member stated that he had intimated his observations and suggestions with regard to the draft Master Plan for Delhi-2041 in

writing. However, this is not mentioned in the agenda item. With regard to the above and the proposal of Municipal Corporation of Delhi vide its letter No. TP/G/782/2023 dated 12.04.2023 for amendment in the minutes of the meeting of the Delhi Development Authority held on 28.02.2023, it was intimated that these issues have been duly examined before the draft Master Plan for Delhi-2041 was submitted to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification in the Gazette of India.

Accordingly, the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023 read with corrigendum issued vide No. F.2(02)2023/MC/DDA/33 dated 28.04.2023 were confirmed as circulated.

Item No. 15/2023

**Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023.
F.2(01)2023/MC/DDA**

Action Taken Reports (ATRs) on the minutes of the meetings of the Delhi Development held on 28.02.2023 and 29.03.2023 were noted with the following observation:

Shri Vijender Gupta

- i) Not a single new in-situ rehabilitation project of DDA has been approved in the last few years. To expedite in-situ rehabilitation projects, DDA should consider construction of alternate housing in nearby plots without delay; shift the eligible beneficiaries and clear the existing JJ colonies subsequently.

Item No. 16/2023

(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the years 2023-24.

(ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2023-24.

F2(34)99/AO(P)DDA/Pt.

The proposal contained in the agenda item was approved. Matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of DD Act, 1957. It was also decided that wide publicity be given

so that more people apply for conversion of their properties from leasehold to freehold.

Item No. 17/2023

Plinth area rates (PAR) for the construction cost of flats for the year 2023-2024 for standard costing of flats.
HAC/F-21/0007/2023/AO/HAC

The proposal contained in the agenda item was approved.

Item No. 18/2023

Revision in methodology of allocation of share cost of establishment and administration expenditure under NA I, NA II and GDA.
ACM/F6/0001/2021/SC/-AAO(Main)

The proposal contained in the agenda item was approved.

Item No. 19/2023

Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the year 2023-24.
LC/Proj/0002/2021/F-2/PDDL

The proposal contained in the agenda item was approved.

Item No. 20/2023

Fixation of rates for damages leviable under the Public Premises (Eviction of Unauthorized Occupants) Act 1971 for the FYs 2022-23 & 2023-24.
F1(Misc)Damage A/c/2016-17/pt.

The Authority deferred the increase in rates for damages till such time any scheme granting relief to damage payees is announced. In the meanwhile, the existing rates for FY 2021-22 would be applicable for FYs 2022-23 and 2023-24.

Item No. 21/2023

Regarding permission for survey, videography and eligibility determination of part of jhuggis falling in the identified area of Navjeevan Camp, Kalkaji for allotment of remaining 1162 EWS houses constructed at A-14, Kalkaji Extension to the eligible JJ dwellers.
F2(15)2017/PMAY

It was decided that the Vice Chairman, DDA is competent to get videography and survey done in respect of 1500 JJ dwellers of Navjeevan Camp, Kalkaji for eligibility determination. The allotment of remaining 1162 EWS flats of Pocket A-14, Kalkaji Extn. to eligible families was agreed to.

Item No. 22/2023

**Launching of Phase IV of 'First Come First Serve' Scheme
F1/0038/2023/Cord./O/o DD(Cord.).**

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

- i. The Authority accorded approval for including all the 13782 flats as mentioned in the agenda item in the "First Come First Serve" scheme. Vice Chairman, DDA will decide the number of flats to be included in phases in the scheme. There shall be no reduction in the initial deposit to be made by the applicants.

Item No. 23/2023

Permission for allotment of remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In - Situ Slum Rehabilitation Project to the eligible households of JJ Clusters, namely, Golden Park, Rampura and Mata Jai Kaur, Ashok Vihar.

F2/PMAY/0012/2022/ISR/PMAY-I

The proposal contained in the agenda item was approved.

Shri Somnath Bharti, Hon'ble Member assured that DJB water connection would be provided at the in-situ rehabilitation project at Pocket A-14, Kalkaji Extn. and the issuance of drawings of water supply and sewerage in respect of in-situ rehabilitation project at Jailorwala Bagh would be expedited.

Item No. 24/2023

Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Reconstruction of the flats in light of the report on Structural Safety of buildings submitted by experts of IIT, Delhi.

F/0065/2020/O/o-Suptd. Engg.(NCC-1)

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

- i. Facilitation fee/rent will be paid to all allottees/owners of the flats, irrespective of the fact that they are residing there or they have rented out their flats. Facilitation amount towards rent will be paid unit-wise to all the allottees/flat owners.

- ii. The condition of payment of facilitation amount for a period of three years or date of offer of allotment of flat, whichever is earlier, will be re-visited after completion of three years, if need be. Further, the payment of facilitation amount will be restricted in all cases till the date of offer of allotment of the reconstructed flats.
- iii. The area of balconies shall be increased only on joint request of all 336 allottees/owners who opt for reconstruction and the additional cost of construction thereof would be borne by the flat owners/allottees. The same shall be incorporated in the tripartite agreement to be signed between DDA, flat owner and RWA. The tripartite agreement shall also indicate as to how this additional cost shall be realised from the owner/allottee before taking possession of the newly constructed flat.
- iv. The reconstruction would be done by DDA in a time-bound manner.

Item No. 25/2023

**Policy for Government allotment/Bulk allotment.
HAC/F-21/0001/2023/Ao/Ao(HAC)/HAU-IV**

The proposal contained in the agenda item was approved.

Item No. 26/2023

**Proposed change of land use of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of five lane Toll Plaza (RFID system) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E.
PLG/MP/0142/2022/F-20/-O/o Director(PLG)ZONE E AND O**

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Item No. 27/2023

**ATRs on the issues raised by Hon'ble Authority Members during meetings of the Delhi Development Authority on 28.02.2023 and 29.03.2023.
F.2(01)2023/MC/DDA**

Hon'ble Members made the following observations on the ATRs on issues raised by them in the meetings of the Authority held on 28.02.2023 and 29.03.2023:

Shri Vijender Gupta

- i. It should be ensured that construction of all new sports complexes should be completed by December, 2023.

- ii. All unauthorized religious structures should be removed from right of way.
- iii. Shops at Janak Puri District Centre which were given on licence fee basis be allotted to the licensees which would also generate revenue for DDA.
- iv. As DDA community halls are under-utilized, rooms for senior citizens and reading room be provided and caretakers engaged at these community halls.
- v. Though it had been decided that the community hall at Sector-18, Rohini would be named after Sardar Vallabhbhai Patel during its inauguration, no name board has yet been installed.
- vi. Though the Authority had approved policy for auction of religious sites, the same has not yet been implemented.
- vii. DDA should consider change of land use of left out plots in developed areas for enhancing their saleability in the market.
- viii. A policy be formulated for freehold conversion of Nazul properties.
- ix. Though Apartment Ownership Act has been notified by Govt. of India, the policy is not being implemented.
- x. Appreciated the efforts made by DDA for restoration of Yamuna flood plain.

Shri Somnath Bharti

- i. No further unauthorized construction should be allowed.
- ii. Policy for dealing with construction that has come up within 100 m of protected monuments should be part of MPD-2041.
- iii. No action has been taken against unauthorized construction at Vijay Mandal Park and Khasra 277, Hauz Khas.
- iv. DSTPs be installed in all parks and nearby sewage utilized. List of DSTPs be shared.
- v. Benefit of the PM-UDAY scheme should not be extended to the fake Begumpur Post Office unauthorized colony.
- vi. Vacant DDA land at Lado Sarai be utilized for parking to avoid encroachment.
- vii. NOC be provided for installation of tubewells in Yamuna flood plain to augment water supply.
- viii. Demarcation be done of land of General Raj School.

- 151
- ix. 4 acre land be allotted at Gautam Nagar for community facilities as directed by Hon'ble High Court of Delhi.
 - x. 2.84 acre land at Gautam Nagar be utilized for community facilities.
 - xi. Development plan for vacant land at Arjun Nagar be prepared.
 - xii. Encroachment near the ancient monument at Khirki be removed.
 - xiii. The nallah water at Rose Garden, Hauz Khas be treated as it emits foul odour.
 - xiv. Library be provided at community halls by making these halls as multipurpose.
 - xv. Open gyms in parks be repaired.
 - xvi. Water bodies be given to DJB for development. DDA to issue NOC for the same.
 - xvii. Demolition programme of Keshav Nagar unauthorized colony be cancelled.

Shri Dilip Kumar Pandey

- i. Proposed demolition programme of Keshav Nagar unauthorized colony under Burari assembly constituency be cancelled as the existing approx. 200-250 households are existing at site for the last 13-14 years.

Shri O P Sharma

- i. Details of all types of expired leases be provided and policy be framed for renewal of these leases.
- ii. Thanked Hon'ble Lt. Governor for restoration of Yamuna flood plains. This would substantially reduce pollution in Delhi.
- iii. Repair of most roads in his constituency has been completed and the rest are in pipeline.
- iv. Thanked DDA for removal of encroachment at Shanti Swaroop Bhatnagar Marg.
- v. The Action Taken Report with regard to demolition of property at Welcome Colony by DDA is incorrect and the matter should be reviewed.
- vi. 90 bigha land at Karkardooma next to TOD project be videographed and encroachment prevented.
- vii. 5 acre land on UP border be recovered in Court case pertaining to Ramprastha builder.

- 150
- viii. Land on which a temple has been built at Priyadarshini colony be allotted/auctioned, if land use has been changed.
 - ix. Institutional land in his constituency be allotted/auctioned to avoid encroachment.

Item No. 28/2023

Proposal for change of land use in Master Plan for Delhi (MPD-2021) and Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)".
PLG/LP/0001/2023/N/CLU (Comp. No. 58537)

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Any other item

Regarding change of nomenclature (Use Premise) from "Institutional Housing" to "Group Housing" of plot measuring 1.69 ha. and 2.62 ha. respectively, already allotted to Army Welfare Housing Organization (AWHO).
PLG/DWK/0001/2023/GEN/PT

It was informed that requisite change of nomenclature from "Institutional Housing" to "Group Housing" has been done and Lands Disposal Department, DDA has already initiated the action pursuant thereto. RWA has been asked to comply and provide all the details as per Nazul rules. Once the response is received, further action will be taken and ATR shall be tabled in the Authority meeting thereafter.

Hon'ble Lt. Governor 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.

OM PRAKASH SHARMA
Member Legislative Assembly, Delhi
Member Authority Treasurer D.D.C.A.



Office: Vidhayak Karyalaya
P.W.D. Office,
Karkardooma Court Chowk,
Delhi - 110092
Mobile: 9810006053

Dated _____

ओ.पी. एस./2023/

आयुक्त एवं सचिव कार्यालय
दि. वि. प्रा.
डायरी नं. 1232
तिथि 04/07/23

दिनांक 04.07.2023

प्रिय श्री सरकार जी,

दिनांक 14.06.2023 को अथॉरिटी मीटिंग आयोजित की गई थी। जिसमें मेरे द्वारा कम सं. 4 में अतिक्रमण के मामले उठाए गए। मिनट्स में इस स्थान का नाम शांति स्वरूप भटनागर मार्ग दर्शाया गया है जो कि गलत है। इस रोड़ का नाम 60 फूटा रोड़ विश्वास नगर है। (Item No. 27/2023)

कृपया कम सं. 4 के मिनट्स में शांति स्वरूप भटनागर मार्ग के स्थान पर 60 फूटा रोड़ विश्वास नगर लिखा जाए। इसका शुद्ध पत्र निकालकर मिनट्स की कापी जल्द से जल्द भिजवाने का कष्ट करें।

सादर,

सदभावी,

ओ. प्र. शर्मा
(ओ. पी. शर्मा)

श्री डी. सरकार,
आयुक्त एवं सचिव,
दि. वि. प्रा.।

उप-निदेशिका (बैठक अर्ह)

प्रिय
4/7/23

54
05.07.2023
वेडक कक्ष, दि. वि. प्रा.

सोमनाथ भारती

विधायक (मालवीय नगर)
सदस्य, दिल्ली विकास प्राधिकरण
पूर्व विधि मंत्री

SOMNATH BHARTI

M.L.A. (Malviya Nagar)
Member, Delhi Development Authority
Chairperson, Public Accounts Committee
& Committee on Protocols,
Delhi Legislative Assembly
Ex-Law Minister
Govt. of NCT of Delhi

सत्यमेव जयते

आयुक्त एवं सचिव कार्यालय
दि. वि. प्रा.डायरी नं. 1284
दि. 12/07/2023NIL-26, मालवीय नगर
नई दिल्ली-110017, भारतNIL-26, Malviya Nagar
New Delhi-110017, India

WhatsApp : +91-8588815543

Mobile No. : +91-9910044233/31

E-mail : office@somnathbharti.com

D.O. No. 26/A.M./minutes/DDA

Date 12-07-2023

Dear Sh. D. Sarkar

Kindly refer to the paragraph written in the mid of page 5 of the minutes of the meeting of DDA held on 14th of June 2023 which reads as follows:

"Shri Somnath Bharti Hon'ble member assured that DJB water connection would be provided at the in-situ rehabilitation project at pocket A-14, Kalka Ji extension and the issuance of drawings of water supply and sewerage in respect of in-situ rehabilitation project at jailorwala Bagh would be expedited."

This does not reflect the exact development on that day in which view you are kindly requested to append the above with the following.

"Mr. Bharti further apprised honorable lieutenant governor about the huge water deficit Delhi Jal Board is suffering from and hence he requested him to direct Hon'ble VC, DDA to issue NOCs on all the requests, pending for decision by DDA for long, of DJB for Tube wells and Ranneywells to be installed on DDA lands and Yamuna flood plain for water extraction to contribute towards the aforementioned water deficit between demand and supply of water in Delhi. To which Mr. Bharti was given a favorable assurance. Mr. Bharti also requested indulgence of Hon'ble lieutenant governor in convincing neighboring BJP ruled States namely Uttar Pradesh and Haryana for releasing more raw water in view of the aforementioned huge water deficit."

Kindly amend the minutes accordingly and provide a copy of the amended minutes.

Thanking you

With warm regards,

DDA (MC)
12/7/23

(Somnath Bharti)

To
Shri D Sarkar
Commissioner-cum-secretary
Delhi Development Authority

ITEM No. 30/2023

SUB: ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 14.06.2023

F.2(03)2023/MC/DDA/Pt.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 15/2023</u></p> <p>Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023. F.2(01)2023/MC/DDA</p> <p>Action Taken Reports (ATRs) on the minutes of the meetings of the Delhi Development held on 28.02.2023 and 29.03.2023 were noted with the following observation:</p> <p><u>Shri Vijender Gupta</u></p> <p>i) Not a single new in-situ rehabilitation project of DDA has been approved in the last few years. To expedite in-situ rehabilitation projects, DDA should consider construction of alternate housing in nearby plots without delay; shift the eligible beneficiaries and clear the existing JJ colonies subsequently.</p>	<p>MPD 2041 is in the process of being finalized wherein provisions on In Situ Slum Rehabilitation are suitably being amended to make such projects more viable and tenable. New projects will be taken up thereafter.</p>
2.	<p><u>Item No. 16/2023</u></p> <p>(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial</p>	

	<p>& industrial properties for the years 2023-24.</p> <p>(ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2023-24. F2(34)99/AO(P)DDA/Pt.</p> <p>The proposal contained in the agenda item was approved. Matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of DD Act, 1957. It was also decided that wide publicity be given so that more people apply for conversion of their properties from leasehold to freehold.</p>	<p>The proposal has been forwarded to Director (DD), MoHUA, GOI for approval under Section 57 of Delhi Development Act, 1957, vide letter No. F2(34)99/AO(P)DDA/Pt/40 dated 28.06.2023.</p> <p>Wide publicity would be done after notification is issued by Ministry.</p>
3.	<p><u>Item No. 17/2023</u></p> <p>Plinth area rates (PAR) for the construction cost of flats for the year 2023-2024 for standard costing of flats. HAC/F-21/0007/2023/A0/HAC</p> <p>The proposal contained in the agenda item was approved.</p>	<p>Approved rates have been circulated for implementation on 05.07.2023 vide letter no HAC/F-21/007/2023/AO/HAC/160.</p>
4.	<p><u>Item No. 18/2023</u></p> <p>Revision in methodology of allocation of share cost of establishment and administration expenditure under NA I, NA II and GDA. ACM/F6/0001/2021/SC/- AAO(Main)</p>	

	The proposal contained in the agenda item was approved.	Being implemented as per approval.
5.	<p><u>Item No. 19/2023</u></p> <p>Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the year 2023-24. LC/Proj/0002/2021/F-2/PDDL</p> <p>The proposal contained in the agenda item was approved.</p>	Approved rates have been circulated for implementation vide letter No. LC/Proj/0002/2021/F-2/PDDL/38 dated 23.06.2023.
6.	<p><u>Item No. 20/2023</u></p> <p>Fixation of rates for damages leviable under the Public Premises (Eviction of Unauthorized Occupants) Act 1971 for the FYs 2022-23 & 2023-24. F1(Misc)Damage A/c/2016-17/pt.</p> <p>The Authority deferred the increase in rates for damages till such time any scheme granting relief to damage payees is announced. In the meanwhile, the existing rates for FY 2021-22 would be applicable for FYs 2022-23 and 2023-24.</p>	No further action is required at this stage.
7.	<p><u>Item No. 21/2023</u></p> <p>Regarding permission for survey, videography and eligibility determination of part of jhuggis falling in the identified area of Navjeevan Camp, Kalkaji for allotment of remaining 1162 EWS houses constructed at A-14,</p>	

<p>Kalkaji Extension to the eligible JJ dwellers. F2(15)2017/PMAY</p> <p>It was decided that the Vice Chairman, DDA is competent to get videography and survey done in respect of 1500 JJ dwellers of Navjeevan Camp, Kalkaji for eligibility determination. The allotment of remaining 1162 EWS flats of Pocket A-14, Kalkaji Extn. to eligible families was agreed to.</p>	<p>A notice was pasted in identified portion of Navjeevan Camp for marking of jhuggis with unique number and to videograph the same. The staff of DDA visited the site on 30.06.2023 with two policemen. The staff of DDA was mobbed by ladies of nearby JJ cluster of Bhumiheen Camp who have been declared ineligible. With intervention of police force including lady police, DDA officers and officials were evacuated.</p> <p>It has been advised by the police authorities that the work may be undertaken after the completion of demolition of Bhumiheen Camp with the assistance of sufficient police protection.</p> <p>Demolition of remaining blocks A, B & C of Bhumiheen Camp was conducted from 03.07.2023 till 06.07.2023. Currently, the staff of in-situ rehabilitation are pre-occupied with the work of JJ clusters of Golden Park, Mata Jai Kaur, East Guru Angad Nagar. Videography of Navjeevan Camp will be initiated tentatively from 01.09.2023. Once videography is completed, eligibility will be decided.</p>
<p>8. <u>Item No. 22/2023</u></p> <p>Launching of Phase IV of 'First Come First Serve' Scheme F1/0038/2023/Cord./O/o DD(Cord.).</p> <p>The proposal contained in the agenda item was approved with the following modification:</p> <p>i. The Authority accorded approval for including all the 13782 flats as mentioned in the</p>	<p>FCFS Phase IV has been launched on 30.06.2023 with 5623 flats on offer. The registration window is functional from 30.06.2023 and 10105 registrations have already been done as on 21.08.2023 in the online portal. A 360 degree media campaign has been started to get all round visibility of the scheme. Paid</p>

<p>agenda item in the "First Come First Serve" scheme. Vice Chairman, DDA will decide the number of flats to be included in phases in the scheme. There shall be no reduction in the initial deposit to be made by the applicants.</p>	<p>campaign through social media sites like Twitter, Facebook and Instagram are also being carried out apart from jingles through FM channels. Sample flats have been provided at all the locations and phone numbers of concerned officials made public to facilitate viewing of sample flats. Camps were also organized at Narela for facilitating registration on FCFS portal by public as well as for inspection of sample flats with transport arrangement from nearest metro station. Loan facilities have also been made available with participation of a few banks. Booking of flats has commenced from 10.07.2023 at 12 p.m. onward. Till 21.08.2023 a total of 1707 flats have been booked as follows:</p>																
	<table> <tr> <td>Narela (EWS flats)</td> <td>716</td> </tr> <tr> <td>Jasola (HIG)</td> <td>28</td> </tr> <tr> <td>Loknayakpuram (LIG)</td> <td>40</td> </tr> <tr> <td>Rohini (LIG)</td> <td>780</td> </tr> <tr> <td>Siraspur (LIG)</td> <td>16</td> </tr> <tr> <td>Narela (LIG)</td> <td>76</td> </tr> <tr> <td>Dwarka (MIG)</td> <td>50</td> </tr> <tr> <td>Narela (MIG)</td> <td>01</td> </tr> </table>	Narela (EWS flats)	716	Jasola (HIG)	28	Loknayakpuram (LIG)	40	Rohini (LIG)	780	Siraspur (LIG)	16	Narela (LIG)	76	Dwarka (MIG)	50	Narela (MIG)	01
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Narela (LIG)	76																
Dwarka (MIG)	50																
Narela (MIG)	01																
9.	<p><u>Item No. 23/2023</u></p> <p>Permission for allotment of remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In - Situ Slum Rehabilitation Project to the eligible households of JJ Clusters,</p>																
	<p>So far from booking and payment toward cost of flats, approx. Rs. 50 crores has been realized from these allottees and 1701 demand letters issued.</p>																

	<p>namely, Golden Park, Rampura and Mata Jai Kaur, Ashok Vihar.</p> <p>F2/PMAY/0012/2022/ISR/PMAY-I</p> <p>The proposal contained in the agenda item was approved.</p> <p>Shri Somnath Bharti, Hon'ble Member assured that DJB water connection would be provided at the in-situ rehabilitation project at Pocket A-14, Kalkaji Extn. and the issuance of drawings of water supply and sewerage in respect of in-situ rehabilitation project at Jailorwala Bagh would be expedited.</p>	<p>Survey and videography has been conducted in respect of both these JJ clusters. Eligibility determination will be finalized by the Eligibility Determination Committee by August, 2023.</p> <p>Demand cum allotment letters to 1078 eligible beneficiaries have been issued. Payment in more than 900 cases has been received and in more than 450 cases documents have been received from the allottees and possession letters are being issued.</p> <p>There is no further progress regarding water connection in respect of both the projects at A-14, Kalkaji Extn. and Jailorwala Bagh.</p> <p>Letter written to EE, DJB on 16.06.2023 requesting permission for boring 6 tubewells. Reply awaited.</p>
10.	<p><u>Item No. 24/2023</u></p> <p>Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Reconstruction of the flats in light of the report on Structural Safety of buildings submitted by experts of IIT, Delhi.</p> <p>F/0065/2020/0/0-Suptd. Engg.(NCC-1)</p> <p>The proposal contained in the agenda item was approved with the following modifications:</p> <p>i Facilitation fee/rent will be paid to all allottees/owners of the flats, irrespective of the fact that they are</p>	<p>The decision of the Authority was communicated to the RWA vide letter dated 26.06.2023. The RWA vide their letter dated 03.07.2023 has communicated their acceptance of offer for reconstruction/buyback. Formats for consent form, undertaking and NOC from banks in case of mortgage have been</p>

<p>residing there or they have rented out their flats. Facilitation amount towards rent will be paid unit-wise to all the allottees/flat owners.</p> <p>ii. The condition of payment of facilitation amount for a period of three years or date of offer of allotment of flat, whichever is earlier, will be re-visited after completion of three years, if need be. Further, the payment of facilitation amount will be restricted in all cases till the date of offer of allotment of the reconstructed flats.</p> <p>iii. The area of balconies shall be increased only on joint request of all 336 allottees/owners who opt for reconstruction and the additional cost of construction thereof would be borne, by the flat owners/allottees. The same shall be incorporated in the tripartite agreement to be signed between DDA, flat owner and RWA. The tripartite agreement shall also indicate as to how this additional cost shall be realised from the owner/allottee before taking possession of the newly constructed flat.</p> <p>iv. The reconstruction would be done by DDA in a time-bound manner.</p>	<p>issued to all allottees on 12.07.2023 to submit the same within a fortnight along with all necessary documents. The tripartite agreement will shortly be finalized and shared with all.</p> <p>A letter dated 30.07.2023 from RWA, SVA was received wherein certain observations were made by them with regard to the consent letter, NOC, Undertaking, etc. To resolve the issue, a meeting was held under the chairmanship of PC (Housing) with representative of RWA on 03.08.2023 and the issues were amicably resolved. The minutes of the same were conveyed to the RWA on 04.08.2023.</p> <p>RWA conveyed on 02.08.2023 that some reservations are raised by SBI in providing the NOC. To resolve the issue, a meeting was held with SBI officers and the minutes were issued to them on 18.08.2023 for incorporation of suitable clause in tripartite agreement and NOC to safeguard the revenue interest of bank.</p> <p>Some allottees have started submitting the necessary documents.</p>
<p>11. <u>Item No. 25/2023</u></p> <p>Policy for Government allotment/Bulk allotment. HAC/F-21/0001/2023/Ao/Ao(HAC)</p>	

	/HAU-IV The proposal contained in the agenda item was approved.	Demand-cum-Allotment letter has been issued to PWD on 09.08.2023.
12.	<p><u>Item No. 26/2023</u></p> <p>Proposed change of land use of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of five lane Toll Plaza (RFID system) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E. PLG/MP/0142/2022/F-20/-0/o Director(PLG)ZONE E AND O</p> <p>The proposal contained in the agenda item was approved. Public notice for inviting objections /suggestions be issued under Section 11-A of DD Act, 1957.</p>	Public notice for inviting objections/suggestions under Section 11-A of DD Act, 1957 has been published in Gazette of India on 07.08.2023.
13.	<p><u>Item No. 28/2023</u></p> <p>Proposal for change of land use in Master Plan for Delhi (MPD-2021) and Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)". PLG/LP/0001/2023/N/CLU (Comp. No. 58537)</p> <p>The proposal contained in the agenda item was approved. Public notice for inviting objections /suggestions be issued under Section 11-A of DD Act, 1957.</p>	Public notice for inviting objections/ suggestions under Section 11-A of DD Act, 1957 has been published in the Gazette of India on 11.08.2023.

Any other item

15.	<p>Regarding change of nomenclature (Use Premise) from "Institutional Housing" to "Group Housing" of plot measuring 1.69 ha. and 2.62 ha. respectively, already allotted to Army Welfare Housing Organization (AWHO). PLG/DWK/0001/2023/GEN/PT</p> <p>It was informed that requisite change of nomenclature from "Institutional Housing" to "Group Housing" has been done and Lands Disposal Department, DDA has already initiated the action pursuant thereto. RWA has been asked to comply and provide all the details as per Nazul rules. Once the response is received, further action will be taken and ATR shall be tabled in the Authority meeting thereafter.</p>	<p>Modification in the Layout Plans of Sector-22 (Dimension Plan Sector-22), Dwarka and Sector-23 (Dimension Plan Sector-23 Phase-I), Dwarka regarding change of nomenclature (Use Premise) from 'Institutional Housing' to 'Group Housing' of plots measuring 1.69 ha. and 2.62 ha. respectively, already allotted to Army Welfare Housing Organization (AWHO) was approved in 410th Screening Committee meeting held on 23.03.2023 vide Item No. 15:2023.</p> <p>AWHO has to complete the pre-requisites for execution of Form B as per Rule-21 of Nazul Rules, 1981 such as:-</p> <ol style="list-style-type: none"> (a) Cooperative Group Housing Society (CGHS) should be registered with Registrar of Cooperative Societies, GNCTD. (b) Members of the society should be verified from RCS, i.e., membership clearance from RCS. (c) After the flats are constructed by the society, draw of lots for allotment of flats to its members should be held in the presence of representatives from RCS, Society, DDA and concerned society members. The draw should be confirmed by DDA. (d) In case draw of lots was held by the society itself, the draw should be regularized by DDA on payment of regularization charges as per policy. <p>Thereafter, Group Housing (GH) Branch has sent a</p>
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		<p>letter to AWHO society on 24.05.2023 to get themselves registered in office of Registrar Cooperative Societies. A reminder has also been sent to AWHO on 11.07.2023. In response to this AWHO and RCS have reported that at this stage there is no need for registration of society as the flats are allotted and occupied by the occupants of AWHO.</p> <p>Accordingly, the agenda has been put up for approval of the competent authority so that the matter could be placed in the next Authority meeting.</p>
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ITEM NO. 31/2023

Sub: Proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.

File No. F. 13(7)/78-MP

1.0 Background

1.1 The Ministry of Health & Family Welfare/ Dr. RML Hospital, Govt. of India proposed to develop the three plots for Hospital/Tertiary Health Care Centre near existing Dr. RML Hospital, New Delhi. The details of the plots are as follows:

(I) Plot A - Triangular Plot - 3.01 Acre (12183.57sq.m.)

The Ministry of Health and Family Welfare, in 2019 mandated the Institute to start a medical college with annual intake of 100 MBBS seats from academic year 2019-20. The Institute was named in the memory of our Late Prime Minister Shri Atal Bihari Vajpayee which was inaugurated by the hon'ble Health minister. Institute took the decision to construct the Medical College and Hospital on the only available above-mentioned plot.

(II) Plot B (2.01 Acre (8134.18 sq.m.))

The MoH&FW / Dr RML Hospital plans to develop the plot as a Modern Maternity and Child Care Centre with 600 bed capacities. Presently the hospital has limited beds for Maternity and Child Care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.

(III) Plot C (0.89 Acre (3601.70 sq.m.))

The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary health care center. A modern Institute of Mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 bedded hospitals to treat patients of Neurology and Mental Health will be developed at the proposed plot.

1.2 MoH&FW/Dr RML Hospital vide letter dated 21.06.2021 has requested DDA for changing the land use of the above mentioned plots to 'Public and Semi-Public Facilities' (Tertiary Health Care Centre). In response, DDA vide letter dated 19.07.2021 has requested to provide the requisite information to further examine the matter. Further, Director & M.S., Dr. RML Hospital vide letter dated 30.08.2022 had sent requisite information alongwith Technical Committee Agenda.

- 1.3 CPWD is Project Management Consultant (PMC) for the entire project.
 1.4 L&DO is the land owning agency for all the above mentioned plots.

2.0. Follow Up Action

- i. The proposal regarding change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m. (0.89 acre) located adjacent to Dr. RML Hospital, New Delhi was placed before the Authority in its meeting held on 16.11.2022 vide item No. 53/2022. The decision of the Authority is as reproduced below: (**Annexure-'I'**).

"The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

However, in case of Plot A, final processing will be done after the approval is received from PMO as the area under reference falls within LBZ."

- ii. As per the Authority decision dated 16.11.2022, a Public Notice for inviting objections/ suggestions from the public was issued vide S.O.5755 (E) dated 09.12.2022 (**Annexure-'III'**).
- iii. In response to Public Notice dated 09.12.2022, no objections/ suggestions have been received within the stipulated time period, therefore the meeting of Board of Enquiry and Hearing was not required.
- iv. In view of decision of Authority dated 16.11.2022, DDA vide letter dated 07.12.2022 has requested MoHUA for obtaining PMO approval. In response, MoHUA vide letter dated 23.06.2023 has stated that Competent Authority has conveyed its approval for relaxing the LBZ norms. (**Annexure- 'IV'**)

3.0. Examination

The detailed examination of above mentioned Plot A, Plot B and Plot C proposed for change of land use may be referred in para 2.0 of enclosed Technical Committee agenda as **Annexure 'II'**.

4.0. Proposal

The proposal is for change of land use of three plots (Plot A, B & C) are proposed for further processing under Section 11-A of DD Act, 1957. The boundary description of the three plots is as under:

Location	Area, (in acre)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
1	2	3	4	5
PLOT A: The proposed plot is located at roundabout of Mother Teresa Crescent Road and Park Street/ Talkatora Road, New Delhi.	3.01 acre (12183.57 sq.m.)	'Recreational (City Park, District Park, Community Park)' as per MPD-2021. Recreational (Playground, Stadium and Sports Complex)' as per approved ZDP of Zone D, prepared under MPD-2001.	Public and Semi-Public Facilities (Hospital) PS1	North East: Park Street Road/ Talkatora Road South East: Mother Teresa Crescent Road West: Talkatora Stadium
PLOT B: The proposed plot is located at the junction of Kali Bari Marg and Old R K Ashram Marg.	2.01 acre (8134.18 sq.m.)	Residential as per MPD -2021 Part 'Residential' & Part 'Recreational (Neighbourhood Play Area /Green Spaces)' as per approved ZDP of Zone D prepared under MPD-2001.	Public and Semi-Public Facilities (Tertiary Health Care Centre) PS1	North East: Kali Bari Marg North West: Old RK Ashram Marg South East: Residential Govt. Flats South West: Govt. Residential Quarters
Plot C: The proposed plot is located near Kendriya Vidyalaya, Gole Market at old R.K. Ashram Marg.	0.89 acre (3601.70 sq.m.)	Residential as per MPD-2021. Commercial (Local shopping Centre) as per approved ZDP of Zone D, prepared under MPD-2001.	Public and Semi-Public Facilities (Tertiary Health Care Centre) PS1	North East: Govt. Residential Quarters & Temple North West: Govt. Residential Quarters South East: Old RK Ashram Marg & Dr. RML Hospital South West: Kendriya Vidyalaya, Gole Market

(The location plan of three plots under reference is annexed as Annexure-V)

5.0. Recommendation

The proposal contained in para 4.0 above is placed before the Authority for approval of issuance of final Notification by Ministry of Housing and Urban Affairs, Government of India.

RESOLUTION

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 16.11.2022 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Manish Kumar Gupta

MEMBERS

1. Shri Vijay Kumar Singh
Finance Member, DDA
2. Shri D C Goel
Engineer Member, DDA
3. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
4. Shri Vijender Gupta, MLA
5. Shri O P Sharma, MLA
6. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA
3. Chief Planner
Town and Country Planning Organization

Sl. No.	Category	Existing Booking Amount (Rs.)	Proposed Booking Amount (Rs.)	Modified/Approved Booking Amount (Rs.)
1	EWS/Janta	10,000/-	25,000/-	50,000/-
2	LIG	15,000/-	50,000/-	1,00,000/-
3	MIG	25,000/-	60,000/-	4,00,000/-
4	HIG	50,000/-	1,00,000/-	10,00,000/-

Maximum interest free period for deposit of cost of flat will be 90 days. 30 days beyond the interest free period shall also be available to the allottee for deposit of the cost subject to levy of interest @ 11%. The allotment of flat shall stand cancelled without giving any further intimation by authority to applicant, with forfeiture of the entire booking amount, in case the cost along with interest, as the case may be, is not deposited within the period of 120 days.

Item No. 53/2022

Proposed change of land use of three plots (Plot A, B & C) area measuring 12133.57 sq.m. (3.01 acre), 8134.18 sq.m. (2.01 acre) and 3601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW)/Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi. F.13(7)/78/MP

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

However, in case of Plot A, final processing will be done after the approval is received from PMO as the area under reference falls within LBZ.

Item No. 54/2022

Transfer of land parcel measuring 14.95 acres allotted by DDA to AIIMS for construction of Trauma Center to L&DO/MoHUA for implementation of Master Plan of AIIMS. F.LD/IL/0001/2022/HEL/22-IL-I(Part-2).

The proposal contained in the agenda item was approved.

अतिरिक्त आयुक्त (योजना)-I
आपरी सं. 710
दिनांक 31/08/2022

131
आयुक्त योजना-II कार्यालय
आपरी सं. 1023
दिनांक 30/8/2022

निदेशक (आयुक्त)
Annexure-II

दिनांक 01/09/22

उप निदेशक
जोन-डी, डी. डी. ए.
आपरी संख्या D-124
दिनांक 01/09/2022



भारत सरकार / GOVERNMENT OF INDIA

अटल बिहारी वाजपेयी आयुर्विज्ञान संस्थान एवं डॉ राम मनोहर लोहिया अस्पताल, नई दिल्ली

ATAL BIHARI VAJPAYEE INSTITUTE OF MEDICAL SCIENCES,
DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI



No.15/Redev/ABVIMS/RMLH/2020

Dated 30.08.2022

To
Commissioner (Plg)-II
Delhi Development Authority
4th Floor, Vikas Minar
Delhi 110002

Sub: Request for Change of Land Use of various plots of Atal Bihari Vajpayee Institute and Dr. Ram Manohar Lohia Hospital, New Delhi-regarding

Dear Sir,

With reference to the letter No F.13(7)/78-mp/96-G dated 19.07.2021 on the above cited subject we are hereby submitting agenda for the Technical Committee meeting, annexures and Survey Plan of all the three Plots for placing the same in the Next Technical Committee of the DDA.

Thanking you,

With regards,

Nandini Duggal
Prof (Dr) Nandini Duggal
Director and Medical Superintendent
Medical Superintendent
डॉ. राम मनोहर लोहिया अस्पताल,
Dr. Ram Manohar Lohia Hospital
नई दिल्ली / New Delhi

Enclosure: As above

Copy to: -

- i. Secretary, Health and Family Welfare, Nirman Bhawan, N.D.
- ii. Jt. Secretary, Health and Family Welfare, Nirman Bhawan, N.D.
- iii. Dy, Land & Development officer, L & DO, Nirman Bhawan, N.D.
- iv. Dr. M.K.Jha, Chairman, Redevelopment Committee
- v. PS to Director and MS
- vi. Sr. Architect, CPWD, Nirman Bhawan

K. Anwar
30/08/2022
Ac (Plg) I/II
Dr. (Plg) / Zone

MM 1/09/2022

Dr. Anwar
01/09/22
Dr. S. Jha
01/09/2022
Dr. P. Singh
01/09/2022
Dr. (Plg) / Zone

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.

1.0 Background

1.1 The Ministry of Health & Family Welfare/ Dr. RML Hospital, Govt. of India proposed to develop the three plots for Hospital/Tertiary Health Care Centre near existing Dr. RML Hospital, New Delhi. The details of the plots are as follows:

(I) Plot A - Triangular Plot - 3.01 Acre (12183.57sq.m.)

The Ministry of Health and Family welfare, in 2019 mandated the Institute to start a medical college with annual intake of 100 MBBS seats from academic year 2019-20. The Institute was named in the memory of our Late Prime Minister Shri Atal Bihari Vajpayee which was inaugurated by the Hon'ble Health Minister. Institute took the decision to construct the Medical College and Hospital on the only available above-mentioned plot.

(II) Plot B (2.01 Acre (8134.18 sq.m.)

The MoH&FW / Dr RML Hospital plans to develop the plot as a Modern Maternity and Child Care Centre with 600 bed capacities. Presently the hospital has limited beds for Maternity and Child Care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.

(III) Plot C (0.89 Acre (3601.70 sq.m.)

The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary health care center. A modern Institute of Mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 bedded hospitals to treat patients of Neurology and Mental Health will be developed at the proposed plot.

1.2 MoH&FW/Dr RML Hospital vide letter dated 21.06.2021 has requested DDA for changing the land use of the above mentioned plots to 'Public and Semi-Public Facilities' (Tertiary Health Care Centre). In response, DDA vide letter No.F.13(7)78-MP/96-G dated 19.07.2021 has requested to provide the requisite information to further examine the matter.

1.3 CPWD is Project Management Consultant (PMC) for the entire project.

1 LG
2.0 Examination

The detailed examination of above mentioned Plot A, Plot B and Plot C proposed for change of land use are as follows:

(i) Plot A – 3.01 Acres

i. The triangular plot (3.01 Acre) is located at roundabout of Mother Teresa Crescent and Talkatora Road, New Delhi. The said site falls in Planning Zone-D and within the Lutyens' Bungalow Zone (LBZ).

ii. The land use of the plot u/r is as follows:

As per MPD-2021	As per Zonal Development Plan of Zone-D- 2001
'Recreational' (City Park, District Park, Community Park)	'Recreational' (Playground, Stadium and Sport Complex)

iii. L&DO vide letter No L-II-B-18(30)/2022/259 dated 12/08/2022 has allotted the triangular plot of land situated between Mother Teresa Crescent Road and Talkatora Road measuring 3.01 Acre (as shown in the L&DO Plan No 4217) on "as is where is basis" to Atal Bihari Vajpayee Institute of Medical Sciences and Dr Ram Manohar Lohia Hospital, Ministry of Health and Family Welfare for the construction of Medical College and Hospital. (Annexure- 1).

iv. As per the minutes of the meeting of Land Allotment Screening Committee (LASC) dated 13.06.2022 wherein it was recommended that post land allotment, L&D Office may have no objection for changing the land use of the said area from 'Recreational' within LBZ boundary (allotted to RML Hospital for further expansion) to 'Public and Semi-public facilities' (Tertiary Health Care Centre) subject to the condition that the proposal fulfills all the criteria laid down by the DDA and local body concerned for the same.

v. CPWD vide letter dated 25.03.2022 has clarified that the said plot is not in preview of Central Vista Committee and is not required to be put up in front of Central Vista Committee Members. (Annexure- 2)

vi. With respect to Para 1(f) of DDA letter dated 19.07.2021 regarding alternative land for compensatory green, L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 stated that 'Not Feasible as no other land is available which can be proposed to be changed into green.' (Annexure- 3). However, the above-mentioned land is already functioning as a Tertiary Health Care facility from temporary structures for the last 60 Years with almost 7000 patients availing the services every month. Further, 70 bedded in patient services is also functional at present. The Dr RML Hospital has no other suitable plot of Land available where a medical college building can be constructed to fulfil the requirement of National Medical Council.

As per the minutes of the meeting of Land Allotment Screening Committee (LASC) dated 13.06.2022 has stated the following:

"The aforesaid triangular plot was earlier in use with the Transport Company of Army. It was handed over to the then Willingdon Hospital (Presently Dr. RML Hospital) in 1962 for the expansion of the hospital services. Since then the land is in continuous physical possession of

Dr. RML Hospital. Although the land has been shown as recreational in the MPD 2021 but the plot is being utilized for hospital services ever since it was handed over to the Hospital in 1960's. **The matter is a case of fait accompli**, as the said land is already in possession and in use since 1962 by Willingdon Hospital. The Representative of Dr. RML Hospital informed the Committee that the built-up structure of buildings and offices already existed there since 1950s ie well before 1962, when MPD came into force. Since 1962, the built up structure is being utilized for the health care services for the patients of Psychiatry. A 70 bedded hospital with annual OPD attendance of approx. 75000 patients for the last 60 years, Medical Records division, CPWD and PAO offices of Dr. RML Hospital are also operational there."

During pandemic, a large number of doctors fell ill and some of them succumbed to COVID. it was acutely felt the need to have more medical personnel to manage the pandemic of such scale. Hence, it is imperative to open medical college to have a greater number of medical professionals.

- vii. CPWD has also surveyed this land and submitted a Total Station Survey (TSS) plan. **(Annexure- 4)**
- viii. The plot of land had already single and double storied building which is being utilized by the Dr. RML Hospital to provide Hospital services to the general public since 1962. Presently the Institute of Excellence in Mental Health is functioning in the above-mentioned plot.
- ix. Keeping in view the Notification dated 28.10.2020 issued by National Medical Commission, the plot A in which the Medical College is proposed can be treated as a part of the adjoining plot in which the RML hospital is functional. Accordingly, both the plots may be considered as a unitary campus. The area requirements for plot A & existing RML Hospital together as unitary campus qualifying for the norms of Hospital as per MPD 2021.

(II) Plot B - 2.01 acre

- i. The plot under reference measuring 2.01 acre located at the junction of Kali Bari Marg and Old R K Ashram Marg and falls outside the LBZ boundary.
- ii. The land use of the plot under reference is as under:

As per MPD-2021	As per Zonal Development Plan of Zone-D- 2001
'Residential'	Part 'Residential' and Part 'Recreational' (Neighbourhood Play Area/Green Spaces)

- iii. The L&DO vide letter No L&DO/L-II(B)/18(30) MMCC/14/119 dated 11/03/2014 allotted the land to Dr RML Hospital for construction of a Modern Maternal Care Centre by Dr. RML Hospital. **(Annexure- 5)**.
- iv. L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 has provided no technical objection for the proposed change of land use.' **(Annexure- 3)**
- v. CPWD surveyed this land and submitted the Total Station Survey (TSS) plan. **(Annexure- 6)**

- vi. Presently, more than one third of the plot is under the occupancy of Dr. RML Hospital, rest is occupied by jhuggi's. However, Dr. RML Hospital vide letter No. RMLH/RDC/MCH&NN/14/2015/10495 dated 30/10/2017, had requested DUSIB, GNCTD to relocate J.J Basti, 5855, NDMC, Water supply control room, Kali Bari Marg, New Delhi.
- vii. Accordingly, Delhi Urban Shelter Improvement Board, GNCTD vide letter No. 0/149/2015/Rehab/CD-204396125/PS to Director/D-16 dated 22.03.2021, has informed MoHUA acknowledging receipt of 1.65 crore towards resettlement by land owning agency and requested Ministry of Housing and Urban Affairs, Government of India, to relocate/ rehabilitate the slum dwellers of JJ basti. The RML Hospital has completed the formalities required as per Govt Policy and is awaiting the relocation work to be started by the DUSIB. Further, DUSIB vide letter dated 22.03.2022 has informed MoH&FW/ Dr. RML that regarding rehabilitation of the said JJ basti u/r depend upon the final decision of MoHUA, Gol. (Annexure- 7)

(III) Plot C – 0.89 acre

- i. The plot under reference measures 0.89 Acre. It is located at old R K Ashram Marg and falls outside the Lutyens' Bungalow Zone
- ii. The land use of the plot under reference is as under:

As per MPD-2021	As per Zonal Development Plan of Zone D- 2001
'Residential'	'Commercial' (Local Shopping Centre)

- iii. The land was allotted to the Dr RML Hospital vide No L&DO/L-II(B)/18(30)/342 dated 04/09/2013 for construction of Resident Lady Doctors Hostel. (Annexure- 8)
- iv. L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 informed that they have No technical objection for the proposed change of land use. (Annexure- 3)
- v. CPWD surveyed this land and submitted the Total Station Survey (TSS) plan (Annexure- 9). Presently the said plot is vacant.

(IV) The Development Control Norms as specified for Hospital/Tertiary Health Care Centre in MPD-2021 will be applicable on the said plots.

3.0 Information as per the MoUD (now MoHUA), Gol letters dated 07.04.2015 & 04.09.2015:

The information as per MoUD (now MoHUA) letters dated 07.04.2015 & 04.09.2015 is enclosed as Annexure- 10.

4.0 Proposal

The following proposed change of land use for three plots (Plot A, B & C) is placed before the Technical Committee for further processing as per Section 11-A of DD Act, 1957. The boundary description of the same and the details of the proposal are as under:

Location	Area (in acre)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
1	2	3	4	5
PLOT A: The proposed plot is located at roundabout of Mother Teresa Crescent Road and Park Street/ Talkatora Road. New Delhi	3.01 acre (1218 3.57s q.m.)	'Recreational (City Park, District Park, Community Park)' as per MPD-2021. Recreational (Playground, Stadium and Sport Complex)' as per approved ZDP of Zone D, prepared under MPD-2001.	Public and Semi-public Facilities (Hospital) PS1	North East: Park Street Road/Talkatora Road South East: Mother Teresa Crescent Road West: Talkatora Stadium
PLOT B: The proposed plot is located at the junction of Kali Bari Marg and Old R K Ashram Marg.	2.01 acre (8134.18 sq.m.)	Residential as per MPD -2021 Part 'Residential' & Part 'Recreational (Neighbourhood Play Area /Green Spaces)' as per approved ZDP of Zone D prepared under MPD-2001.	Public and Semi-public Facilities (Tertiary Health Care Centre) PS1	North East: Kali Bari Marg North West: Old RK ashram Marg South East: Residential Govt. Flats South West: Govt. Residential Quarters
Plot C: The proposed plot is located near Kendriya Vidyalaya, Gole Market at old R.K. Ashram Marg.	0.89 acre (3601.70 sq.m.)	Residential as per MPD-2021 Commercial (Local shopping Centre) as per approved ZDP of Zone D, prepared under MPD-2001	Public and Semi-public Facilities (Tertiary Health Care Centre) PS1	North East: Govt. Residential Quarters & Temple North West: Govt. Residential Quarters South East: Old RK ashram Marg & Dr. RML Hospital South West: Kendriya Vidyalaya, Gole Market

(The location plan of the plots under reference is annexed as Annexure- 11)

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Nandini Dey

Director & Medical Superintendent

ABIMS & Dr. RML Hospital

विविध अस्पताल

Medical Superintendent

डॉ. राम मनोहर लोहिया अस्पताल,

Dr. Ram Manohar Lohia Hospital

नई दिल्ली / New Delhi



भारत का राजपत्र

The Gazette of India

सी.जी.-डी.एल.-अ.-09122022-240946
CG-DL-E-09122022-240946

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 5519|
No. 5519|

नई दिल्ली, शुक्रवार, दिसम्बर 9, 2022/अग्रहायण 18, 1944
NEW DELHI, FRIDAY, DECEMBER 9, 2022/AGRAHAYANA 18, 1944

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 9 दिसम्बर, 2022

का.आ. 5755(अ).—दिल्ली विकास प्राधिकरण/केंद्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना-2021/जोन-‘डी’ की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना के प्रकाशन की तिथि से 30 [तीस] दिन की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में अथवा ई-मेल द्वारा mpd2021.public@dda.org.in पर भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नंबर/संपर्क नंबर/ई-मेल आई डी भी दें, जो पठनीय हो।

प्रस्तावित संशोधन:

अवस्थिति	क्षेत्रफल (एकड़ में)	दिल्ली मुख्य योजना 2021/ क्षेत्रीय विकास योजना 2001 के अनुसार भूमि उपयोग	भूमि उपयोग परिवर्तन	स्थल क्षेत्र की सीमाएँ
1	2	3	4	5
प्लॉट-ए: प्रस्तावित प्लॉट मदर टेरेसा क्रीसेंट रोड गोलचक्र तथा पार्क स्ट्रीट/ तालकटोरा	3.01 एकड़ (12183.57 वर्ग मीटर)	दि.मु.यो.-2021 के अनुसार ‘मनोरंजनात्मक (सिटी पार्क, जिला पार्क, कम्युनिटी पार्क)'	सार्वजनिक तथा अर्ध-सार्वजनिक सुविधाएं (अस्पताल)	उत्तर पूर्व: पार्क स्ट्रीट रोड/तालकटोरा रोड दक्षिण पूर्व:

8208 GI/2022

(1)

रोड, नई दिल्ली पर स्थित है।		दि.मु.यो.-2001 के अंतर्गत तैयार जोन डी की अनुमोदित क्षेत्रीय विकास योजना के अनुसार 'मनोरंजनात्मक (खेल का मैदान, स्टेडियम तथा स्पोर्ट्स कॉम्प्लेक्स)'	पी एस 1	मदर टेरेसा क्रीसेट रोड पश्चिम: तालकटोरा स्टेडियम
प्लॉट-बी : प्रस्तावित प्लॉट काली बाड़ी मार्ग तथा ओल्ड आर. के. आश्रम मार्ग के जंक्शन पर स्थित है।	2.01 एकड़ (8134.18 वर्ग मीटर)	दि.मु.यो.-2021 के अनुसार आवासीय दि.मु.यो.-2001 के अंतर्गत तैयार जोन 'डी' की अनुमोदित क्षेत्रीय विकास योजना के अनुसार आंशिक 'आवासीय' तथा आंशिक 'मनोरंजनात्मक' (समीपवर्ती खेल क्षेत्र/हरित स्थान)	सार्वजनिक तथा अर्ध सार्वजनिक सुविधाएं (तृतीयक स्वास्थ्य देखभाल केंद्र) पी एस 1	उत्तर पूर्व: काली बाड़ी मार्ग उत्तर पश्चिम: ओल्ड आर. के. आश्रम मार्ग दक्षिण पूर्व: आवासीय सरकारी फ्लैट दक्षिण पश्चिम: सरकारी आवासीय क्वार्टर
प्लॉट-सी प्रस्तावित प्लॉट केंद्रीय विद्यालय, गोल मार्किट के समीप, ओल्ड आर.के. आश्रम मार्ग पर स्थित है।	0.89 एकड़ (3601.70 वर्ग मीटर)	दि.मु.यो.-2021 के अनुसार आवासीय दि.मु.यो.-2001 के अंतर्गत तैयार जोन 'डी' की अनुमोदित क्षेत्रीय विकास योजना के अनुसार व्यावसायिक (स्थानीय बाजार केंद्र)	सार्वजनिक तथा अर्ध सार्वजनिक सुविधाएं (तृतीयक स्वास्थ्य देखभाल केंद्र) पी एस 1	उत्तर पूर्व: सरकारी आवासीय क्वार्टर तथा मंदिर उत्तर पश्चिम: सरकारी आवासीय क्वार्टर दक्षिण पूर्व: ओल्ड आर.के.आश्रम मार्ग तथा डॉ. आर एम एल अस्पताल दक्षिण पश्चिम: केंद्रीय विद्यालय, गोल मार्किट

प्रस्तावित संशोधन को दर्शाने वाला पाठ/प्लान निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ/प्लान निम्नलिखित लिंक अर्थात् <https://dda.gov.in/mpd-2021-public-notice-2022> पर भी उपलब्ध है।

[फा. सं. एफ.13(7)/78-एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 9th December, 2022

S.O. 5755(E).— The following modification which the Delhi Development Authority / Central Government proposes to make to the Master Plan for Delhi -2021 / Zonal Development Plan of Zone 'D' under Section 11-A of DD Act, 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 or via e-mail to mpd2021.public@dda.org.in within a period of thirty (30) days from the date of publication of this notice. The person making the objections or suggestions should also give his / her name, address and telephone/contact number(s) / E-mail ID which should be readable.

Proposed Modification:

1	2	3	4	5
Location	Area (in acre)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
PLOT A: The proposed plot is located at roundabout of Mother Teresa Crescent Road and Park Street/ Talkatora Road, New Delhi	3.01 acre (12183.57sq.m.)	'Recreational (City Park, District Park, Community Park)' as per MPD-2021. Recreational (Playground, Stadium and Sports Complex)' as per approved ZDP of Zone D, prepared under MPD-2001.	Public and Semi-Public Facilities (Hospital) PS1	North East: Park Street Road/Talkatora Road South East: Mother Teresa Crescent Road West: Talkatora Stadium
PLOT B: The proposed plot is located at the junction of Kali Bari Marg and Old R K Ashram Marg.	2.01 acre (8134.18 sq.m.)	Residential as per MPD -2021 Part 'Residential' & Part 'Recreational (Neighbourhood Play Area /Green Spaces)' as per approved ZDP of Zone D prepared under MPD-2001.	Public and Semi-Public Facilities (Tertiary Health Care Centre) PS1	North East: Kali Bari Marg North West: Old RK ashram Marg South East: Residential Govt. Flats South West: Govt. Residential Quarters
Plot C: The proposed plot is located near Kendriya Vidyalaya, Gole Market at old R.K. Ashram Marg.	0.89 acre (3601.70 sq.m.)	Residential as per MPD-2021 Commercial (Local shopping Centre) as per approved ZDP of Zone D, prepared under MPD-2001	Public and Semi-Public Facilities (Tertiary Health Care Centre) PS1	North East: Govt. Residential Quarters & Temple North West: Govt. Residential Quarters South East: Old RK ashram Marg & Dr. RML Hospital South West: Kendriya Vidyalaya, Gole Market

The Text / Plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director, Master Plan Section, Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi-110002, on all working days within the period referred above. The text/plan indicating the proposed modifications is also available on the following link i.e. <https://dda.gov.in/mpd-2021-public-notices-2022>

[F. No. F.13(7)/78-MP]

D. SARKAR, Commissioner-cum-Secy.

No. K-13011/6/2022-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 23rd June 2023

To

Vice Chairman, DDA
Vikas Sadan, New Delhi.

Subject: Proposed change of land use of three Plots (Plot A, B & C) measuring 12,183.57sq.m. (3.01 Acre), 8,134.18 sq.m. (2.01 Acre) and 3,601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi falling in Planning Zone-D.

Sir,

I am directed to refer to DDA letter No. F.13(7)/78-MP/60-G dated 07.12.2022 on the subject mentioned above and to say that the competent authority has conveyed its approval for relaxing the LBZ norms. The relevant copy of the proposal is enclosed.

2. DDA is requested to take further action in the matter.

Yours faithfully,



(U.K. Tiwari)

Under Secretary to Govt. of India

Tel. No.23061681

Encl: as above

Copy to:

1. Director & Medical Superintendent, ABVIMS & DR. RML Hospital, New Delhi.
2. Chairperson NDMC, Palika Sadan, New Delhi.

Annexure- V

PLOT B (Area : 2.01 Acre)
 Boundaries:
 NW- Old R K Ashram Marg
 NE- Kailash Marg
 SW- Residential Govt. Flats
 SE- Residential Govt. Flats

PLOT C (Area : 0.89 Acre)
 Boundaries:
 NE- Govt. Residential Quarters & Temple
 NW- Govt. Residential Quarters
 SE- Old R K Ashram Marg & Dr. RML Hospital
 SW- K V Golf Market

PLOT A (Triangular Plot Area : 3.01 Acre)
 Boundaries:
 NE- Talkatora Road/ Park Street Road
 W- Talkatora Stadium
 SE- Mother Teresa Crescent Road

Dr. Ram Manohar Lohia
 Medical Superintendent
 Dr. Ram Manohar Lohia Hospital
 of Delhi / New Delhi

EXISTING DR. RML HOSPITAL

ITEMS	SYMBOLS
1.01	[Symbol]
1.02	[Symbol]
1.03	[Symbol]
1.04	[Symbol]
1.05	[Symbol]
1.06	[Symbol]
1.07	[Symbol]
1.08	[Symbol]
1.09	[Symbol]
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1.11	[Symbol]
1.12	[Symbol]
1.13	[Symbol]
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1.23	[Symbol]
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1.27	[Symbol]
1.28	[Symbol]
1.29	[Symbol]
1.30	[Symbol]

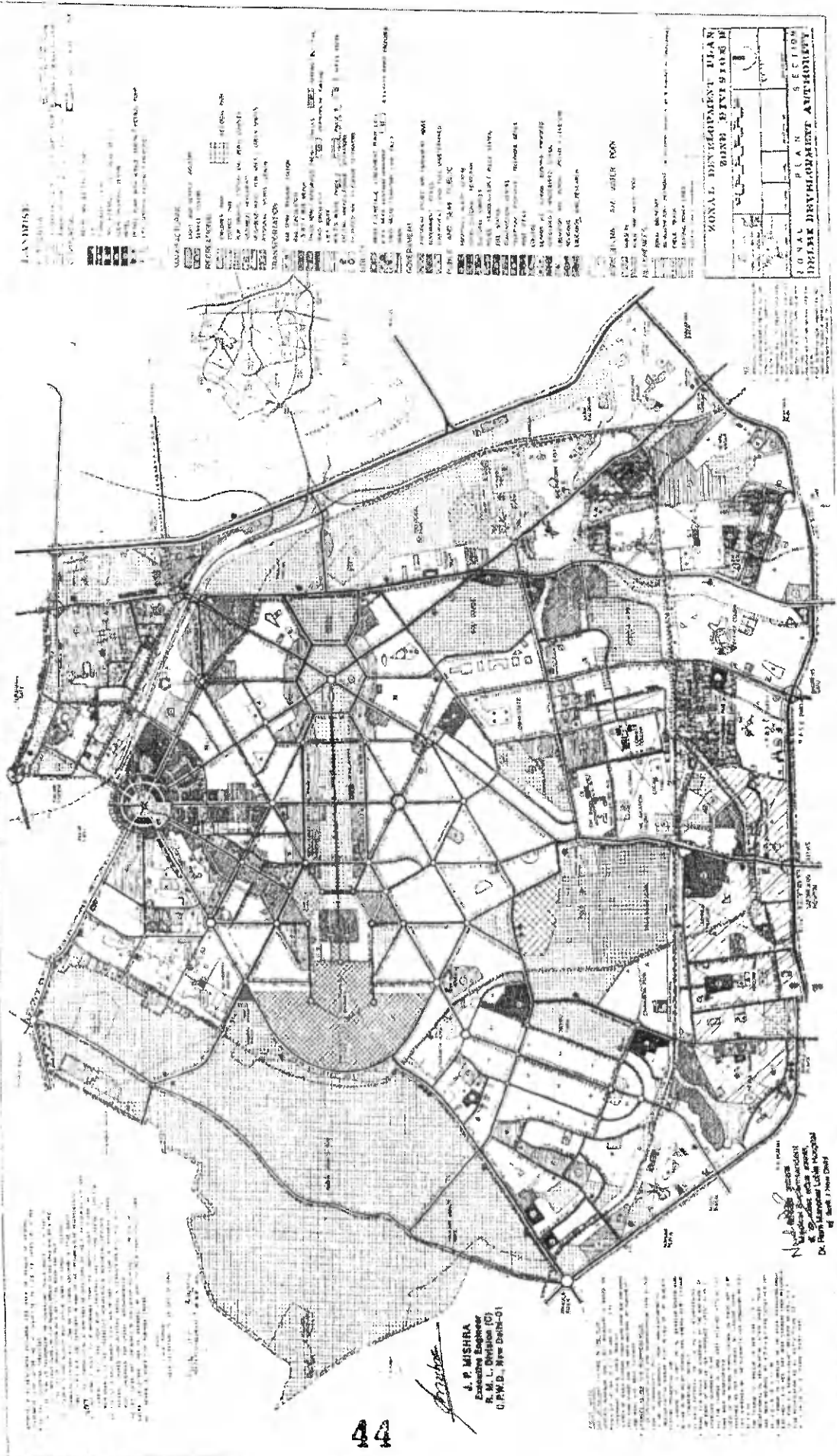
SCALE: 1:1000
 DATE: 15/05/2011
 PROJECT: SURVEY PLAN OF DR. RAM MANOHAR LOHIA HOSPITAL
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

ALL DIMENSIONS IN METERS
 TOTAL AREA: 10.01 ACRES
 TOTAL SURVEY AREA: 10.01 ACRES

PLOT A (Triangular Plot)
 Area : 3.77 Acre
 Boundaries:
 NE- Talkatora Road
 W- Talkatora Stadium
 SE- Mother Teresa Crescent

PLOT C (Area : 0.89 Acre)
 Boundaries:
 NE- Govt. Residential Quarters
 NW- Govt. Residential Quarters
 SE- Old R K Ashram Marg
 SW K.V. Gole Market

PLOT B (Area : 2.01 Acre)
 Boundaries:
 NW-Old R K Ashram Marg
 NE- Kalbari Marg
 SW- JJ Colony
 SE- Residential Govt. Flats



ITEM NO. 32/2023

Sub: Proposed change of land use of an area measuring 868 sqm. from 'Residential' to 'Public & Semi-Public Facilities' in Pocket-III, Rouse Avenue, DDU Marg, New Delhi allotted to Communist Party of India (Marxist), falling in Planning, Zone-D.

File No. F.20 (16)2014/MP

SYNOPSIS

- Request for CLU received from MoUD (now MoHUA) vide letter dated 28.04.2014 requesting DDA to examine the matter for change of land use.
- The proposal of change of land use from 'Residential' to 'Public & Semi-Public Facilities' was approved by the Technical Committee, DDA dated 08.06.2016.
- Land owning agency has given the NOC for CLU vide letter dated 28.06.2023.
- The proposal is placed for approval of the Authority for issuance of public notice for inviting objections/suggestions from the public under Section 11-A of DD Act, 1957.

1.0 Background

- i. MoUD (now MoHUA) vide letter No. K-13011/9/2014-DD-I dated 28.04.2014 had forwarded a copy of L&DO office memorandum No. L&DO/L-II-B-1(1725)/220 dated 22.04.2014 and requested DDA to examine the matter for change of land use and processing thereof under Section 11A of DD Act, 1957.
- ii. As per the minutes of the meeting of Land Allotment Screening Committee (LASC) dated 13.02.2014 wherein it was recommended that a Nursery School plot measuring 868 sq.mt. in Pocket-III, Rouse Avenue, New Delhi has been allotted in lieu of plot already allotted to Communist Party of India (Marxist) (CPI (M)) in 2008 subject to the approval of change of land use by the competent authority.
- iii. The possession of the plot under reference has been handed over to CPI (M) on 17.04.2014 as per L&DO office memorandum dated 10.06.2014.
- iv. L&DO vide letter dated 28.06.2023 has given the No Objection Certificate for change of land use of the said plot from 'Residential' to 'Institutional'.

2.0 Examination

- i. The land use of the plot under reference is 'Residential' as per MPD-2021 and 'Residential' (Redevelopment Area) as per approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- ii. The use of the plot is shown as 'Nursery School' as per layout plan enclosed by CPWD vide letter dated 30.04.2014.

- iii. The site is accessible from Deen Dayal Upadhyay Marg, New Delhi and is located on a proposed 20 mt. wide R.o.W. as per the layout plan of CPWD.
- iv. As per Table 13.4 Chapter 13 'Social Infrastructure' of MPD-2021, *the practice of providing dedicated Nursery School plots in the layout plan discontinued as same is permissible in mixed use* and the site has not been utilized till date.
- v. Further at Sr. No. i of note under para 13.11 of Chapter 13 following has been mentioned:

In case of plots allotted to political parties by the government land housing agencies, up to 15% of maximum FAR may be utilized for residential hostel accommodation.

- vi. In view of above, change of land use from 'Residential' to 'Public Semi Public' is imperative. Accordingly, development control norms as mentioned under para 13.11 Public & Semi-Public facilities/premises of Chapter 13 of MPD-2021 shall be applicable.

3.0 Information as per the MoUD, GoI letters dated 07.04.2015 & 04.09.2015

The information with respect to MoUD letters dated 07.04.2015 & 04.09.2015 has been received from L&DO, MoHUA vide letter dated 03.02.2021. (Annexure- I)

4.0 Decision of the Technical Committee

The proposal was placed before the 6th Technical Committee in its meeting held on 08.06.2016 vide item No. 28/2016 wherein the following was decided:

"The proposal was presented by Director (Plg.) Zone-D, the representative of Planning Agency (CPWD) & Land Owning Agency (L&DO) for this area informed that there is no demand and requirement of nursery school in the surrounding area. Thus the land has been allotted to be used by Political Party. After detailed deliberation and taking into consideration and submission of L&DO, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957."

5.0 Proposal

Based on the above recommendations of Technical Committee, the proposed change of land use, from 'Residential' to 'Public & Semi-Public Facilities' may be processed under Section 11A of DD Act, 1957. The boundary description as per layout plan provided by CPWD vide letter dated 30.04.2014 of the plot under reference is as follows:

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office of Communist Party of India (Marxist) at Pocket-III, Rouse Avenue, DDU Marg falling in Planning, Zone-D	868 sq.m.	As per MPD-2021- 'Residential'	'Public & Semi-Public Facilities'	North: Proposed Nursery School & 30.48 M ROW Road South: Proposed Primary School East: Proposed Road 20m ROW & Green (Play Area) West: Proposed Dispensary
		As per approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Residential (Redevelopment Area)'		

(The location plan of the site under reference is annexed as **Annexure- 'II'**)

6.0 Recommendation

The proposal in para 5.0 above is placed before the Authority for its approval and further processing for inviting objections/suggestions from the public under Section 11-A of DD Act, 1957.

RESOLUTION

Minutes of the Technical Committee Meeting Held on
8.6.2016, दिल्ली विकास प्राधिकरण
ITEM No. 28 / TC / 2016

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposed change of land use in respect of Nursery Plot area measuring 868 sqm. from 'Residential' to 'Public & Semi-Public facilities' in Pocket-III, Rouse Avenue, DDU Marg, New Delhi allotted to Communist Party of India (Marxist) in exchange of plot No. 13, Kotla Road, Rouse Avenue, New Delhi, falling in Planning, Zone-D.

File No. F.20 (16)2014/MP

1.0 Background

- i. MoUD vide letter No. K-13011/9/2014-DD-I dated 28.04.2014 has forwarded a copy of L&DO office memorandum No. L&DO/L-II-B-1(1725)/220 dated 22.04.2014 and requested DDA to examine the matter for change of land use and processing thereof under Section 11A of DD Act, 1957. In this office memorandum of L&DO, the Nursery plot has been allotted to CPI (M) subject to the approval of the change of land use by the Competent Authority.
- ii. In response to this, DDA vide letter dated 28.05.2014 requested L&DO to send the location of the plot under reference along with the boundary and area details.
- iii. MOUD, GOI vide letter dated 18.06.2014 forwarded therewith copy of the L&DO office memorandum No. L&DO/L-II-B-1(1725)/310 dated 10.06.2014 along with enclosure for taking necessary action. In response to this, DDA sent the planning observations in the matter to MOUD, GOI with a copy to L&DO vide letter dated 10.07.2014.
- iv. Recently, MOUD GOI vide letter dated 12.01.2016 has enclosed the L&DO letter dated 29.12.2015 and requested DDA to take appropriate action in the matter.
- v. Further, DDA vide its letter dated 25.05.2016 has requested L&DO to provide the location of the site under reference showing the boundaries, existing features of the site and the information w.r.t. MoUD, GOI letter dated 04.09.2015 for further examination.

2.0 Examination

- i. The site under reference is accessible from Deen Dayal Upadhyay Marg, New Delhi and is located on proposed 20m wide R.O.W, as per the proposed layout plan of DDU Marg, prepared by CPWD. The site under reference falls outside Lutyens Bungalow Zone (LBZ).
- ii. The land use of the plot under reference is 'Residential' as per MPD-2021 and 'Residential' (Redevelopment Area) as per approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- iii. The use of the plot under reference is shown as 'Nursery School' as per proposed layout plan enclosed by CPWD vide letter dated 30.04.2014.
- iv. As per L&DO office memorandum dated 10.06.2014, the possession of the plot under reference has been handed over to CPI (M) on 17.04.2014.
- v. As per L&DO office memorandum dated 22.04.2014, the Land Allotment Screening Committee (LASC) of L&DO has recommended this Nursery plot measuring 868 sq.m. in Pocket-III, Rouse Avenue, New Delhi in lieu of plot already allotted to CPI (M) in 2008 subject to the approval of change of land use by the Competent Authority.

Page 1 of 6

L&DO informed /
demined /
no requirement of school in the Area.

3.0 MPD-2021 provisions

- i. As per table 13.4 of MPD-2021, the practice of providing dedicated 'Nursery School' plot in the layout plan is discontinued as the same is permissible activity in mixed land use under Mixed use Regulations.
- ii. *As per sub-para 13.2 of MPD-2021 states "Keeping the need for expansion and diversification as brought out above, the availability of land could become a major constraining factor. It has, therefore, become necessary to develop policies and norms, which would enable optimal utilization of land and available educational infrastructure. As far as school education is concerned, the policy should be geared to encourage integrated schools from the pre-primary to the higher secondary level, rather than allocating space separately for Nursery Schools, Primary Schools and Middle Schools. Primary Schools may specifically be set up by the Delhi Government or the Local Civic Bodies.*
- iii. As per para 13.2 (iv) of MPD-2021 provides "Nursery School may function as part of Primary School / Secondary School / Senior Secondary School, wherever needed. Separate / exclusive Nursery Schools are permitted in residential premises as per the Mixed-use policy".
- iv. The policy for alternate use of vacant Nursery School sites in Delhi is under preparation by Delhi Development Authority.

4.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act,1957.

The information with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	The land is a Government land, owned by L&DO, MoUD, GoI. The plot of land has been allotted by L&DO in its meeting held on 13.02.2014.-
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	i. MoUD, GoI vide letter dated 28.04.2014 has requested DDA to examine the matter for change of land use and processing thereof under Section 11A of DD Act, 1957. ii. L&DO vide office memorandum dated 22.04.2014 requested MoUD, GoI for necessary action, and initiating the change of land use of the Nursery plot.

3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by officers from Planning Department of DDA alongwith representative and Architect of CPI (M). During the site inspection, following was observed: a. There is no plot boundary on ground (as on date) to the site under reference. b. There is a proposed road of 20.0 M ROW has been shown in the layout plan prepared by CPWD but the same has not been constructed at site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	The proposed party office of CPI (M) will have library, knowledge based cultural and political history of the country, a place for people from all over the country and all walks of life to interact, research centre, seminar facility, peasants and agricultural worker centers.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	No adverse effect on change of land use.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There would be no adverse impact or any implication on general public in the matter of noise, pollution, traffic or any law & order. The building use is like any other office building, wherein the surrounding are not affected. The office shall be self-sustainable with underground parking and safety provisions.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of this plot in question.

The information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	i. MoUD, GOI vide letter dated 28.04.2014 has requested DDA to examine the matter for change of land use and processing thereof under Section 11A of DD Act, 1957. ii. L&DO vide office memorandum dated

		22.04.2014 requested MoUD, GoI for necessary action and initiating the change of land use of the Nursery plot.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoUD, GoI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This proposal has been initiated in view of the recommendation of the Land Allotment Screening Committee by L&DO, MoUD, GoI, DDA held on 13.02.2014.
3.	What are the specific recommendations of the Authority with regard to the proposal.	The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	The change of land use case was recommended at the meeting of Land allotment Screening committee held on 13.02.2014 under the chairmanship of Additional Secretary (UD), Ministry of Urban Development. The Committee recommended allotment of land measuring 868 sq.m. in Pocket-III, Rouse Avenue, New Delhi in lieu of plot already allotted to CPI (M) in 2008 subject to the approval of change of land use by the Competent Authority.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Since the land has been allotted by LASC meeting of L&DO, the proposed office will benefit the citizens of Delhi.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	The proposed office will benefit the citizens of Delhi.
7.	How the proposal will benefit in the development and economic growth of the city	The proposed office will benefit the citizens of Delhi.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from	The proposal is for Delhi.

	the proposal, then why are they not considered appropriate for Delhi?	
9.	What will be the public purpose served by the proposed modification?	The proposed party office of Communist Party of India will be utilized by the public representatives of the party for the welfare of the citizens of Delhi.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy?	Not applicable as the proposal is for a Party office building.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	The proposal has already been recommended by the LASC of L&DO, MoUD, Govt.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal?	The issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal?	Director (Plg.), Zone D, E&O/ UC&I-Zone, DDA. Ph: 011-23378167.

5.0 Proposal

In view of the MoUD, Gov letter dated 28.04.2014 & L&DO office memorandum dated 22.04.2014, the change of land use in respect of Nursery School plot area measuring 868 sqm. in Pocket-III, Rouse Avenue, DDU Marg, New Delhi allotted to Communist Party of India (Marxist), falling in Planning, Zone-D, may be changed from 'Residential' to 'Public & Semi-Public Facilities' under Section 11A of DD Act, 1957. The boundary description as per layout plan provided by CPWD vide letter dated 30.04.2014 of the plot under reference is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office of Communist Party of India (Marxist) at Pocket -III, Rouse Avenue, DDU Marg falling in Planning, Zone-D	868 sq.m.	As per MPD-2021 'Residential' As per approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Residential (Redevelopment Area)	'Public & Semi-Public Facilities'	North: Proposed Nursery School & 30.48 M ROW Road South: Proposed Primary School East: Proposed Road 20m ROW & Green (Play Area) West: Proposed Dispensary

6.0 Recommendation

The proposal at para 5.0 above is placed before the Technical Committee for consideration.

DECISION

28/2016	Proposed change of land use in respect of nursery plot area measuring 868 sqm. from 'Residential' to 'Public and Semi-Public facilities' in Pocket-III, Rouse Avenue DDU Marg, New Delhi allotted to Communist Party of India (Marxist) in exchange of plot No.-13, Kotla Road, Rouse Avenue, New Delhi, falling in Planning, Zone	The proposal was presented by Director Plg. Zone-D, the representative of Planning Agency (CPWD) & Land Owning Agency (L&DO) for this area informed that there is no demand and requirement of nursery school in the surrounding area. Thus the land has been allotted to be used by Political Party. After detailed deliberation and taking into consideration and submission of L&DO, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Zone-D)
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

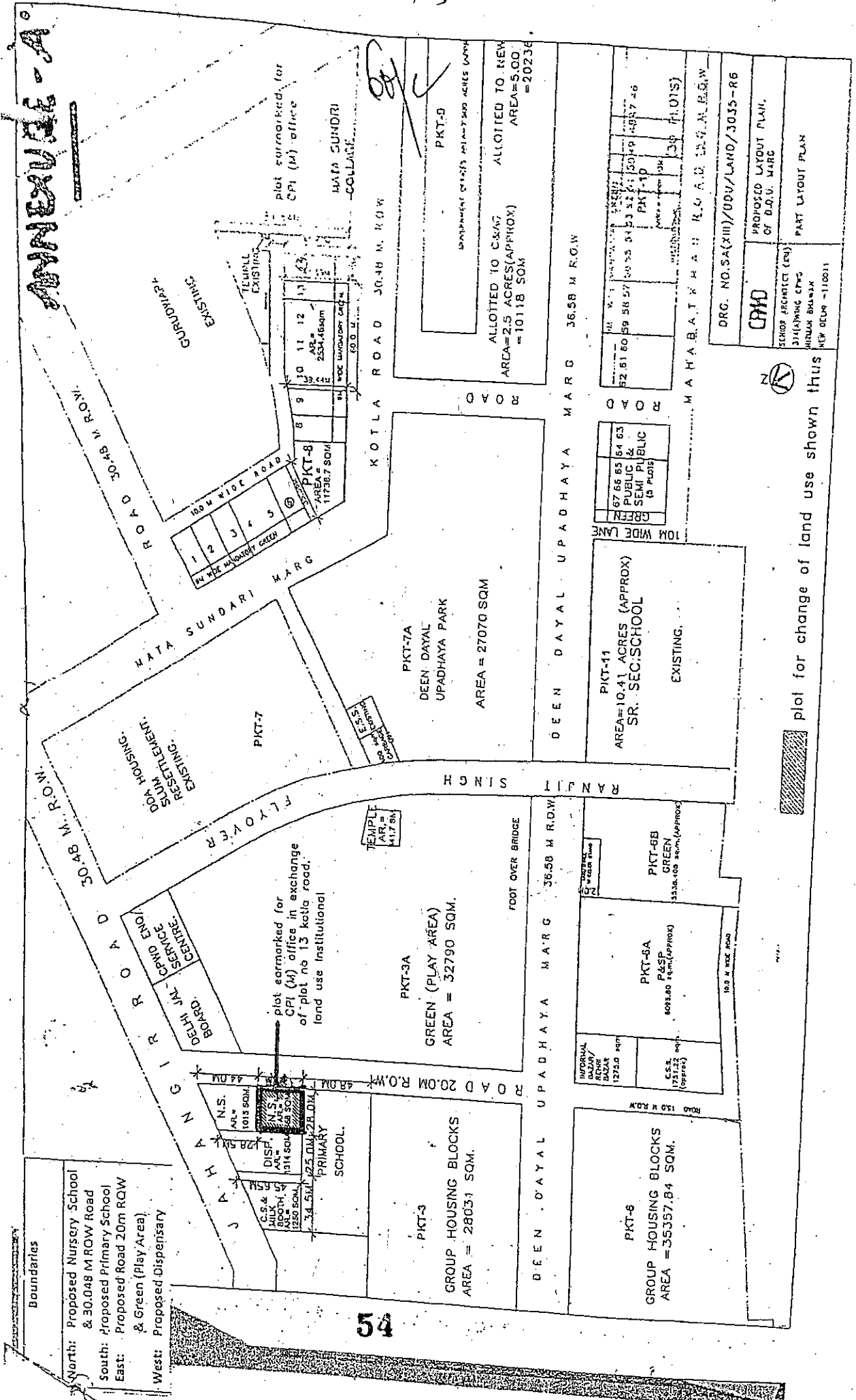
VERIFIED

This Proposal was Considered in the 6th Technical Committee Meeting held on 08.06.2016. Vide Item No. 2.8/2016.

Sudhanshu 15.6.2016
Asstt. Director Master Plan

By Director Master Plan

Page 6 of 6



Boundaries

North: Proposed Nursery School
& 30.048 M ROW Road

South: Proposed Primary School

East: Proposed Road 20m ROW
& Green (Play Area)

West: Proposed Dispensary

plot earmarked for
CPI (M) office in exchange
of plot no 13 kotla road,
land use Institutional

DISP.
1314 SQM
1314 SQM
1314 SQM
1314 SQM

PRIMARY SCHOOL

U.S. & P.H.
1800 SQ. FT.
1250 SQ. FT.

N.S.
1015 SQM

PKT-3
GROUP HOUSING BLOCKS
AREA = 28031 SQM.

PKT-3A
GREEN (PLAY AREA)
AREA = 32790 SQM.

PKT-6
GROUP HOUSING BLOCKS
AREA = 35357.84 SQM.

PKT-8A
P.A.S.P.
8093.80 SQM (APPROX)

PKT-8B
GREEN
3338.108 SQM (APPROX)

INFORMAL
CALZADA/
SLOTTED
1225.0 SQM

E.S.2
1751.25 SQM
(APPROX)

PKT-11
AREA = 10.41 ACRES (APPROX)
SR. SEC. SCHOOL
EXISTING.

PKT-7A
DEEN DAYAL
UPADHAYA PARK
AREA = 27070 SQM

PKT-7B
AREA = 11736.7 SQM

PKT-7C
AREA = 2531.46 SQM

PKT-7D
AREA = 10118 SQM

PKT-7E
AREA = 500

PKT-7F
AREA = 500

PKT-7G
AREA = 500

PKT-7H
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AREA = 500

PKT-7W
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PKT-7X
AREA = 500

PKT-7Y
AREA = 500

PKT-7Z
AREA = 500

plot for change of land use shown thus



ITEM NO. 33/2023

Sub: - Amendment in Regulation 7 "Eligibility of Allotment" of DDA (Management and Disposal of Housing Estate) Regulations, 1968

F.1/0098/2023/Coord/O/o-DD(Coordination)

A. BACKGROUND

Allotment of built-up flats/dwelling units are regulated by the provision of **DDA (Management and Disposal of Housing Estate) Regulations, 1968**. At the time of promulgation of the Housing Regulations i.e., 1968, the allotment of DDA flats was done to only those individuals who didn't own a house or land property in Delhi as at that time most of the individuals did not have any property and also did not have many options to purchase a property in Delhi. Further, only DDA was engaged in constructing flats in Delhi and no private players were offering flats for sale in Delhi. Regulation 7 (**Annexure 1**) containing eligibility of allotment read as under:

Eligibility of Allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependent relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment."

2. Two agendas bearing no 16/2019 (**Annexure 2**) and 25/2019 (**Annexure 3**) were approved by the Authority to incorporate certain provisions to sell unsold flats in Narela and Rohini. While Agenda no. 16/2019 was intended to make suitable amendments in the Regulations for disposing/selling unsold flats located at Narela & Rohini to Government Departments/PSUs, the Agenda No. 25/2019 was mooted to incorporate a reasonable limit/area in terms of not more than 67sqm flat/plot to the prospective applicants. The limiting criteria of owning land/built up property upto 67 sqm was brought in to maintain parity with DDA (Disposal of developed Nazul Land) Rules, 1981 (**Annexure 4**).

3. After approval of the Authority the proposals as contained in aforesaid agendas were referred to the MoHUA. During the discussions held at various level with the Officers of MoHUA and considering their observations, it was decided to send a comprehensive proposal for Amendment/Modifications in the Regulations, 1968. Accordingly, the draft Agenda 17/2022 (**Annexure 5**) was submitted for suitable changes in Regulation 7 titled as '**Eligibility of allotment**', Regulation 28 titled as 'Draw of Lots' & Regulation 2 under the title 'Definition'. Authority in its meeting on 11.03.2022 approved the agenda and subsequently after the approval of MoHUA, the Regulations were amended vide gazette notification S.O. 753(E) dated 17.02.2023 titled as "DDA (Management and Disposal of Housing Estates) Amendment Regulations, 2022" (**Annexure 6**). Vide this notification eligibility of allotment was amended inserting the clause of 67sqm thereby providing some relaxation to restrictions in terms of ownership of flat/plot in Delhi which reads as

under:

" Regulation 7: "Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse of any of his or her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s' area exceeding 67 sq. mtrs cumulatively or flat/s' or built up house/s' having carpet area exceeding 67 sq. mtrs cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment"

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale."

B. Examination

1. Currently, the limiting criteria of owning cumulatively 67 sqm land/built up property in Delhi is applicable to "non developing area" i.e. area where more than 25% of the inventory has been sold from 6 months of launching of the scheme. This criterion is not applicable to "First Come First Serve (FCFS)" Scheme where only unsold inventory of "developing areas" are offered for sale. Briefly speaking, this limiting criterion will be applicable to a regular Housing Scheme wherein fresh inventory is offered for sale including old inventory belonging to "developed areas" like Vasant Kunj.
2. So to say, a person owning a house/land in Delhi of more than 67sqm area cannot apply for allotment of DDA flat in a regular housing scheme where new inventory plus old inventory of good localities are offered for sale. The restrictions imposed by the Regulation 7 are adversely affecting the sale of DDA flats from the demand side as it is restricting the ambit of number of eligible persons. Such restrictions do not bound the private builders and other authorities in Delhi NCR. In the current scenario of real estate, there is an enormous growth in the property market in the last 25 years. The demand and supply situation has undergone a sea change during this period. The area of Delhi NCR has developed at a very fast pace and now buyers have multiple options to buy flats constructed by private builders/developers in satellite towns of Delhi like Gurgaon, Noida, Faridabad, Ghaziabad, etc where a huge inventory of unsold flats is available for sale at competitive prices. Impact of the aforesaid developments is seen in terms of lesser demand of DDA flats. The requirements of housing for an average household family in Delhi has increased multi-fold with a family requiring multiple house/flats due to the aspirational nature of society, economic growth and dynamic needs of burgeoning young classes of youth who require their own housing for maintaining independent life style. Since 2014, all Housing Schemes launched by DDA have received poor response. The details depicted in the following table show number of flats offered and remaining unsold: -

S.no	Name of Scheme	Flats offered	Remained Unsold in the Scheme	% Unsold Inventory
1.	Housing Scheme 2014	25,040	12,270	49%
2.	Housing Scheme 2017	12,617	9,286	74%
3.	Housing Scheme 2019	17,922	15,902	89%
4.	Housing Scheme 2021	1,353	917	68%
5.	Special Housing Scheme 2021	18,335	16,546	90%
6.	FCFS 2022	3,920	1,575	40%
7.	FCFS 2023 (Till 28.07.2023)	5,623	4,074	72%

3. Considering the fact that FCFS scheme is not bound by the limiting eligibility criteria of cumulatively owning a built up flat/land not exceeding 67sqm, the disposal of inventory in FCFS 2022 and FCFS 2023 (10.07.2023 to 28.07.2023) for the first 18 days of operation is quite good in comparison against the regular housing schemes where the unsold inventory stands as high as at the staggering figure of 90% where the criteria of 67 sqm is in operation.

4. In view of the relaxation in the Regulation for FCFS scheme for developing area which has shown encouraging results, there is a need to provide a level playing field for selling all kinds of DDA's built-up inventory of flats which is getting accumulated year after year. The tepid response to regular housing schemes necessitates a commensurate change in eligibility criteria so that maximum of fresh inventory of DDA gets sold in the initial stage itself leading to recovery of our capital, avoidance of repair/maintenance expenses and depreciation of inventory leading to their vintage nature.

5. In line with our terms and conditions eligibility of regular housing scheme (**Annexure 7**), the Regulation 7 also need to be amended to include that the person must be a citizen of India who has attained the age of majority i.e. 18 years of age.

C. PROPOSAL:

In view of the above, the following modifications in the regulations are proposed:

Regulation 7 may be **substituted/modified** and read as:

"Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who is a citizen of India and has attained the age of majority i.e. he/she has completed eighteen years of age as on the date of his/her application.

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any entity by way of sale."

105

The proposal is submitted for kind consideration and approval of Authority. After approval of Authority, the proposal would be sent to MoHUA for approval and notification of the proposed amendment as per section 57 of the Delhi Development Act, 1957.

RESOLUTION

- (29) "Registered Agency" means a body registered under these regulations for carrying out the provisions of these regulations and agreement made thereunder relating to common portions and common services;
- (30) "Scheme" means a scheme prepared by the Authority the creation of one or more Housing Estates;
- (31) "Service Charges" means the amount which the allottee or hirer has to pay as a monthly charges for the maintenance of common portions and common services;
- (32) "Tenancy Stipulations" in relations to a hirer means the stipulations for the tenancy prescribed under these regulations;
- (33) "Vice-Chairman" means the Vice-Chairman of the Authority.

CHAPTER II

Terms and Conditions of Disposal of Property

3. **Administration of Regulations and Delegation of Powers** - These regulations shall be administered by the Vice-Chairman, subject to general guidance and resolutions of the Authority, who may delegate his powers to any officer of Authority.
4. **Execution of Agreements** - All agreements made under these regulations shall be executed on behalf of the Authority by the Vice-Chairman or such officer as may be authorised by him in this behalf.
5. **Disposal of Property** - The disposal of a property shall be effected by either hire-purchase or sale or in such other manner and subject to such terms and conditions as may be decided by the Authority from time to time.
6. **Fixation of Price** - The hire-purchase price or the disposal price, as the case may be, shall be such price, as may be determined by the Authority.
7. **Eligibility of Allotment** - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependant relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment.
8. **Manner of Payment of Disposal Price** -
- (1) When a property is disposed of by sale, every applicant shall deposit a sum equal to 20 per centum of the disposal price of the property rounded to the next hundred along with the application. Such deposit shall be non-interest bearing.
 - (2) An applicant to whom the property has been allotted shall have to pay the balance amount of the disposal price (i.e. after

Agenda Item No: 16/2019

Sub: -Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968

DDA launched Housing Scheme 2014 and Housing Scheme 2017 for disposal of flats at various locations including one bed room flats. In the Housing Scheme 2014 approx 12067, one bed room flats located at Narela, Siraspur and Rohini were surrendered. In the Housing Scheme 2017, again approx 7861 one bed room flats in the above locations were surrendered. Out of these flats, 3703 have been offered to Para military forces including Delhi Police, with the approval of Authority. With a view to dispose of the remaining available inventory of surrendered one bed room/Janta flat, a proposal for launching online running scheme was placed before the Authority. The Authority in its meeting held on 14.12.2018 approved the proposal for disposal of these flats through on-line mode. Online running scheme has already been launched w.e.f 18.01.2019.

In this regard, it is submitted that as per DDA (Management and Disposal of Housing Estate) Regulations, 1968, the following provision has been made in the Regulations:-

Regulation 3: *Administration of Regulations and Delegation of Powers - These regulations shall be administered by the Vice-Chairman, subject to general guidance and resolutions of the Authority, who may delegate his powers to any officer of Authority.*

Regulation 2(4): *"Allottee" means a person to whom a property has been allotted by way of sale;*

Regulations 2(5): *"Applicant" means a person who has sent an application putting his signature or affixing his thumb impression thereon.*

Regulation 2(16): *"Eligible person" means a person who is entitled to the purchase of a property in accordance with the provisions of the Scheme and these regulations;*

Regulation 7: Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependant relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment.

Regulation 21: Issue of Public Notice – The Vice Chairman or the officer authorised by him in this behalf shall cause a public notice to be issued, in the manner prescribed under Section 33 of the Act, inviting applications for the allotment of property.

Regulation 28: The allotment of property to eligible applicants shall be made by draw of lots under the supervision of Committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of number of properties available plus 25 per cent thereof serve as waiting list.

It may also be mentioned here that an amendment has also been made in DDA (Management and Disposal of Housing Estate) Regulations, 1968 at the time of Commonwealth Games and following sections have been amended and inserted in the regulations: -

Regulation 2(4a): "Allottee" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats.

Regulation 2(5a): "Applicant" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats, who has/have sent application(s) putting signature and seal of authorized officer.

Regulation 2(15a): "Dwelling Unit" means/includes Commonwealth Games 2010 Village Flats, which is used or intended to be used by family and Central Government/State Government, their subordinate Departments and PSUs under them for habitation.

Regulation 2(16a): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them who is entitled to purchase of Commonwealth Games 2010 Village flats in accordance with the provisions of Commonwealth Games 2010 Project, Scheme and these Regulations.

Regulation 2(23a): "Housing Estate" means a group of houses built by the Authority for dwelling purpose and including Commonwealth Games Village 2010 Flats, which may comprise all or any of the following; namely-

- (a) Dwelling unit;
- (b) Land under and appurtenant to such dwelling units;
- (c) Roads and paths, sewers, storm water drains, water supply and ancillary installation, street lighting and other similar amenities;
- (d) Open spaces intended for recreation and ventilations; and
- (e) Convenient shopping schools, community hall and/or other amenity for common use.

Regulation 2(26a): "Property" in respect of Commonwealth Games 2010 Village Flats or other structures grouped under the Commonwealth Game 2010 Project and includes Common portions and common services.

Regulation 2(30a): "Common Wealth Games 2010 Scheme" means/includes Commonwealth Games 2010 Village Flats constructed under the Commonwealth Games 2010 project.

Regulation 7(a): Eligibility for Allotment of Commonwealth Games 2010 Village Flats Dwelling Unit(s) or Flat(s) in the Commonwealth Games 2010 Village Flats may also be allotted to the Central Government/State Government their subordinate Department and PSUs under them by any mode of disposal.

The above amendments has been notified vide notification number S.O.No.1699 (E) dated 25.07.2011.

PROPOSAL

In view of the above background, it is submitted that since as per above Regulations, the mode of disposal is by way of calling applications from the general public and allotment by way of draw of lots, necessary amendment in the Regulations need to be incorporated in the above Regulation clauses with regard to the proposal already approved by the Authority, for notifying the same in the official gazette. In view of the above following amendments in the Regulations are submitted for approval i.e. disposal of surrendered flats by way of on line running scheme on first come first serve basis. Since draw of lots as given in Regulation No28 is not being done in the On-Line Running Scheme, amendment of same is being proposed.

Also, allotments of surrendered flats are being done to Para-military forces, Delhi Police and other Central Government Agencies. These types of Allottees/ Applicants are not defined in DDA (Management and Disposal of Housing Estate) Regulations, 1968 at definition 2(4), 2(5) and 2(16), as these definitions are for individual person only. Therefore amendment in these definitions at 2(4), 2(5) and 2(16) are also being proposed.

In consonance with the relaxation in Nazul Rules, relaxation in Housing regulations at Regulation 3, is also being proposed.

After approval, the amendments in the Regulations may be read as under:-

- 1) ***Regulation 2(4b): "Allottee" means/includes Central Government/State Government, their subordinate Departments and PSUs under them.***
- 2) ***Regulations 2(5b): "Applicant" means/includes a person applying Online for allotment of flat and/or Central Government/State Government, their subordinate Departments and PSUs under them, who has/have sent application(s) putting signature and seal of authorized officer.***

- 3) Regulation 2(16b): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them, who are entitled to purchase flats in accordance with the provisions of Scheme and these Regulations.
- 4) Regulation 28(a): The allotment of property to eligible applicants shall include allotment through online mode on First Come First Serve Basis for the flats surrendered/unallotted flats.
- 5) Regulation 3(a):
 - i The directions given from time to time, by the Lt. Governor, shall be supplementary to but not in derogation of the provisions of these rules for dealing with these Regulations.
 - ii In particular and without prejudice to the generality of the foregoing provisions, such directions may be given-
 - (a) for removing any doubt or dispute or difficulty arising in giving effect to the provisions of these regulations.

The above proposal is placed before the Authority for approval.

RESOLUTION

1094/2019/Housing (Coordn.)

F1(380)/2018/Coordn.(H)/Pt.

Agenda Item No: 25/2019

Sub: -Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968

At present, eligibility criterion for applicants in DDA (Management and Disposal of Housing Estate) Regulations, 1968 and DDA (Disposal of Developed Nazul Land) Rules, 1981, is not at par. Following are the eligibility criteria's:

The eligibility criterion as given in the DDA (Disposal of Developed Nazul Land) Rules, 1981 is as under:

"Rule No 17:**General restriction to allotment for residential purposes**

Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of rule 6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on lease-hold or free-hold basis, any residential land or, house or who has been allotted on hire-purchase basis any residential land or house in the Union territory of Delhi:

PROVIDED that where, on the date of allotment of Nazul land,-

(a) the other land owned by or allotted to such individual is less than 67 square metres, or

(b) the house owned by such individual is on a plot of land which measures less than 67 square metres, or

(c) the share of such individual in any such other land or house measures less than 67 square metres, he may be allotted a plot of Nazul land in accordance with the provisions of these rules. "

Eligibility criteria for allotment of flat as given in DDA (Management and Disposal of Housing Estate) Regulations, 1968 is as under:

"Regulation No 7:

Eligibility of Allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependant relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment."

PROPOSAL

With a view to bring parity in the eligibility criterion for allotment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 with DDA (Disposal of Developed Nazul Land) Rules, 1981, Regulation No. 7 of DDA (Management and Disposal of Housing Estate) Regulations, 1968 may be amended as under:

Regulation No 7:

Eligibility of allotment – A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/ her husband or any of his/ her dependants relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot exceeding 67 sq. mtrs. or flat/ built up house exceeding 67 sq. mtr. in carpet area in the urban area of Delhi, New Delhi and Delhi Cantonment.

The above amendment will also be applicable for upcoming/ future Housing Schemes of DDA.

RESOLUTION

DDA (DISPOSAL OF DEVELOPED NAZUL LAND) RULES, 1981

- (iii) individuals who do not accept allotment on conditions mentioned in rules 9, 10 and 11 and who are not entitled to allotment under rule 15;
- (iv) co-sharers of joint ancestral land or buildings in a slum area under the Slum Areas Act whose individual share is not less than 67 square metres in such land or building.

17. General restriction to allotment for residential purposes

Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of rule 6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on lease-hold or free-hold basis, any residential land or, house or who has been allotted on hire-purchase basis any residential land or house in the Union territory of Delhi¹:

Provided that where, on the date of allotment of Nazul land,—

- (a) the other land owned by or allotted to such individual is less than 67 square metres, or
- (b) the house owned by such individual is on a plot of land which measures less than 67 square metres, or
- (c) the share of such individual in any such other land or house measures less than 67 square metres, he may be allotted a plot of Nazul land in accordance with the provisions of these rules.

COMMENTS

Alternative accommodation — A person who holds property measuring not more than 60 sq metres is entitled to allotment of plot. • *Krishan Bhagwan v. Delhi Development Authority 1999 LE(Del) 153 : 1999 (50) DRJ 99*

18. Size of plots

Save as otherwise provided in these rules, the maximum size of a plot allotted to an individual for a residential purpose shall be—

- (i) 104 square metres in the case of an individual belonging to the low income group;
- (ii) 167 square metres (but not less than 105 square metres) in the case of an individual belonging to the middle income group; and
- (iii) 500 square metres in any other case.

¹ Now renamed as National Capital Territory of Delhi.

DDA (DISPOSAL OF DEVELOPED NAZUL LAND) RULES, 1981

19. Allotment of industrial and commercial plots

- (1) Save as otherwise provided in clause (v) of rule 6, the number and size of the plots of Nazul land for an industrial or commercial purpose shall be determined, from time to time, by the Authority.
- (2) In making an allotment of plot for an industrial or commercial purpose, the Authority shall be guided by the advice of the Land Allotment Advisory Committee.
- (3) The Land Allotment Advisory Committee shall, in making its recommendations to the Authority, take into account such relevant factors as it may deem proper in the circumstances of the case.
- (4) Without prejudice to the generality of the provision of sub-rule (3), the Land Allotment Advisory Committee shall consider whether the setting up of the industry or commercial establishment is required to shift from a non-conforming area to a conforming area under the plans.

COMMENTS

Allotment of Plot — Ground Rent — Liability is worked out, as per the terms of the contract and lease deed — Ground rent is payable from the date of possession and not from the date of completion of the building or completion of the alleged development. • *Jasjit Films Pvt.Ltd. v. Delhi Development Authority 1979 (2) ILR(Del) 742 : 1980 AIR(Del) 83 : 1979 LE(Del) 176*

Allotment of Plot — Ground Rent — Liability is worked out, as per the terms of the contract and lease deed — Ground rent is payable from the date of possession and not from the date of completion of the building or completion of the alleged development. • *Jasjit Films Pvt.Ltd. v. Delhi Development Authority 1979 (2) ILR(Del) 742 : 1980 AIR(Del) 83 : 1979 LE(Del) 176*

20. Allotment to certain public institutions

No allotment of Nazul land to public institution referred to in rule 5 shall be made unless—

- (a) according to the aims and objects of that public institution—
- (i) it directly subserves the interests of the population of the Union territory of Delhi;
- (ii) it is generally conducive to the planned development of the Union Territory of Delhi;
- (iii) it is apparent from the nature of work to be carried out by that public institution, that the same cannot, with equal efficiency, be carried out elsewhere than in that Union territory.

¹ Now renamed as National Capital Territory of Delhi.

² Now renamed as National Capital Territory of Delhi.

³ Now renamed as National Capital Territory of Delhi.

ITEM NO 17/2022

Sub: - Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968

BACKGROUND

Allotment of built-up flats/dwelling units are regulated by the provision of DDA (Management and Disposal of Housing Estate) Regulations, 1968. The attention is drawn to Regulation No. 7 which makes only those persons eligible for allotment of DDA flat/dwelling unit who himself/herself or his/her spouse or dependent family member **doesn't own a house/plot in Delhi**. Therefore a person owning a house in Delhi of whatever area cannot apply for allotment of DDA flat. While intention of the aforesaid regulation was well intended at the time of promulgation of the regulation i.e. 1968 to ensure allotment of DDA flat to only those who don't own a house in Delhi, it outlived its purpose in the present scenario of development in Real Estate sector in and around Delhi. There have been enormous development in NCR in the real Estate sector during last 25 years. Buyers now have multiple options to buy flats constructed by private builders/developers in satellite towns of Delhi like Gurgaon, Noida, Faridabad, Ghaziabad, etc where a huge inventory of unsold flats is available for sale. Impact of the aforesaid developments is seen in terms of lesser demand of DDA flats. Since 2014, all Housing Schemes launched by DDA have received poor response. The details depicted in the following charts show number of flats offered and remained unsold-

S.no	Name of Scheme	Flats offered	Remained Unsold in the Scheme
1.	Housing Scheme 2014	25,040	12,270
2.	Housing Scheme 2017	12,617	9,286
3.	Housing Scheme 2019	17,922	15,902
4.	Housing Scheme 2021	1,353	860

2. In the current scenario of the Real Estate Sector DDA is facing stiff competition with private builders/ developers to sell its flats. It has been observed that restrictions imposed by the Regulation 7 are adversely affecting sale of DDA flats from the demand side in terms of not able to sell flat to those who owns a flat or plot in Delhi even though they may be willing and have purchasing power to buy the flat. A private

289385/2022/O/o DD (Coordination)

Builder/Developer doesn't have such restrictions for selling their flats. Therefore it is need of the hour to provide DDA a level playing field for selling its built-up inventory of the flats which is getting accumulated year after year particularly in developing area like Narela. DDA has invested approximately Rs. 20,000 Crore in building/constructing flats/residential dwelling units and other infrastructure facilities in Narela Sub-city. Inventory of built-up flats in Narela sub-city is likely to add-up in the ensuing years. Therefore if adequate measures are not taken to dispose-off the built-up flats particularly in Narela, it will adversely affect the Financial health of the organization to a considerable extent.

3. Efforts have been made from time to time to make suitable changes in the regulations to dispose-off the flats. In order to sell CWG Flats to Government Departments, amendments were made in the Regulations in the year 2010 to make Central/State Government Departments, their subordinate & attached offices eligible to apply for the CWG flats only. Since relaxation in eligibility conditions was applicable in respect of CWG flats only, amendments in the regulation on the same line was proposed in the year 2018-19 to all flats of DDA in favour of central/state govts. Two agendas bearing no 16/2019 and 25/2019 were approved by the authority to incorporate certain provisions to sell unsold flats in Narela and Rohini. While Agenda no. 16/2019 was intended to make suitable amendments in the regulations for disposing/selling unsold flats located at Narela & Rohini to Government Departments/PSUs, the Agenda No. 25/2019 was mooted to incorporate a reasonable limit/area in terms of not more than 67sqm flat/plot to the prospective applicants. Notably, the existing Regulation 7 makes the applicant ineligible for allotment of flat even if he/she owns a EWS flat in Delhi.

4. After approval of the Authority the proposals as contained in aforesaid agendas were referred to the MoHUA. During the discussions held at various level with the Officers of MoHUA and considering their observations, it has been decided to send a comprehensive proposal for Amendment/Modifications in the Regulations, 1968. Accordingly the draft Agenda has been prepared to make suitable changes in Regulation 7 titled as '*Eligibility of allotment*', Regulation 28 titled as 'Draw of Lots' & Regulation 2 under the title 'Definition'. The proposed amendments/modifications are intended to meet the following twin objectives:

- a) Enable DDA to sell its unsold flats to all persons/applicants and government entities without any restrictions in terms of ownership of flat/plot in Delhi, and ;
- b) To enable DDA to offer the unsold flats on 'First Come First Serve' basis so as to facilitate all interested persons to get the allotment of a flat of their choice at any time without waiting for launch of the housing scheme.

Proposed Amendments/modification:

Accordingly the following modifications in the regulations are proposed:

A. Regulation 7 may be substituted/modified and read as:

Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person or his wife or vice-versa or any of his or her dependent relations including unmarried children do not own in full or in part of freehold or lease hold basis, a residential plot/s' area exceeding 67 sq. mtrs cumulatively or flat/s' or built up house/s' having carpet area exceeding 67 sq. mtrs cumulatively in the urban area of Delhi, new Delhi and Delhi Cantonment"

i) Provided that nothing in the rule shall affect allotment of unsold flat/dwelling unit located in developing area to any person or entity by way of sale.

Regulation 28 may be read as follows:

Regulations 28: Draw of Lots: The allotment of property to eligible applicants shall be made by draw of lots under supervision of the committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent thereof serve as a waiting list.

Regulation 28 (a) is proposed to be added which is read as follows:

Regulations 28 (a). In addition to the mode prescribed in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants.

B. Corresponding changes in Definitions are made and read as follows:

'Regulation 2(4): "Allottee" means a person or an entity to whom a property has been allotted by way of Sale.

'Regulation 2(5): "Applicant" means a person or an entity who has sent an application putting his or her or its representative's signature or affixing thumb impression thereon or through online mode.

'Regulation 2(16): "Eligible person" means a person who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations.

289385/2022/O/o DD (Coordination)

C. The following definition may be **added** to give effect to the proposed changes in Regulation 7 & 28:-

'Regulation 2(30b) "Developing area" means an area/locality wherein more than 25% flats or dwelling units remain unsold of a scheme.

'Regulation 2(30c) "Unsold flats" mean flats which could not find buyer after closing of a scheme and shall also include surrendered/cancelled flats.

'Regulation 2(30d) "Entity" means:

- a) Central Government or State Government or union territories administration.
- b) Autonomous Body & Public Sector Undertakings(PSUs) constituted by Central Government or State Government or union territories administration or partly by Central Government and partly by one or more state government or union territories administration and
- c) local bodies, for remunerative or semi-remunerative or un-remunerative purpose.

'Regulation 2(30e) "Closing of Scheme" means 6 months from the conduct of draw of lots of the scheme.

D. The following regulations may be **deleted** being redundant in the light of proposed changes/additions:-

Regulation 2(4a): "Allottee" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats.

Regulation 2(5a): "Applicant" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats, who has/have sent application(s) putting signature and seal of authorized officer.

Regulation 2(16a): "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them who is entitled to purchase of Commonwealth Games 2010 Village flats in accordance with the provisions of Commonwealth Games 2010 Project, Scheme and these Regulations.

* A comparative chart showing details of existing provisions, proposed modifications in terms of additions/deletions is enclosed herewith as 'Annexure

289385/2022/O/o DD (Coordination)

A1'.

PROPOSAL :

- (i) The amendments proposed above may be approved, and;
- (ii) Resolutions 16/2019 and 25/2019 be rescinded.
- (iii) The proposal be sent to MoHUA for approval and notification of the proposed amendments as per section 57 of the DD Act.

RESOLUTION

'Annexure A1'

*S No.	Existing Regulation	Modification	Addition	Deletion	Remarks
1.	<p><u>Regulation 7</u> Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife/husband or any of his/her dependent relations including unmarried children do not own in full or in part on free hold or lease hold basis a residential plot or house in the urban area of Delhi, New Delhi and Delhi Cantonment."</p>	<p><u>Regulation 7</u> Eligibility of Allotment - A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person or his wife or vice-versa or any of his or her dependent relations including unmarried children do not own in full or in part of freehold or lease hold basis, a residential plot/s' area exceeding 67 sq. mtrs cumulatively or flats' or built up house/s' having carpet area exceeding 67 sq. mtrs cumulatively in the urban area of Delhi, new Delhi and Delhi Cantonment"</p> <p>ii) Provided that nothing in the rule shall affect allotment of unsold flat/dwelling unit located in developing area to any person or entity by way of sale.</p>	<p>i) 67 sqm cumulatively ii) Provided that the aforesaid eligibility condition shall not apply for allotment of unsold flats located in a developing area.</p>		<p>In order to bring parity in the eligibility criterion for allotment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 with DDA (Disposal of Development Nazul Land) Rules, 1981, Regulation No. 7 of DDA (Management and Disposal of Housing Estate) Regulations, 1968 was amended. ii) To enable DDA to dispose off unsold flats to all persons without any restrictions in terms of having property in Delhi. iii) To allot unsold flats to Government/semi-government entities.</p>
2.	<p><u>Regulation 2(4)</u> "Allottee" means a person to whom a property has been allotted by way of sale;</p>	<p><u>Regulation 2(4)</u> "Allottee" means a person or an entity to whom a property has been allotted by way of Sale.</p>		<p><u>Regulation 2(4a):*</u> "Allottee" means/includes - Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats. * Added in 2010 to sell CWG flats to Government entities.</p>	<p>The changes were made to dispose of the surrendered flats of Housing Scheme 14 & 17 to Para-military forces, Delhi Police and other Central Government Agencies.</p>

'Annexure A1'

<p><u>Regulation 2(5)</u> "Applicant" means a person who has sent an applicant putting his signature or affixing his thumb impression thereon.</p>	<p><u>Regulation 2(5)</u> "Applicant" means a person or an entity who has sent an application putting his or her or its representative's signature or affixing thumb impression thereon or through online mode.</p>	<p><u>Regulation 2(5a):</u> "Applicant" means/includes Central Government/State Government, their subordinate Departments and PSUs under them in case of Commonwealth Games 2010 Village Flats, who has/have sent application(s) putting signature and seal of authorized officer.</p>	
<p><u>Regulation 2(16)</u> "Eligible person" means a person who is entitled to the purchase of a property in accordance with the provisions of the Scheme and these regulations.</p>	<p><u>Regulation 2(16)</u> "Eligible person" means a person who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations.</p>	<p><u>Regulation 2(16a):</u> "Eligible Person" means/includes a person, Central Government/State Government, their subordinate Department and PSUs under them who is entitled to purchase of Commonwealth Games 2010 Village flats in accordance with the provisions of Commonwealth Games 2010 Project, Scheme and these Regulations.</p>	
<p>3. <u>Regulation 28</u> Draw of Lots: The allotment of property to eligible applicants shall be made by draw of lots under the supervision of Committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of number of properties available plus 25 per cent thereof serve as a waiting list.</p>	<p><u>Regulations 28:</u> Draw of Lots: The allotment of property to eligible applicants shall be made by draw of lots under supervision of the committee. Where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent thereof serve as a waiting list.</p>	<p>i) 25% replaced by 100%</p>	<p>The proposed amendment was inserted to dispose of the surrendered / unallotted flats by way of special Housing Scheme on "First Come First Serve Basis".</p>

'Annexure A1'

		<p>Regulations 28 (a), in addition to the mode prescribed in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants.</p>		<p>These regulations are added for defining the words, 'developing area', 'Unsold Flats', 'Entity' & 'Closing of Scheme'</p>
<p><u>Regulation 2(30)</u> "Scheme" means a scheme prepared by the Authority the creation of one or more Housing Estates;</p>		<p>Regulation 2(30b) "Developing area" means an area/locality wherein more than 25% flats or dwelling units remain unsold of a scheme. Regulation 2(30c) "Unsold flats" mean flats which could not find buyer after closing of a scheme and shall also include surrendered/cancelled flats Regulation 2(30d) "Entity" means: a) Central Government</p>		

'Annexure A1'

76			<p>or State Government or union territories administration.</p> <p>b) Autonomous Body & Public Sector Undertakings(PSUs) constituted by Central Government or State Government or union territories or administration or partly by Central Government and partly by one or more state government or union territories administration and local bodies, for remunerative or semi-remunerative or un-remunerative purpose.</p> <p>c) Regulation 2(30e) of "Closing Scheme" means 6 months from the conduct of draw of lots of the scheme.</p>		
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87

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 17th February, 2023

S.O. 753(E).—In exercise of the powers conferred by sub-section (1) of section 57 of the Delhi Development Authority Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations further to amend the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968, namely:-

~~Short title and commencement.- (1) These regulations may be called the Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022.~~

(2) They shall come into force on the date of their publication in the Official Gazette.

~~In the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968 (hereinafter referred to as the said regulations), in regulation 2,-~~

(i) for clauses (4) and (4a), the following clause shall be substituted, namely:-

“(4) “Allottee” means a person or an entity to whom a property has been allotted by way of sale;”;

(ii) for clauses (5) and (5a), the following clause shall be substituted, namely:-

“(5) “Applicant” means a person or an entity who has sent an application through physical mode putting his or her or its representative’s signature or affixing thumb impression thereon or through online mode;”;

(iii) for clauses (16) and (16a), the following clause shall be substituted, namely:-

“(16) “Eligible person” means a person or an entity who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations;”;

(iv) after clause (30a), the following clauses shall be inserted, namely:-

“(30b) “Developing area” means an area or locality wherein more than 25 per cent. Flats or dwelling units under a housing scheme remain unsold;”;

“(30c) “Unsold flats” means flats which could not find buyer after closing of a scheme and shall also include surrendered or cancelled flats;”;

“(30d) “Entity” means,-

a) the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;

b) autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and

c) local bodies;”;

“(30e) “Closing of Scheme” means six months from the conduct of draw of lots of the scheme;”.

~~In the said regulations, for regulations 7 and 7(a), the following regulation shall be substituted, namely:-~~

“7. “Eligibility of Allotment.- A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his/her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s’ area exceeding 67 square metres cumulatively or flat/s’ or build up house/s’ having carpet area exceeding 67 square metres cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment:

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale.”.

~~In the said regulations, for regulation 28, the following regulation shall be substituted, namely:-~~

“28. Draw of Lots.- The allotment of property to eligible applicants shall be made by draw of lots under supervision of the Committee and where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent. thereof, if available serve as a waiting list.”.

85-

In the said regulations, after regulation 28, the following regulation shall be inserted, namely:-

“28(a). In addition to the mode specified in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants.”

[F. No. F/1/0027/2019/CORD/-Housing (Coordn.)]

D. SARKAR, Commissioner-cum-Secy.

Note : The principal regulations were published in the Gazette of India, Part II, Section 3, Sub-section (ii) vide number S.O. 1457(E) dated the 27.04.1968 and subsequently amended vide number S.O. 1699(E) dated 25.07.2011.



SPECIAL HOUSING SCHEME 2021

1. SCHEME

- 1.1. The Scheme is titled as "Special Housing Scheme 2021" of the Delhi Development Authority for disposal of flats.

2. ELIGIBILITY

- 2.1. The applicant must be a citizen of India.
- 2.2. He/She should have attained the age of majority i.e. an applicant should have completed 18 years of age as on the last date of submission of the application.
- 2.3. A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife or her husband or any of his/her dependent relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area

exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment.

- 2.4. Both husband and wife can apply for flats separately subject to fulfilment of eligibility conditions with the stipulation that if both are declared successful, only one shall be allotted a flat and the amount of 'Application Money' of the other spouse will be refunded.
- 2.5. One person can submit only one application either in his/her own name or as a joint/co-applicant.*
- 2.6. The individual income of applicant as well as of joint/co-applicant applying for EWS flats should not exceed Rs.3 lakhs per annum and Household income should not exceed Rs. 10 Lakh per annum. There is no income criterion for other categories except EWS. The applicant can apply according to his/her requirement and affordability.

Household Income for this clause is defined as follows:

In case:	Following will be included in the Household Income
a. The applicant is more than 25 years of age	Income will comprise of that of applicant, spouse, unmarried son/s and unmarried/ widowed/ divorcee daughter/s, if they are dependent on the applicant
b. The applicant is less than 25 years of age, Age group of 18-25 Years (If married)	Income of applicant & spouse, Income of children and parents will also be included if they are dependent on the applicant.
c. The applicant is less than 25 years of age, Age group of 18-25 Years (If unmarried)	Income of applicant along with that of parents if they are dependent on the applicant or vice versa.

- 2.7. The applicant should give particulars of his savings account in any Bank in the 'Application Form'.
- 2.8. Applicant must have Permanent Account Number (PAN) allotted under the provisions of the Income Tax Act and the same must be quoted in the Application Form.
- 2.9. In case of joint application under SC/ST Reserved Category, the joint applicant/co-applicant should be from within the Family, as defined in sub-clause (2.11) below.
- 2.10. In case of joint application under war widows, Persons with Disabilities (Divyangjan), ex-servicemen and other reserved categories, the applicant himself/herself should fall within the

respective reserved category and the joint applicant/co-applicant should be from within the Family as defined in sub-clause (2.11) below.

- 2.11. Family for clause (2.9) and (2.10) above means a person or his/her parents or his/her blood relatives or his/her spouse or any of his/her dependent relative/s including unmarried children.

3. HOW TO APPLY

- 3.1. The applications under this scheme shall be accepted through online mode only. For applying online, the applicant is required to visit DDA's website i.e., www.dda.gov.in/www.dda.org.in.
- 3.2. The registration amount/application money for applying for flats under this Scheme shall be as under:-

Sl. no.	Flat Category	Registration Money	Application Processing Fee (Non refundable)*	Total
i.	EWS/JANTA*	Rs. 25,000/-	Rs. 2,000/-*	Rs. 27,000/-*
ii.	LIG	Rs. 1,00,000/-	Rs. 2,000/-*	Rs. 1,02,000/-
iii.	MIG	Rs. 2,00,000/-	Rs. 2,000/-*	Rs. 2,02,000/-
iv.	HIG	Rs. 2,00,000/-	Rs. 2,000/-*	Rs. 2,02,000/-

* In case the applicant belongs to Reserve Categories as mentioned in para 5 and EWS Category Application Processing Fee will be Rs. 1,000/- only (non-refundable).

ITEM NO. 34/2023

SUB: - REGULARIZING THE CASES OF ALLOTMENT MADE IN AMALGAMATION SCHEME OF ONHS-2019, WHERE THE ALLOTTEES HAVE BOOKED NON- ADJACENT FLAT, WHICH WERE STRICTLY NOT WITHIN THE ELIGIBILITY CRITERIA OF ONHS – 2019 SCHEME AND PAID THE COMPLETE COST OF FLAT.

L/353/0002/2022/ONHS19/RO

A. BACKGROUND:

i. DDA had launched the Online Running Scheme for disposal of old inventory of one bedroom flats of 2017 Scheme through Online Running Scheme on First Come First Serve basis vide circular dated 17.01.2019 (**Annexure-1**). One-bedroom flats were offered in Narela Sector G-2, Narela Sector G-8, Siraspur and Ramgarh Colony.

As per clause 2 (iii) of eligibility criteria of the above-mentioned circular:

"The applicant must not own any dwelling unit (including residential plot/flat) in full or in part on 'lease hold' or 'free hold' basis in urban areas of Delhi, New Delhi or Delhi Cantonment either in his/her name or in the name of his/her spouse or in the name of his/her dependent relations including unmarried children."

ii. Thereafter, DDA issued a circular dated 08.03.2019 (**Annexure-2**) in respect of old inventory of Awasiya Yojana 2017, wherein allottees of Housing Scheme 2014 and 2017 in Narela (Sector G-2 & G-8), Ramgarh colony, Siraspur and Rohini (Sector-34 & 35) could apply for adjacent vacant one bed room flat with permission to amalgamate the two units.

iii. In the same year i.e., on 25.03.2019, DDA launched Housing Scheme 2019 (**Annexure-3**), in which the eligibility clause was modified for all applicants as:

"A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife or her husband or any of his/her dependent relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment."

In all the subsequent housing schemes of DDA, the above mentioned 67 sq. mtrs clause in its eligibility criteria was inserted.

B. EXAMINATION:

The matter under consideration pertains to ONHS-2019 scheme of amalgamation publicized through circular dated 08.03.2019 (**Annexure-2**) wherein it was provided that an applicant can apply for adjacent vacant one bed room flat with permission to amalgamate the two units. However, during the currency of operation of the scheme till March 2022, a number of other housing schemes were in operation with different eligibility conditions which created confusion and lack of clarity in the minds of applicants and department too. This led to a number of people applying for flats on offer which were not adjacently situated. The

areas were all developing area with huge backlog of unsold inventory in Narela, Ramgarh colony, Siraspur and Rohini. Even till date, we have substantial inventory persisting in these areas. Few of the cases are briefly discussed as under:

- i. Mrs. Geeta booked an LIG flat bearing no. Flat No. 1, Block No. – B1, Pocket – 6, sector 35, Rohini under the ONHS19 scheme on 07.10.2021. Subsequently the Demand-cum-Allotment letter (DAL) with block end date 20.12.2021 was issued to the applicant. Thereafter, she deposited complete amount as per Demand cum Allotment letter.
- ii. While processing the file for issuing possession letter, it came into notice that the address provided by the allottee in Demand cum allotment letter is flat No. 49, 2nd Floor, Block – A2, Pocket – 6, Sector – 35, Rohini. This flat was already allotted to the spouse of Mrs. Geeta i.e., Sh. Mahesh Chand under Housing Scheme 2014 and the conveyance deed execution of the flat has already been done.
- iii. The flat booked by Mrs. Geeta was not adjacent to the flat already allotted to her husband in 2014 Housing Scheme. Therefore, she was ineligible to apply for the flat booked under ONHS 2019 Scheme as the clause 3 of amalgamation of circular dated 08.03.2019 (**Annexure-2**) was not fulfilled.
- iv. Thereafter, a show cause notice was sent to Mrs. Geeta to seek clarification as to why did she book the flat under ONHS 2019 despite her ineligibility. She responded that she was confused with the terms and condition of circular of ONHS 2019 scheme, launched on 08.03.2019 and brochure of Housing Scheme 2019, launched on 25.03.2019 (**Annexure-3**), which incorporated the clause of 67 sq metres in eligibility criteria and therefore booked the flat in confusion. Her husband has been appearing in public hearings and arguing that there was no option in the online portal of ONHS 2019 where only adjacent flats are shown available for those allottees who were earlier allotted a flat in earlier schemes.
- v. Mrs. Geeta further informed that many allottees were allotted flats in ONHS 2019 even though their spouses were allotted flat in HS-2014 & HS-2017.
- vi. Similarly, another applicant, Mr. Soubhagya Bhol had also booked Flat No-24, Floor-1st, Pkt-06, Block-C1, Sector-35, at Rohini under ONHS 2019 Scheme on 01.10.2021, even though his spouse i.e., Smt. Pratyusha Bhol had already been allotted a flat No. – 41, Block B-1, Pkt - 06, Sec 35 Locality Rohini under Housing Scheme 2014. Mr. Bhol has taken a loan and financing the cost of this flat. Another case of Mr. Charanjit Singh is there who had also booked Flat No-03, Ground Floor, Pkt-06, Block-B-2, Sector-35, at Rohini under ONHS 2019 Scheme whereas he was already allotted a flat No. 15, Floor-Ground, Pkt-06, Block-A-2, Sector-35, at Rohini under Housing Scheme 2014.
- vii. After examination, the list of such allottees with current position as on date is attached as **Annexure -4**. This consists of seven allottees besides the three cases discussed as above. Therefore, there is a need to regularize these 10 cases which were not falling within the strict interpretation of the circular, however, merit consideration due to their deserving nature considering the lack of clarity in the terms and conditions of the scheme as well as the fact that these applicants have paid the full amount of the flats by taking loan from financial institutions/banks. Another fact to be kept in mind is that the flats are LIG in developing area where there is lack of demand for these inventory and regularization of these cases would lead to smooth disposal of our vintage inventory.

C. PROPOSAL

While observing the various steps on the portal, it was found that while filling the residential address, **there was ambiguity as there was no clear instruction/option/tick box to ascertain whether an allottee was already given a flat in the earlier schemes of DDA or not.** Similarly, the web-based application did not provide any ways and means by way of option to choose and select adjacent flats and the application allowed selecting any one of the flats available to be picked from the unsold inventory in the developing areas of Narela, Ramgarh colony, Siraspur and Rohini. Therefore, it is apparent that due to lack of clarity in terms and conditions of the scheme, ambiguity in eligibility conditions because of clash of various schemes operating at the same time with different terms and conditions of eligibility and also lack of clarity provided vide DDA website and similar ambiguity in the software of ONHS 2019, the general public got confused and booked flats under this scheme which per se strictly are not covered in the scheme guidelines meaning they purchased flats which were not adjacent to their existing flats. It may further be pointed out that similar lack of understanding was also there in the concerned branch resulting in handing over of possessions of flats in such cases where full payments were made. It may further be noted that a number of public hearing cases and grievances are currently under consideration flowing out of this issue as a number of allottees are in a quandary being not given possessions despite having been made the full payment of flats on time.

Since, a number of people have already made full payments and many have taken possessions and most of them are financing their loans from banks because of lack of clarity with regard to eligibility conditions of the scheme, it is felt that it may be in the justice of things to regularize these cases of allotment and other similarly placed cases where full payments have been made especially considering the fact that 540 units of LIG flats were booked in Narela (Sector-G2 & G8), Rohini (Sector-34 & 35), Ramgarh Colony and Siraspur out of which full payments have been received in 167 cases and in few of these flats, the condition of adjacent flats are not strictly met. The flats under consideration fall in developing areas where we have large inventory lying vacant because of lack of demand in the market.

In view of the above, the following proposal is placed before the Authority for kind consideration and approval:

- I. Regularization of 10 cases as appearing at Annexure-4 who were allotted flats which were not adjacent to their existing flats under amalgamation scheme of ONHS 2019 who have made full payments for these flats within the stipulated period stated in demand-cum-allotment letter.
- II. Authorization may be given to the VC, DDA to regularize similar such other cases who were allotted non-adjacent flats under amalgamation scheme of ONHS 2019 and who have made full payments for these flats within the stipulated period stated in demand-cum-allotment letter.

RESOLUTION

DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT (LIG)

Dated: 17.01.2019

CIRCULAR

LAUNCHING DATE AND TIME: 18.01.2019 AT 15.00 HRS

Subject:- Launching of Online Running Scheme for disposal of old inventory of flats of Aawasiya Yojana-2017 on First Come First Serve basis

DDA has approved allotment of old inventory of flats of 2017 Scheme through Online Running Scheme on First Come First Serve basis. The details of flats being offered are as follows:-

S.No.	Location	Category	No. of flats (Approx.)	Tentative Plinth Area (in Sq. Metres)	Tentative carpet area (in Sq. Metres)
1.	Narela G-2	One Bed Room	250	33.251 to 33.851	25.099 to 25.302
2.	Narela G-8	One Bed Room	600	33.251 to 33.851	25.099 to 25.302
3.	Siraspur	One Bed Room	300	35.76 to 36.39	23.90
4.	Ramgarh Colony	One Bed Room	125	31.90 to 35.34	19.58

1. Scheme:-

The Scheme is titled as Online Running Scheme 2019 for disposal of old inventory of flats.

2. Eligibility:-

- i) The applicant must be citizen of India
- ii) He/she should have attained the age of majority i.e., an applicant should have completed 18 years of age as on the date of submitting the application
- iii) The applicant must not own any dwelling unit (including residential plot/flat in full or in part on 'leasehold or freehold basis' in urban areas of Delhi, New Delhi or Delhi Cantonment either in his/her own name or in the name of his/her spouse or in the name of his/her dependent relations including unmarried children
- iv) Applicant must have Permanent Account Number (PAN) allotted under the provisions of Income Tax Act and the same must be quoted in the Application Form
- v) There is no income criterion. The applicant can apply according to his/her requirement and affordability.

3. How to Apply:-

- i) Applicants can apply online. For applying online, the applicant is required to visit DDA's website i.e., www.dda.org.in
- ii) Applicant applying for flats under this Scheme shall have to deposit application money as detailed below:-

Janta	-	₹10,000/-
One bed room flat	-	₹15,000/-
- iii) The desirous applicants will apply online and will opt for specific flat on first-come-first-serve basis
- iv) One selecting for a specific flat online, he/she will be given reasonable time say 30 minutes to deposit application money online. Till this period of 30 minutes, the flat will not be available for selection by others.
- v) Once application money is paid, the flat will be kept reserved for that applicant.

4. Allotment:-

Demand-cum-Allotment letter will be generated online and sent to the desirous applicant to deposit the requisite amount and documents for issue of possession letter.

5. Period of Payment:-

- i) The cost of the flat is to be deposited within 90 days from the date of issue of Demand-cum-Allotment letter. Demand-cum-Allotment letter will be issued online. No hard copy is required to be sent.
- ii) The application money will be forfeited if the demanded amount is not paid by the allottee within 3 months and flat will be made available for allotment to others.

6. Method of payment of demanded amount:-

The payment of application money may be made from any account. However, demanded amount after issue of online Demand-cum-Allotment letter have to be deposited from Allottee's account.

However, the demanded amount may also be deposited by spouse/family members. The family members include relations viz., Husband/Wife, Brother/Sister, Son/Daughter, Grandson/grand daughter (Son's child; daughter's child), Wife of Son (daughter-in-law), Wife of grand son, Husband of grand daughter.

7. Conveyance Deed:-

- i) The Conveyance Deed (Free Hold Deed) papers will be issued by DDA after depositing of cost of flat. These are required to be submitted back to the forwarding officer of DDA along with e-stamp papers of the requisite value with proof of payment of the demanded amount and all other requisite documents for processing the case for issuance of letter of possession. The expenditure on e-stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.
- ii) The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Conveyance Deed. In the event of sale/transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.
- iii) The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, after physical possession of the flat which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement of whatsoever nature and parted with possession thereof.
- iv) In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be executed in favour of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

8. Mortgage/Availing Loan:-

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Dy. Director (Housing), DDA, Vikas Sadan, New Delhi:

- (i) Government of India; (ii) State Government; (iii) Union Territory Administration ; (iv) Public Sector Undertakings / Autonomous Bodies; (v) Nationalized Banks; (vi) Life Insurance Corporation of India; (vii) General Insurance Corporation of India; (viii) Housing Development Finance Corporation; (ix) Cooperative Banks; (x) MCD; (xi) NDMC; (xii) All joint sector companies irrespective of the percentage of share holding; (xiii) University of Delhi; (xiv) All organisations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company; (xv) All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 crores or so; (xvi) All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding; (xvii) All public companies with a capital base of Rs.5 crores provided they have a Scheme for granting HBA to their employees and the mortgage is required for grant of such advances e.g. HUDCO.

9. Misuse, Additions and Alterations, etc.:-

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to subdivide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.

10. Responsibility for the maintenance of common portions and common services, etc.:-

Every successful applicant is required to become a Member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of the law i.e., DDA (Management & Disposal of Housing

Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her.

11. Mis-representation or suppression of facts:-

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2, the applications(s)/allotment(s) will be rejected/cancelled summarily without issuing any show cause notice for the same.

12. Possession of flats:-

- i) The allottee shall be entitled to take delivery of possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand-cum-allotment letter and as per Clause 6 (a), (b) and Clause 7 above.
- ii) If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond a period of 3 months from the date of issue of possession letter up to a maximum period of one year from the date of issue of possession letter. At present watch & ward charges are Rs.1500/- for one bed room flats and Rs.1000/- for Janta flats.
- iii) If the physical possession is still not taken over then the allotment shall be automatically cancelled. No show cause notice shall be served before cancellation. However, in exceptional cases, the physical possession can be given beyond 12 months and up to 24 months on payment of said charges in addition to prescribed restoration/cancellation charges provided prior permission of DDA is obtained. Any amount deposited towards the cost of the flat shall be refundable without interest in such a case of cancellation after deduction of Application Money.
- iv) The property is being offered on "as is where is basis". The DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain any

75

complaint about cost of flat, its design, the quality of material used, workmanship or any other defect.

13. Status of allottee:-

All allotments shall be made on Free Hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favour of the allottee and is registered in the office of Sub-Registrar, GNCTD.

14. Inspection of flat:-

The applicants are advised to visit the site and look at the flat before applying for allotment of a specific flat.

(i) The contact numbers and addresses of the concerned Divisional Executive Engineers are given below. These officials will facilitate the visit and inspection of flat.

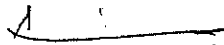
S.No.	Name	Mobile No.	Address
1.	Sh. Altaf Hussain, Executive Engineer	9911762392	Site office at Pocket-3, Sector G-8, Narela
2.	Sh. R.K.Aggarwal Executive Engineer	9871475665	Site office at Gr.B-I Siraspur
3.	Sh. J.K.Jain Executive Engineer	9811870381	Site office at Ramgarh Colony, Near
4.	Sh. N.P. Giri, Assistant Engineer	8368268118	Jahangirpuri Metro Station

15. The eligible allottees may take benefit under Credit Linked Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojana – Housing For All (Urban). The details of Pradhan Mantri Awas Yojana – Housing For All (Urban) are available on DDA's website.

All the interested applicants are requested to apply for allotment of flat in accordance with the above conditions.

The Scheme will be launched on 18.1.2019 and will be in operation till the entire inventory included under the Scheme is disposed of. More flats from old inventory of Aawasiya Yojana-2017 available with DDA at same or different locations may be included in the Scheme to dispose of entire inventory of flats.

For other terms and conditions of the Scheme other than what have been mentioned in this circular, please refer to Scheme Brochure of DDA Aawasiya Yojana-2017.


(Rajiv Gandhi)
Commissioner (Housing)

74

F-12(Misc)2018/2017/LIG (H)
DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT (LIG)

Dated: 08.03.2019

CIRCULAR

Subject:- Ongoing Online Running Scheme 2019 for allotment of DDA flats on free hold basis (old inventory of Aawasiya Yojana-2017) on First Come First Serve Basis

ATTENTION! Allottees of One-Bed Room flats at Narela G-2 & G-8, Rohini Sector 34 & 35, Ramgarh Colony and Siraspur of Housing Scheme-2014 & Aawasiya Yojana- 2017

DDA has launched Online Running Scheme for disposal of old inventory of flats of Aawasiya Yojana-2017 on first come first serve basis on 18.1.2019. The flats at following areas have been offered on 18.1.2019 for allotment through online running scheme and are available for allotment:-

S.No	Location	Category	Tentative Plinth Area (in Sq. Metres)	Tentative carpet area (in Sq. Metres)
1.	Narela G-2	One Bed Room	33.251 to 33.851	25.099 to 25.302
2.	Narela G-8	One Bed Room	33.251 to 33.851	25.099 to 25.302
3.	Siraspur	One Bed Room	35.76 to 36.39	23.90
4.	Ramgarh Colony	One Bed Room	31.90 to 35.34	19.58

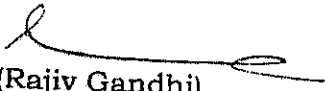
2. DDA has also offered flats in the following areas in addition to above from 07.02.2019:-

S.No.	Location	Category	No. of flats (Approx.)	Tentative Plinth Area (in Sq. Metres)	Tentative carpet area (in Sq. Metres)
1.	Lok Nayak Puram	One Bed Room	175	42.00 to 44.33	28.98
2.	Sector-4, Rohini	Janta	75	28.01 to 28.81	19.09

3. Now, Delhi Development Authority has decided to offer allottees of one bed room flats of Housing Scheme-2014 & Aawasiya Yojana-2017 schemes located at Narela Pocket G - 2 & G - 8, Rohini Sector -34 & 35, Ramgarh Colony and Siraspur to apply for adjacent vacant one bed room flat with the permission to amalgamate the two units. This benefit will be applicable to only those allottees of 2014 and 2017 schemes where the adjacent flat is vacant and available for allotment.
4. DDA is therefore adding all the available One Bed Room Flats at Narela G-2 and G-8, Sector-34 & 35 Rohini & Siraspur in the ongoing Online Housing Scheme launched on 18.01.2019 for disposal of flats of old inventory on First Come First Serve Basis.
5. The interested allottees may book available adjacent flat through existing online scheme made operational by DDA w.e.f. 18.01.2019. The details of the scheme including terms and conditions are available on DDA's website viz., www.dda.org.in.
6. One-Bed Room flats at Sector-34 & 35, Rohini will be made available for booking online w.e.f. 15.03.2019 (15.00 Hrs). These flats will also be available for booking by other eligible applicants on First Come First Serve Basis simultaneously.
7. For detailed Terms & Conditions, eligibility criteria and for applying in the Scheme please visit DDA's website: www.dda.org.in Hotlinks-Online Housing Scheme 2019
8. Applicants are advised to visit and look at the flat before applying online.

9. The contact numbers and addresses of the concerned Divisional Executive Engineers are given below. These officials will facilitate the visit and inspection of flat.

S.No.	Name	Mobile No.	Address
1.	Sh. Altaf Hussain, Executive Engineer	9911762392	Site office at Pocket-3, Sector G- 8, Narela
2.	Sh. R.K. Aggarwal Executive Engineer	9871475665	Site office at Gr.B-I Siraspur
3.	Sh. J.K. Jain Executive Engineer	9811870381	Site office at Ramgarh Colony, Near Jahangirpuri Metro Station
4.	Sh. N.P. Giri, Assistant Engineer	8368268118	
5.	Sh. Ishwar Chand, Executive Engineer	8826688191	Site office at Dwarka Nursery
6.	Sh. R.K. Chandel, Executive Engineer	8588840703	Site office at Deepali Chowk, Rohini
7.	Sh. Panna Lal Garg, RPD-5	9311271668	Site office at Sec- 35, Pocket-5, Rohini


(Rajiv Gandhi)
Commissioner (Housing)



DDA HOUSING SCHEME 2019

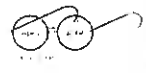
SCHEME IS LINKED TO 'CREDIT LINKED SUBSIDY SCHEME' under
'PRADHAN MANTRI AWAS YOJANA - HOUSING FOR ALL (URBAN)'
(From 25.03.2019 to 10.05.2019)



Approx **18,000 FLATS**
at **VASANT KUNJ** and **NARELA**

- Salient Features :
- Online Scheme
 - Flats (approx.) » 450 HIG » 1550 MIG » 8300 LIG » 7700 EWS
 - No Lock-IN Period except EWS

PRADHAN MANTRI AWAS YOJANA (URBAN)

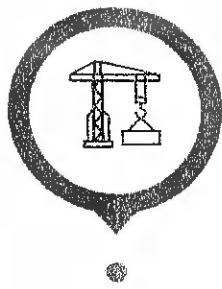


HOUSING FOR ALL

With a vision of 'Housing for All by 2022', Government of India launched the flagship program "Pradhan Mantri Awas Yojana (Urban) - Housing for All" on 25th June 2015 to meet the housing shortage in urban areas.

Sabka Sapna...
Ghar Ho Apna...

PROGRESS UNDER PMAY(U)



63 lakh
Houses Sanctioned



34 lakh
Houses Grounded



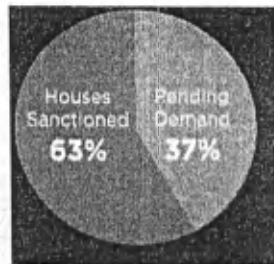
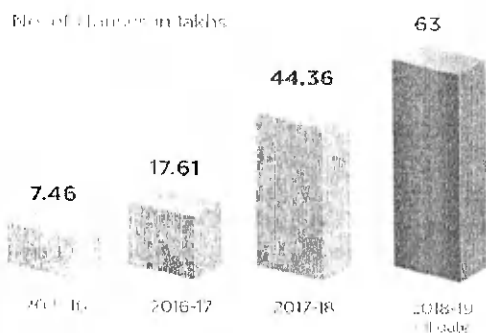
₹3,35,705 cr
Total Investment



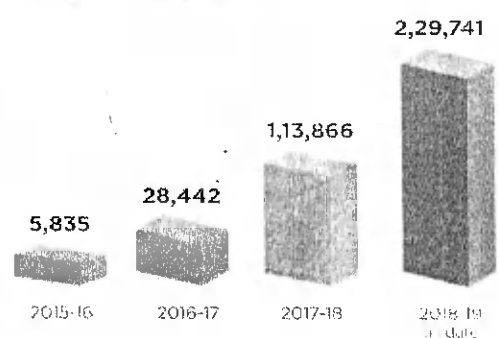
₹29,894 cr
Central Assistance Released

Houses Sanctioned

Ex. of Housing in lakhs



CLSS Performance



COMPONENTS OF PMAY(U)

In-situ Slum Redevelopment	Affordable Housing through Credit Linked Subsidy	Affordable Housing in Partnership	Subsidy for Beneficiary Led Construction or Enhancement
"In-situ" using land as a resource with private participation FSI/FAR or TDR if required Govt grant ₹1 lakh per house	Subsidy for EWS & LIG and MIG for new house or incremental housing Upfront subsidy @ 6.5% for EWS & LIG for loan upto ₹6 lakh and @ 4% for MIG-I for loan upto ₹9 lakh & @ 3% for MIG-II for loan upto ₹12 lakh, calculated at NPV basis	With private sector or public sector including Parastatal agencies where 35% of constructed houses are for EWS category Central Assistance of ₹1.5 lakh per EWS house	For individuals of EWS category for construction of new house or enhancement Central assistance upto ₹1.5 lakh per beneficiary



BENEFICIARY

A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. An adult earning member (irrespective of marital status) can be treated as a separate household

COVERAGE

All Statutory Towns as per Census 2011 and towns notified subsequently including notified Planning/Development areas and areas falling within notified Planning/Development area under the jurisdiction of an Industrial Development Authority/Special Area Development Authority/Urban Development Authority or any such Authority under State legislation shall be eligible for coverage in the Mission.

ELIGIBILITY

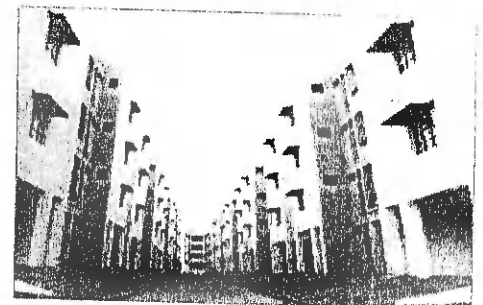
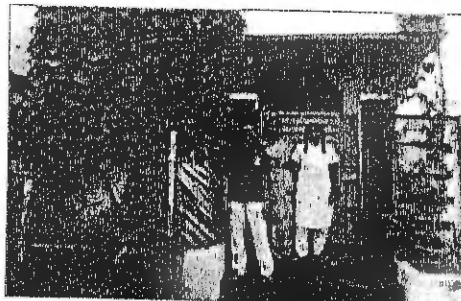
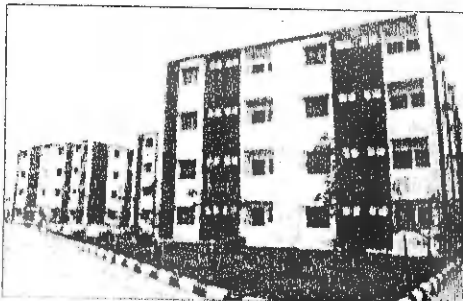
Urban residents of EWS - Economically Weaker Section (annual income upto ₹3 lakh) & LIG - Low Income Group (for CLSS only) (annual income ₹3 to ₹6 lakh) and MIG - Middle Income Group (for CLSS only) [annual income MIG I - ₹6 to ₹12 lakh, MIG II - ₹12 to ₹18 lakh].

The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.

The houses to be acquired should be preferably in the name of the female head of the household or in the joint name of the male head of the household and his wife.

CREDIT LINKED SUBSIDY SCHEME (CLSS)

- CLSS is a Central Sector Scheme which covers eligible beneficiaries under EWS/LIG and MIG I & II categories.
- Beneficiaries of EWS/LIG/MIG seeking housing loans from Banks, Housing Finance Companies and other such institutions would be eligible for an interest subsidy at the rate of 6.5% for loan amounts upto ₹6 lakh for EWS/LIG, at the rate of 4% for loan amounts upto ₹9 lakh for MIG-I and at the rate of 3% for loan amounts upto ₹12 lakh for MIG-II. Additional loans, if any, will be at nonsubsidized rate.
- CLSS for EWS & LIG will support new construction/acquisition (including repurchase) and enhancement upto 30 sqm. and 60 sqm. carpet area respectively.
- CLSS for MIG will support acquisition/construction of houses (including re-purchase) upto 160sqm (for MIG I) and upto 200sqm (for MIG II) carpet area.
- Benefits under these loans are available for a maximum tenure of 20 years.
- Interest subsidy will be credited upfront to the loan account of beneficiaries.



62



INSTRUCTIONS TO FILL UP APPLICATION FORM

GENERAL INSTRUCTIONS:

- a) Applications will be accepted through On-Line mode only.
- b) The Applicant will have to deposit application money through online mode via payment gateway only.
- c) Upload latest photograph and scanned signature (Photograph and signature should be in Jpeg/PNG format with maximum size of 50 kb).
- d) In case of joint application, also upload the latest photograph and signature of the joint applicant.

SPECIFIC INSTRUCTIONS:

- 1) Write name of the applicant as given in PAN Card (Permanent Account Number) issued by the income Tax Department.
- 2) Write father's name of first applicant as given in PAN Card.
- 3) Write name of spouse of the 1st applicant (if married)
- 4) Permanent Account Number (PAN) of first applicant to be given.
- 5) Give details of bank account of applicant. For the purpose of refund, details of only Savings Bank Account is to be given (NO NRE ACCOUNT OR CURRENT ACCOUNT IS TO BE GIVEN), refund will not be processed to any other type of account. (In case of application in joint name, refund would be issued in the name of first applicant and hence, bank details of the first applicant must be given).
- 6, 7 & 9) Give phone number with STD Code, e-mail ID and mobile number. E-mail ID and Mobile number is compulsory and applicant should ensure correctness of the same. Important communications/messages regarding Demand-Cum Allotment letter, conveyance deed etc. will be send on Email-ID/ Mobile number.
- 8) Enter Aadhar Number (optional).
- 10) Write code for the category to which the applicant belongs. The code for each category is given below:

Sl. No.	Category	Code
1	Schedule Caste	SC
2	Schedule Tribe	ST
3	War Widow/Next of Kin(refer Clause 3(ii))	WW
4	Persons with Disability	PD
5	Ex-servicemen	EX
6	General Category	GE

Disability Clause: A person with disability shall apply in his/her own name but the application may be submitted through his/her legal guardian, if he/she is unable to do so himself/herself.

- 11 Residential address of the first applicant to be given.
- 12 Correspondence address for dispatch of demand-cum-allotment letter to be mentioned.
- 13 (a) In case of a joint application, mention the name of the joint applicant.
- (b) In case of joint applicant under SC/ST/ Reserved Category, the joint applicant should be from within the family, as defined in sub-clause 2(iv) below.
- 14 (a) Mention the name of the spouse. If both husband and wife apply separately.
- (b) Mention application number of the spouse, if both husband and wife apply separately.

- 15 Please write the code (given in Annexure 'A') for the locality for which applicant wants to apply.
- 16 Application Money and cost of flat will be deposited through NEFT/RTGS/Net Banking only. Payment through Credit/ Debit Card will not be accepted. DDA will not bear any service charges on payments done through any mode.

Note:

- i) Please read the instructions carefully before filling up the Application Form. In case any column is not filled up properly/ filled wrongly, the liability of rejection of such application will solely rest on the Applicant.
- ii) In case of discrepancies in language, English Version will be treated valid.

SCHEME:-

The Scheme is titled as "Housing Scheme 2019" of the Delhi Development Authority for disposal of newly built up flats.

2. ELIGIBILITY:-

- i. The applicant must be a citizen of India.
- ii. He/She should have attained the age of majority i.e. an applicant should have completed 18 years of age as on the date of submitting the application.
- iii. A dwelling unit or flat in the Housing Estates of the Authority shall be allotted only to such person who or his wife or her husband or any of his/her dependent relations including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment.
- iv. Family means a person or his wife or her husband or any of his/her dependent relations including unmarried children.
- v. Both husband and wife can apply for flats separately subject to fulfillment of eligibility conditions with the stipulation that if both are declared successful, only one shall be allotted a flat and the full amount of 'Application Money' of the other spouse will be refunded.
- vi. One person can submit one application only either in his/her own name or as a joint applicant.
- vii. The income of applicants applying for EWS flats should not exceed Rs.3 lakhs per annum. There is no income criterion for other categories except EWS. The applicant can apply according to his/her requirement and affordability.
- viii. The applicant should give particulars of his savings account in any Bank and the particulars of the Account must be given in the 'Application Form'.
- ix. Applicant must have Permanent Account Number (PAN) allotted under the provisions of Income Tax Act and the same must be quoted in the Application Form.
- x. In case of joint applicant under SC/ST Reserved Category, the joint applicant should be from within the Family, as defined in sub-clause (iv) above.
- xi. In case of joint application under war widows, persons with disabilities, ex-servicemen reserved categories, the applicant himself/herself should fall within the reserved category and the joint applicant should be from within the Family as defined in sub-clause (iv) above.



DDA HOUSING SCHEME 2019

3. HOW TO APPLY:-

- Applicants can only apply online. For applying online, the applicant is required to visit DDA's website i.e., www.dda.org.in.
- Applicant applying for flats under this Scheme shall have to deposit application money as detailed below:-

Category	Application Money (₹)
EWS/Janta	Rs. 25,000/-
One bed room flat	Rs. 1,00,000/-
Two bed room	Rs. 2,00,000/-
Three Bed room	Rs. 2,00,000/-

However, if the applicant is giving preference for more than one category, he/she has to deposit application money of highest category.

- Application once submitted cannot be withdrawn.

iv) Refund of Application Money:

The applicant may, satisfy himself with regard to location, cost, existing facilities in the surrounding area and other related issues before applying for the allotment of flat. The surrender/cancellation charges, as prescribed below, shall be recovered:-

S. No.	Period	Surrender/ Cancellation charges
(i)	From the date of draw and upto 15th day from the date of issue of demand cum allotment letter.	NIL
(ii)	From the 16th day till 30th day from the date of issue of demand cum allotment letter.	10% of the Application Money.
(iii)	From 31st day till 90th day from the date of issue of demand cum allotment letter.	50% of the Application Money.
(iv)	After 90 days from the date of issue of demand cum allotment letter.	Full Application Money.

- The applicant may give one or more preferences of his/her choice by writing locality codes, given in Annexure 'A'. It is mandatory to fill at least one preference for locality. It is presumed that applicant has seen the locality before giving preferences. No preference for Sector/Pocket/Floor can be exercised by the applicant. No request for change of locality, sector, pocket or floor shall be entertained by the DDA.
- Since the application will be accepted through online mode only, conditional application will not be accepted.

4. RESERVATIONS:-

The details of reservations under this Scheme are as under:-

- 15% of the flats for applicants belonging to Scheduled Castes;
- 7.5% of the flats for applicants belonging to Scheduled Tribes

Note:

- If adequate numbers of applications are not received from applicants belonging to ST Category, remaining flats shall be disposed of in favour of applicants belonging to SC Category and vice-versa
- 1% for War Widows and those receiving liberalised pension from Armed/Paramilitary Services (Next of Kin)
- 5% reservation for persons with disability as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- 1% for Ex-servicemen.

Note:

- The reservations, as above, are admissible strictly with reference to the number of flats available in a locality.
 - In case number(s) of flats in respect of reserved category comes to a fraction i.e. less than 0.5 it would be rounded off to zero and if it is 0.5 or more it would be rounded off to one.
 - If requisite numbers of applications are not received from the above mentioned five categories, all remaining flats shall be offered to persons of general category.
5. There will be no requirement of submitting any document at the time of submission of application. Only the successful applicants will be required to submit the prescribed supporting documents.

6. DOCUMENTS TO BE SUBMITTED AFTER DRAW OF FLATS:- (A) FOR ALL CATEGORIES:

- Self attested copy of PAN Card (Permanent Account Number) issued/allotted by Income Tax Department. In respect of successful allottees, the PAN Card details will be verified, before issuance of possession letter.
- Identity Proof e.g. self-attested copy of passport, government Identity Card, Election ID card, Driving License, Ration Card with Photo (of the person whose photo is affixed) or Aadhaar Card. (Upload any one)
- Proof of residence e.g. self-attested copy of passport, government Identity Card, Election ID card, Ration card, Driving Licence, Telephone Bill, Electricity Bill, Water Bill, House Tax Receipt, Bank Pass Book (page carrying name and address) or Aadhaar Card. (Upload any one)
- Proof of Income for EWS Category as issued by the office of concerned SDM/ Tehsildar.

(B) FOR RESERVED CATEGORY:

In addition to (A) above, persons applying under any of the reserved categories have to submit:

- An attested copy of the original certificate issued by the District Magistrate/Sub Divisional Magistrate of the area concerned in case the applicant belongs to the Reserved Category of SC/ST.
- An attested copy of the original certificate issued by the Medical Board or a Govt. Hospital in case the applicant is applying under the reserved category of Persons with Disability. A self attested copy of guardianship certificate issued by the competent authority, wherever applicable, be attached.
- An attested copy of Discharge Certificate from the competent authority of Ministry of Defence/Armed Forces in case of ex-Servicemen.



- iv) An attested copy of "Requisite Certificate" issued by the Ministry of Defence/Armed Forces/Para Military Forces, in case applicant comes under reserved category of War-Widows/Next of Kins which would include those receiving liberalized pension.

(C) BEFORE POSSESSION OF FLAT

Applicant to submit:

- Self attested copy of Bank Account Pass Book/Bank Statement from which the cost of the Flat has been deposited along with payment proof.
- Affidavit as per proforma given in Annexure-'C' and 'D'.
- Undertaking as per proforma given in Annexure-'E'.
- Photograph and three signatures of self and spouse, (if married), duly attested as per proforma given in Annexure-'F'.

7. MODE OF ALLOTMENT:-

All the eligible applicants shall be considered for allotment through a computerised draw based on random number technique. The draw shall be held in the presence of independent observers. The draw for the Housing Scheme 2019 will be web-streamed.

8. RESULT OF ALLOTMENT:-

- The results of the draw shall be displayed on DDA's website i.e. www.dda.org.in and also shall be displayed on the Notice Board of DDA at Vikas Sadan, D Block, INA, New Delhi - 110023. In addition, the result shall also be published in leading national Newspapers. An email and SMS will also be sent to each applicant.
- It shall be the sole responsibility of the applicant to check the result of the draw. DDA would not be responsible for delay/non-receipt of the demand-cum-allotment letter by the applicant/allottee.
- A separate wait list of the applicants equal to 25% of total flats on offer will also be declared in order of priority. The waiting list will be valid only for 10 months from the date of issue of demand letters to successful applicants. The application money of wait-listed applicants shall be refunded along with unsuccessful applicants. However, before going for the draw, in case the same takes place, for allotting the surrendered/cancelled flats, all such eligible wait-listed applicants shall be asked to deposit the Application Money. 30 days time shall be given to them to do so and only those names shall be included who deposit their Application Money before the prescribed date.

9. PERIOD OF PAYMENT:-

- The cost of the flat is to be deposited within 90 days from the date of issue of Demand-cum-Allotment letter. Demand-cum-Allotment letter will be issued online, for information purpose. However, a hard copy will be sent by registered post/ speed post. An email and SMS will also be sent to all the allottees.
- Further time of 6 months, over and above (i) above, will be available to the allottees subject to payment of interest at the rate of 10% p.a (simple interest).
- The delay in payment of cost up-to six months over and above

(ii) above can be regularised. VC, DDA shall be the Competent Authority to allow extension subject to payment of penal interest at 14% p.a (simple interest) and further subject to the condition that at least 25% of the cost has been received.

- iv) The application money will be forfeited if the demanded amount is not paid by the allottee within the time prescribed in the demand letter and flat will be made available for allotment to others.

10. METHOD OF PAYMENT OF DEMANDED AMOUNT:-

The payment of application money may be made from any account. However, demanded amount after issuance of online Demand-cum-Allotment letter should be deposited from Allottee's account or from the account of specified/family members through NEFT/RTGS/Net Banking. DDA will not bear any service charges on payments done through any mode.

The family members include relations viz., Husband/Wife, Brother/Sister, Son/Daughter, Grandson/grand-daughter (Son's child, daughter's child), Wife of Son (daughter-in-law), Wife of grandson, Husband of granddaughter.

11. MODE OF PAYMENT:-

The allotment of flats shall be made on cash down basis except under PD (Persons with Disability) category who will have the option of making payment either on "Cash Down" basis or in installments.

12. MORTGAGE/AVAILING LOAN:-

The allottee can avail housing loan by mortgaging the flat to following institutions without prior approval of the DDA. However, an intimation regarding institution to which it has been mortgaged must be sent to concerned Dy. Director (Housing), DDA, Vikas Sadan, New Delhi:-

- Government of India;
- State Government;
- Union Territory Administration;
- Public Sector Undertakings / Autonomous Bodies;
- Nationalized Banks;
- Life Insurance Corporation of India;
- General Insurance Corporation of India;
- Housing Development Finance Corporation;
- Cooperative Banks;
- MCD;
- NDMC;
- All joint sector companies irrespective of the percentage of share holding;
- University of Delhi;
- All organisations, private or public, which receive the approval of Govt. of India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;
- All Financial Institutions extending loans to individuals for house building, if they are leading companies with good market standing and repute say with a capital base of Rs.5 Crores or so;
- All Financial Institutions/Banks which are controlled by RBI or the Govt. of India irrespective of the percentage of Govt. shareholding;
- All public companies with a capital base of Rs.5 Crores provided they have a Scheme for granting Housing Building Advance/Loan to their employees and the mortgage is required for grant of such advances.

13. MISUSE, ADDITIONS AND ALTERATIONS, ETC.:-

The flat shall be used only for residential purpose and cannot be put to any other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions/alterations.



DDA HOUSING SCHEME 2019

14. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES, ETC.:-

Every successful applicant shall be required to become a member of the Registered Agency/Association of Apartment Owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets, in accordance with the provision of law i.e. DDA (Management & Disposal of Housing Estate) Regulation 1968 in this behalf before the possession of the flat is handed over to him/her. **Only one RWA will be registered for one pocket. All allottees of each pocket shall mandatorily have to become member of the concerned RWA.**

For the purpose of major (capital nature) maintenance, for a period of 10 (ten) years, contribution towards the maintenance fund shall be recovered from the allottees. The Scheme requires that the entire maintenance funds collected would be placed in a corpus as an escrow account and maintenance works (Capital nature) would be undertaken out of the interest earned from the corpus. The fund will be apportioned to the RWAs registered with DDA and will be managed by a Committee in which DDA will be represented by the Executive Engineer of the concerned zone. The civil and electrical maintenance of all the newly constructed flats will be carried only from the interest arising out of the corpus created for maintenance. In case, there is any shortfall, the concerned RWAs, registered with DDA, will have to bridge the gap through contribution from the allottees and DDA will not contribute any fund towards maintenance. The fund becomes operative from the date the first demand-cum-allotment letter is issued.

The general principles for maintenance will be as follows:

1. The individual flat owners will be fully responsible for all internal maintenance of their flats after they take over the possession.
2. Major repairs including white-wash of external areas will be carried out on need basis subject to availability of funds. In schemes where maintenance deposit has been taken by DDA, these major repairs will be carried out of the money available from interest as provided in the scheme. The link officer of DDA nominated for the purpose will coordinate with the RWAs to set-up maintenance fund.
3. Day to day maintenance including maintenance of green areas, cleanliness of campus/colony/housing pocket, replacement of light fittings in common areas, maintenance and operation of lifts, payment of electricity bill for common areas etc. will be the responsibility of concerned RWAs.
4. However DDA will prepare a panel of maintenance service providers which shall be available to the RWAs to choose a service agency or make its own arrangement to cater to this requirement.
5. For common areas which are common to several housing pockets/ colonies, the responsibility of maintenance will be with urban body, after the area is handed over to the urban body. Till such time that the area is handed over to urban body, maintenance will remain with DDA. While handing over, DDA will clearly mark the area to be maintained by the urban body and area to be maintained by RWAs.

6. Those facilities which are common to more than one RWA like Community Centre, Gyms etc. will be maintained by DDA.
7. RWA will have to maintain a separate fund for day to day maintenance mentioned at (3) above. Therefore maintenance will be dealt in two separate categories i.e. Major (Capital nature) and day to day maintenance.
8. RWA will be notified about defect liability in each pocket separately.

15. MIS-REPRESENTATION OR SUPPRESSION OF FACTS:-

If it is established that the applicant has applied although he was not eligible as per conditions laid down in Clause 2, the application/ allotment will be rejected/cancelled summarily without issuing any show cause notice for the same and the amount deposited by allottee will be forfeited.

16. POSSESSION OF FLATS:-

- i. The allottee shall be entitled to take possession only after he/she has completed all the formalities, paid all dues and furnished/executed all the documents as required in the demand-cum-allotment letter.
Digitally signed Possession letter will be issued online only, and the allottee has to upload self-attested copies of the requisite documents. An SMS/ Email intimation regarding uploading of possession letter will also be sent to the allottees
- ii. After issuance of Possession letter, allottee may reserve a date for physical possession through On-Line mode. If the allottee does not take possession of the flat within 3 months from the date of issue of possession letter, he/she shall be liable to pay watch and ward charges at the prescribed rates beyond a period of 3 months from the date of issue of possession letter up to a maximum period of one year from the date of issue of possession letter.
- iii. If the physical possession is still not taken over then the allotment shall be automatically cancelled. No show cause notice shall be served before cancellation. Any amount deposited towards the cost of the flat shall be refundable without interest in such a case of cancellation after deduction of Application Money.
- iv. The property is being offered on "as is where basis is". The DDA will not entertain any request for additions or alterations or any complaints whatsoever, regarding property circumstances as defined in Regulation 19 of the DDA (Management & Disposal of Housing Estate) Regulation 1968. DDA shall also not entertain a complaint about cost of flat, its design, the quality of material used, workmanship or any other defect.

17. CONVEYANCE DEED:-

- i. The Conveyance Deed (Free Hold Deed) papers will be issued online by DDA after physical possession of the flat. The expenditure on e-stamping and other expenses on account of registration of Conveyance Deed, etc. in this regard shall be borne by the allottee.
- ii. The allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat before



execution of Conveyance Deed. In the event of sale/ transfer being made without execution and registration of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.

- iii. The Conveyance Deed in the prescribed format transferring the title to the flat shall be executed in favour of the original allottee, after physical possession of the flat which shall be registered with the Sub-Registrar as per law, upon receipt of all other dues provided the original allottee has not in any manner sold, transferred or alienated the whole or any part of the flat by any agreement, of whatsoever nature and/or parted with possession thereof. Date of execution of Conveyance Deed will be reserved by allottee through online mode only. Applicants are required to upload the copy e-stamp papers of the requisite value before reservation of date of execution of conveyance deed. On the reserved date, Applicants will have to come with all the original documents for the purpose of verification.
- iv. In the event of death of the original allottee prior to execution of Conveyance Deed, the Conveyance Deed shall be

executed in favour of the legal heir(s) of the original allottee, as per policy/guidelines of DDA in respect of mutation.

- v. Since a number of concessions are being offered under EWS category while working the cost of the flats, the allottee of EWS category flat would not be permitted to sell/ transfer or otherwise part with the possession of the flat in any manner for a period of Five(5) years from the date of issuance of demand-cum-allotment letter.

18. STATUS OF THE ALLOTTEE:-

All allotments shall be made on Free hold basis. However, the title shall be transferred only when the Conveyance Deed is executed in favour of the allottee and it is registered in the office of the sub-Registrar, GNCTD.

19. INSPECTION OF FLAT:-

- (i) The applicants are advised to visit the site and inspect the flat and satisfy himself/ herself with regard to location, size and cost before applying for allotment.
- (ii) The contact numbers and addresses of the concerned Divisional Executive Engineers to facilitate visit and inspection of the sample flat is as below:

S. No.	Name of Divisional Executive Engineer	Division/Location	Contact No.	Address
1.	Sh. P.N Bhatra	SED-8/ Vasant Kunj Cluster 4 HIG Flats, Cluster 5&6 MIG & LIG Flats	9891023025	A-14, Kalkaji Extension, New Delhi-110019
2.	Sh. N.C Jain	SD-2/ Vasant Kunj Cluster 1 HIG Flats, Cluster 3 MIG & LIG Flats	9868833147	A-14, Kalkaji Extension, New Delhi-110019
3.	Sh. Rajiv Kumar	SWD-1/ Vasant Kunj Cluster 2 MIG & LIG Flats	7678320456	DDA Office complex, Vasant Kunj, New Delhi 110070
4.	Sh. Fashiulla Khan	SWD-4/ Vasant Kunj Sector B2, HIG Flats	9810191495	DDA Office complex, Vasant Kunj, New Delhi 110070
5.	Sh. Sunil Kumar	ND-9/ Narela, Sector G7/G8	9873587392	DDA Office, ND-9, Near TV Tower, Pitampura, Delhi 110088
6.	Sh. Arvind Kumar	ND-4/ Narela, Sector A1 to A4 (Pkt 1B and 1C)	9818942880	O/o Executive Engineer, ND-4, Munimji Ka Bagh, Narela, Delhi 110040
7.	Sh. Rakesh Kr. Aggarwal	ND-10/ Narela, Sector A1 to A4 (Pkt 1A)	9871475665	DDA Office, ND-10, Ashok Vihar Ph 1, New Delhi 110052

- (iii) Sample flats are located at following locations and will be available for inspection of Public on ALL SEVEN DAYS from 10:00 AM to 06:00 PM. One person will be available On-site during these hours to facilitate inspection

S. No.	Area	Address of Sample Flat
1.	Vasant Kunj/ HIG (3BHK)	Flat No 11, Block A1, Near E2 Pocket, Behind CNG Station, Mehrauli-Mahipalpur Road, Delhi
2.	Vasant Kunj/ HIG (2BHK)	Flat No 14, Block A1, Near E2 Pocket, Behind CNG Station, Mehrauli-Mahipalpur Road, Delhi
3.	Vasant Kunj/ MIG (2BHK)	Flat No 11, Block B3, Near E2 Pocket, Behind CNG Station, Mehrauli-Mahipalpur Road, Delhi
4.	Vasant Kunj/ LIG (1BHK)	Flat No 12, Block B3, Near E2 Pocket, Behind CNG Station, Mehrauli-Mahipalpur Road, Delhi
5.	Narela / MIG (2BHK) / Pkt 1B, Sector A1 to A4.	Flat No 102, First Floor, Block E, Pkt – 1B, Sec. A1 to A4, Narela, Delhi
6.	Narela/MIG (2BHK) / Pkt 1C, Sector A1 to A4.	Flat No 105, First Floor, Block D, Pkt – 1C, Sec. A1 to A4, Narela, Delhi



DDA HOUSING SCHEME 2019

S. No.	Area	Address of Sample Flat
7.	Narela /MIG (2BHK) / Pkt 1A, Sector A1 to A4.	Flat No 02, First Floor, Block D, Pkt – 1A, Sec. A1 to A4, Narela, Delhi
8.	Narela/LIG (1BHK)Sector G7/G8	Flat No 54, Pocket 5, Block G, Sector G7/G8, Narela, Delhi
9.	Narela/EWS Sector G7/G8	Flat No 46, Pocket 5, Block A15, Sector G7/G8, Narela, Delhi
10.	Narela/EWS/ Pkt 1A, Sector A1 to A4.	Flat No 89, First Floor, Block A, Pkt – 1A, Sec. A1 to A4, Narela, Delhi
11.	Narela/ EWS/ Pkt 1B, Sector A1 to A4.	Flat No 27, Ground Floor, Block B, Pkt – 1B, Sec. A1 to A4, Narela, Delhi
12.	Narela/ EWS/ Pkt 1C, Sector A1 to A4.	Flat No 113, First Floor, Block E, Pkt – 1C, Sec. A1 to A4, Narela, Delhi

- (i) DDA will run Shuttle Bus Services from Jahangirpuri Metro Station to Narela on Saturdays and Sundays, till the scheme is open. Details of the shuttle Bus service will be provided separately.
- (ii) A dedicated Help Desk along with dedicated call centre will also start functioning at NSK, Vikas Sadan from 25.03.2019, for facilitating the general public.
- (iii) Empanelled banks will also operate help-desks at selected branches to help/ assist the applicants for filing On-Line applications. (For details of empanelled banks, see Annexure B)
- 20. BENEFIT UNDER PMAY:-**
The eligible allottees may avail benefit under Credit Linked Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojna-Housing for All (Urban). The details of Pradhan Mantri Awas Yojna – Housing for All (Urban) are available on DDA's website.
- 21. OTHER GENERAL CONDITIONS: -**
- (A) DDA reserves the right to alter any terms and conditions/clause of the Scheme brochure at its discretion as and when considered necessary.
- (B) DDA reserves the right to increase or decrease the number of flat on offer under the Scheme. DDA also Reserves the right to withdraw some/all flats depending on the circumstances.
- (C) The allotment under this Scheme shall be on the terms and conditions contained in this brochure, demand cum allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
- (D) As per provisions contained in Regulations No.17 of DDA (Management & Disposal of Housing Estate) Regulations 1968, all rates fees, taxes, charges assessment of municipal taxes and levies of whatsoever nature shall be borne by the allottee of the Registered Agency/ Association of Apartment Owners; as the case may be and shall be payable by the allottee of Association of Apartment Owners/Registered Agency within the periods specified in this behalf.
- (E) Any dispute shall be subject to the jurisdiction of Courts at Delhi/New Delhi only.
- (F) In all the correspondence within DDA regarding allotment etc., the applicants are advised to quote their Application Form No., File No, etc., and such correspondence be addressed to Dy. Director concerned D-Block, Vikas Sadan DDA, New Delhi-110023.
- (G) In case of any grievance, the applicant can contact Director (H)-I/Director (H)-II, Commissioner (Housing) or the Vice Chairman, DDA during their Public Hearing days. However, on financial issues, the applicant is advised to first contact Financial Advisor (Housing), D-Block 1st Floor Vikas Sadan, New Delhi-110023.
- (H) It is not possible to check the eligibility of applicant at the time of acceptance of the application. Applicants in their own interest should carefully fully go through the eligibility conditions before submitting their application. Those applicants who do not fulfill eligibility criteria would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the Scheme.
- (I) Allottee will be required to intimate the source of payment. For the purpose, he/she will have to submit a copy of bank pass book, Bank Statement, loan documents, if raised.
- (J) Allottee will be required to submit an affidavit duly attested that he/she has not executed any general/special Power of attorney, agreement to sell, bayana receipt or any other documents in respect to Application/flat allotted to him/her.
- (K) The demand-cum-allotment letter will be issued on the basis of information/document furnished by the applicant in the Application Form for allotment of flat. In case, it is found at any stage that the documents/ information furnished by the applicant are incorrect/ false/ untrue, the allotment shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The whole amount, including Application Money, will be forfeited.
- (L) Other terms and conditions of the scheme not specifically mentioned above will be as per Terms and Conditions of Housing Scheme 2017.



Annexure A

Details of Flats, Tentative Cost And Locality Codes					
S. No.	Locality	Locality Code*	No. of Flats	Approx. Range of Plinth Area of flat ^ (in Sqm.)	Broad Range of Tentative Disposal Cost (Rs. In Lakh)
HIG (2 BHK)					
1.	Vasant Kunj Block F, Cluster 1 and Block A, Cluster 4	11 *	80	87.98-108.98	115.18-140.72
2.	Vasant Kunj Sector B, Pkt 2	12	72	79.71-95.48	93.67-112.38
HIG (3 BHK)					
3.	Vasant Kunj Block F, Cluster 1 and Block A, Cluster 4 MIG(2BHK)	21 *	336	110.86-115.15	143.06-172.58
MIG (2BHK)					
4.	Vasant Kunj Block B to E, Cluster 2, 3, 5 & 6	31 *	579	78.01-93.61	66.22-85.24
5.	Narela Sector A1 to A4	32 *	976	90.68-93.54	96.92-98.55
LIG (1BHK)					
6.	Vasant Kunj Block E,D, C&B to Cluster 2, 3, 5 & 6	41 *	219	50.81-52.57	48-56.32
7.	Narela, Pkt-IV & V, Sector-G7/G8	42	8164	43.77	22.54
EWS					
8.	Narela Sector A1 to A4, Pkt 1A, 1B & 1C	51	6536	35.40-37.31	17.14-19.36
9.	Narela, Pkt-V, Sector-G7/G8	52	960	29.77	10.42
	Total		17922		

Note: The Standard/ Typical unit plan of Housing in respect of localities (except Sr. No 1 & 2) are annexed at Annexure-G

^ - Size of the flat varies from flat to flat. The demand letter will be issued as per actual size of the individual flat.

* - The cost is inclusive of parking space at these localities.



DDA HOUSING SCHEME 2019

Annexure B

LIST OF EMPANELLED BANKS WITH THEIR NODAL BRANCHES			
S. No.	Name of Bank, Saving Bank A/c No. & IFSC Code	Nodal Officer/ Branch Web address of Bank	Online series allocated to Ranks
1.	STATE BANK OF INDIA S.B A/c No. 10938402189 IFSC Code SBIN0008005	C-Block, Vikas Sadan, INA, New Delhi-11023 www.onlinesbi.com Shri Aditya Gupta, Cont. No. 99110096110	100000 to 200000
2.	CENTRAL BANK OF INDIA S.B A/c No. 1014043747 IFSC Code CBIN0282695	C-Block, Vikas Sadan, INA, New Delhi-110023 www.centralbankofindia.com Shri Ishank Gupta, Cont. No. 9717463425	200001 to 300000
3.	IDBI S.B A/c No. 011104000279482 IFSC Code IBKL0000011	Surya Kiran Building, K.G. Marg, Connaught Place, New Delhi-110001, www.idbi.com Shri Parveen Kumar Bagri, Cont. No. 66083420/21	300001 to 400000
4.	SYNDICATE BANK S.B A/c No. 90072010207191 IFSC Code SYNB0009007	Subhanchal Hostel Building, INA Colony, New Delhi-110023, www.syndicatebank.in Shri K.G. Verma, Cont. No. 9650062155	400001 to 500000
5.	UNION BANK OF INDIA S.B A/c No. 402102010053292 IFSC Code UBIN0541214	Sheetal House, 73-74, Nehru Place, New Delhi-110019, www.unionbankonline.co.in Shri Gyanendra K. Singh, Cont. No. 8874927777/6386135398	500001 to 600000
6.	CORPORATION BANK S.B A/c No. 520101222872388 IFSC Code CORP0000624	E-52-53, Main Vasant Kunj Road, Mata Chank, Mahipal, New Delhi-110019, www.corpbank.com Shri Amit Kumar Sinha, Cont. No. 9888410812	600001 to 700000
7.	HDFC BANK S.B A/c No. 50100278607556 IFSC Code HDFC0000503	B-6/3, DDA, Commercial Complex, Safdarjung Enclave, Opp. Deer Park, New Delhi-110029, www.hdfcbank.com Shri Arun Kumar Chaudhary Cont. No 9313207978	600001 to 700000
8.	AXIS BANK S.B A/c No. 049010100452496 IFSC Code UTIB0000049	Eros Corporate Tower, Ground Floor, Nehru Place, New Delhi-110019 www.axisbank.com Shri Ajahar Husain Cont. No. 011-40520000, 8447600490	800001 to 900000
9.	ICICI BANK S.B A/c No. 007101052702 IFSC Code ICIC0000071	9A, Phelps Building, Connaught Place, New Delhi-110001, www.icicibank.com Shri Anish Munshi, Cont. 011-46085800	900001 to 1000000
10.	YES BANK S.B A/c No. 000394600000642 IFSC Code YESB0000003	Retail Block, Upper Ground Floor, DLF Cyber City, Tower 8 C, Gurgaon-122002 www.yesbank.in Cont. No. 0124-4619226	1000001 to 1100000
11.	KOTAK MAHINDRA BANK S.B A/c No. 0312809568 IFSC Code KKBK0000175	A-1/24, Safdarjung Enclave, New Delhi-110029 www.kotak.com Smt. Neha Vohra, Cont. No. 9582218058	1100001 to 1200000
12.	INDUSIND BANK S.B A/c No. 151947196600 IFSC Code INDB0001035	Indusind Bank Ltd., Ground Floor, Plot No.12, Jor Bagh Market, New Delhi-110003 www.indusind.com 1. Shri Dhiraj Sharma, Cont. No.8826200440 2. Shri Puneet Bhatia, Cont. No. 7838786807	1200001 to 1300000
13.	IDFC FIRST BANK S.B A/c No. 10019718891 IFSC Code IDFB0020101	IDFC First Bank Ltd. Soodh & Birla Towers, 4th Floor, East Tower & LGF, West Tower, Barakhamba Road, New Delhi-110001 www.idfcbank.com 1. Shri Pushkal Dhar Dwivedi Cont. No. 9899931383 2. Shri Maheshwari Nandan, Cont. No. 9990010565	1300001 to 1400000



DDA HOUSING SCHEME 2019

AFFIDAVIT

ANNEXURE-C

(NOTE: This affidavit should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- and shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

Affidavit of Sh./Smt. _____ s/o/d/o/w/o Shri _____ r/o _____ solemnly affirm and state as under:

1. I am a citizen of India.
2. I or my wife/husband or any of my dependent relations, including unmarried children does not own in full or in part on free hold or lease hold basis a residential plot having area exceeding 67 sqm or flat/built up house having carpet area exceeding 67 sqm in the urban area of Delhi, New Delhi and Delhi Cantonment.
3. I am applying for allotment of only one dwelling unit.
4. I have attained the age of majority at the time of applying under DDA Housing Scheme - 2019. My Date of Birth is _____
5. That the joint applicant under the Scheme is my _____ (relationship), as per provision of Clause 2(xi) and (xii) of the Scheme Brochure.
6. That my wife /husband has also applied for allotment of a flat under the DDA Housing Scheme - 2019 vide Application No. _____. She /He was declared successful. He/She has surrendered the said flat on _____ or she/he has not been declared successful. (Strike out which is not applicable).
7. I have not sold, transferred, assigned or parted with the possession of the whole or any part of the residence at No. _____ allotted to me against my Application No. _____ in the draw held on _____ by the DDA. That I have not executed any Sale Agreement, Power of Attorney or Agreement to Sale in favour of anybody.
8. That, I, _____ S/o D/o W/o Shri _____ r/o _____ applied for allotment of Janta /LIG/MIG/HIG flats under DDA Housing Scheme - vide Application No. _____ and that I have been allotted a flat No. _____, Pkt. _____, Sec. _____, Locality _____ vide allotment letter No. _____ dated _____. That I am entitled for possession of the flat.
9. That Smt. _____ d/o Shri _____ is my legally wedded wife.
10. I have read, understood and before filling the Application Form I have accepted all the terms and conditions of the Brochure of Housing Scheme - 2019.

VERIFICATION:

DEPONENT

I, _____, do hereby verify that the facts mentioned in Paras 1 to 10 above are correct to the best of my knowledge and belief and nothing is false therein and nothing material has been concealed.

Place

DEPONENT

Date

ANNEXURE-D

ANNEXURE-D

AFFIDAVIT FROM SPOUSE (HUSBAND/WIFE)

(NOTE: This affidavit should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- and shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

Affidavit of Sh./Smt. _____ S/o/W/o Shri/Smt. _____
R/o _____

I aforesaid solemnly affirm and declare as under:

1. That Shri/Smt. _____ S/o/W/o _____ is my legally wedded husband/Wife.

VERIFICATION:

DEPONENT

I, _____, solemnly affirm and say that facts mentioned in Para 1 above is correct to the best of my knowledge and nothing is false therein and no material has been concealed.

Place

DEPONENT

Date



DDA HOUSING SCHEME 2019

59

UNDERTAKING

ANNEXURE-E

(NOTE: This undertaking should be on a non-judicial stamp paper/e-stamp paper of Rs. 10/- shall be attested by Magistrate/Sub-Judge/Notary Public and an extra stamp worth Rs. 5/- should be affixed thereon.)

WHEREAS, I, _____ S/o/D/o/W/o Shri _____
R/o _____ on an application made to the Delhi Development Authority under the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations, 1968 (hereinafter called the said Regulation) have been allotted a _____ (hereinafter called the flat).

AND WHEREAS under the said Regulation, it is obligatory on my part to form a registered agency with the Vice-Chairman, DDA for the management and administration of the common portions and common services attached to the flats, execute the conveyance deed for the flat and joint lease deed for the land, under the appurtenant to the flats before the possession of the flat is handed over to me.

AND WHEREAS I in my own interest have applied to Delhi Development Authority for the possession of the flat allotted for immediate occupation, before the completion of the various formalities required to be performed by me under the said regulations and execution and Application of the documents provided in the Regulations.

I, _____ S/o/D/o/W/o Shri _____
R/o _____ on an application made to the Delhi Possession of the flat allotted being given to me earlier, I shall abide by all the terms and conditions that are set forth in the DDA (Management and Disposal of Housing Estates) Regulations, 1968, including the documents containing therein, or may be set forth in the Conveyance Deed for the flat and the joint lease deed for the land under the appurtenant to the flats by the Delhi Development Authority and shall sign and execute the same with the Delhi Development Authority and get the same registered at my own cost and expenses in the manner prescribed under the said Regulations within 90 days from the date of handing over the possession of the flat or such extended period as may be permitted by the Vice Chairman of Delhi Development Authority from time to time and that during the said period of 90 days of such extended period as may be permitted, I shall be responsible for looking after the maintenance of the common service attached to the flat allotted.

I, further undertake that we shall constitute and become, a member of the Registered Agency prescribed under the said Regulation and abide by the constitution, a model form of which I have read and understood.

I, also undertake not to make any addition and alteration in the dwelling unit allotted to me without obtaining prior and written permission from the DDA. It will be open to DDA to cancel the allotment and resume the possession of the dwelling unit, if I fail to fulfill the undertaking given herein.

Signed by me _____ on _____ day of _____ Two Thousand Nineteen.

In the presence of witnesses:-

- 1.
- 2.

ALLOTTEE

ANNEXURE-F



DDA HOUSING SCHEME 2019

ANNEXURE-F

(NOTE: Should be attested by Magistrate/Sub-Judge/Notary Public/Gazetted officer)

Specimen signature and photograph of Shri/Smt./Km. _____ S/o/W/o/D/o _____

R/o _____

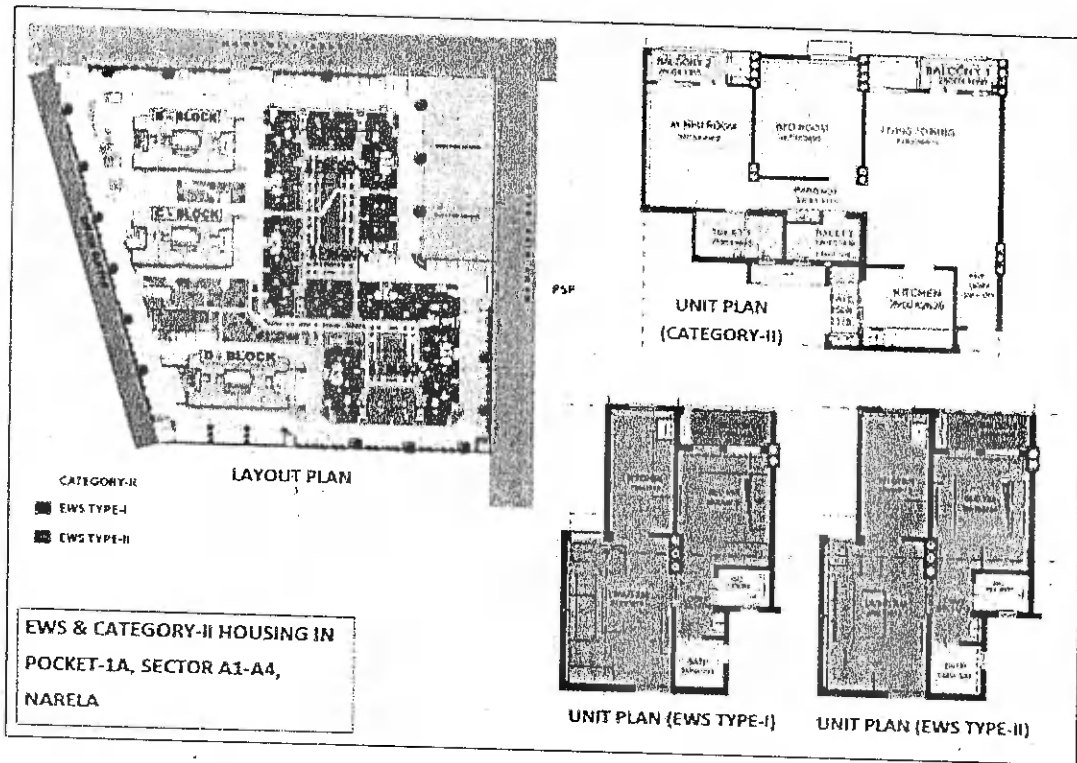
and Smt./Shri/Km. _____ S/o/W/o/D/o _____

Specimen Signature of Shri		Photograph of Shri
1		
2		
3		

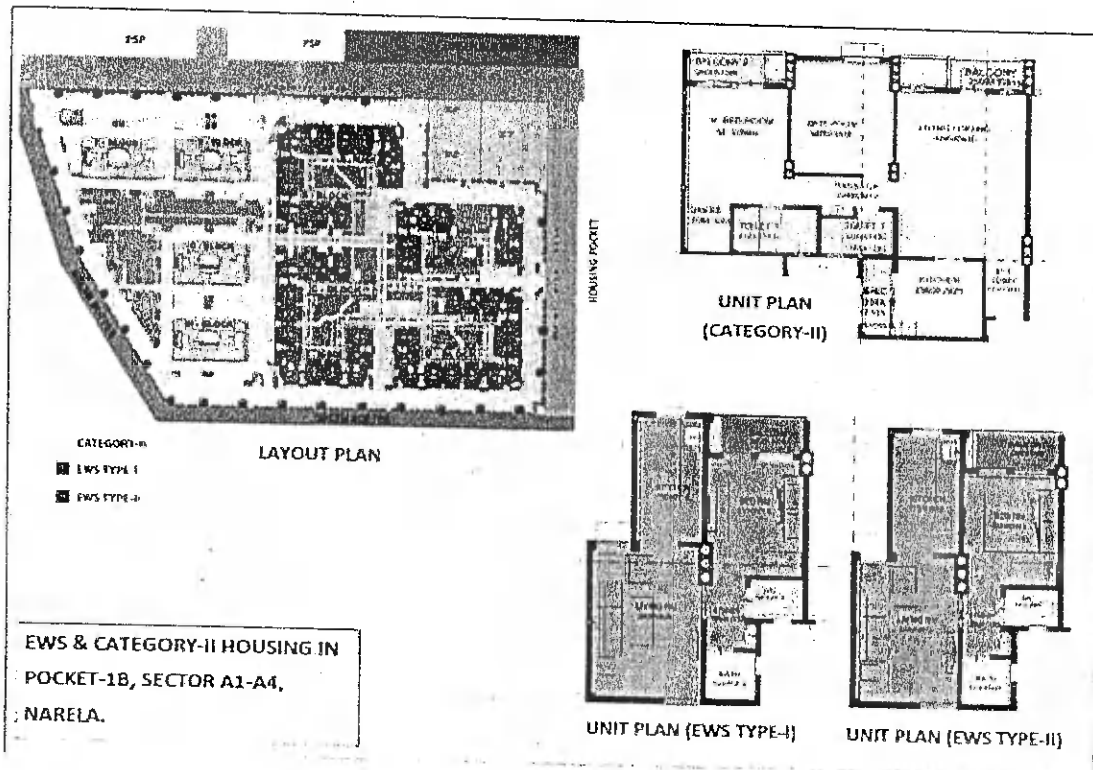
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1		
2		
3		

57

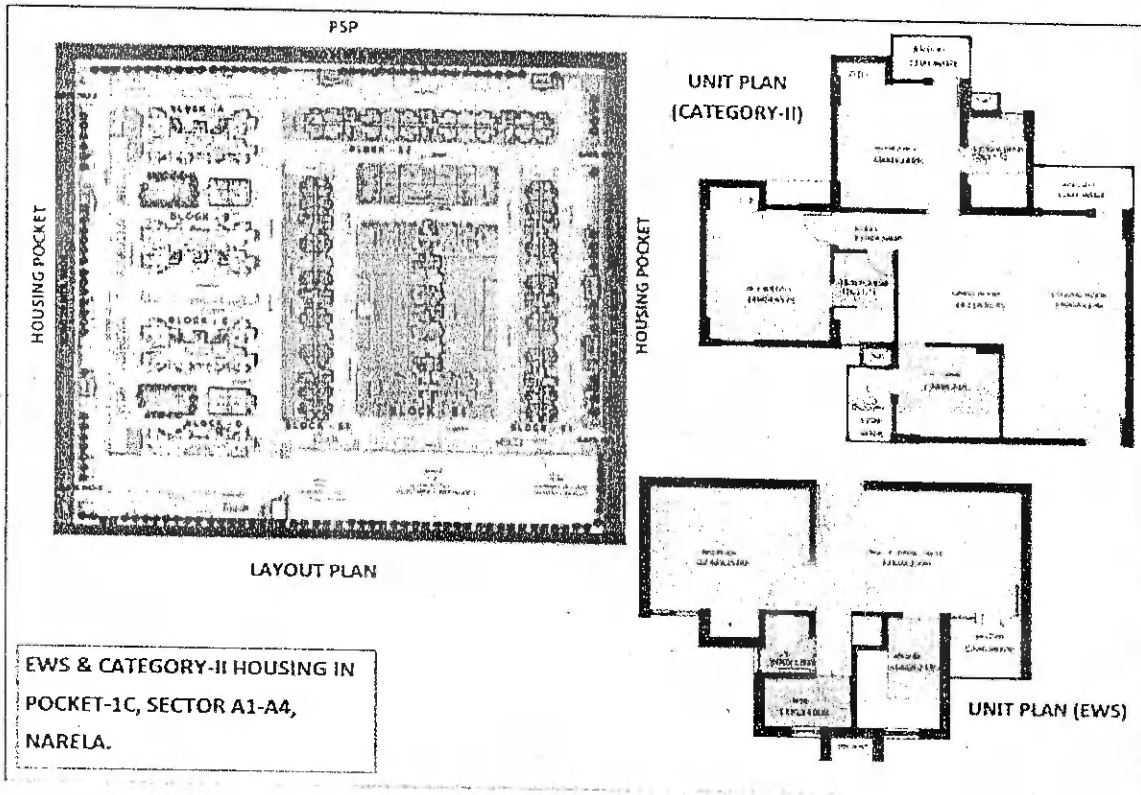
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TYPICAL UNIT PLAN OF EWS & CAT II (MIG/2BHK) FLATS AT PKT-1B, SEC. A1 to A4, NARELA

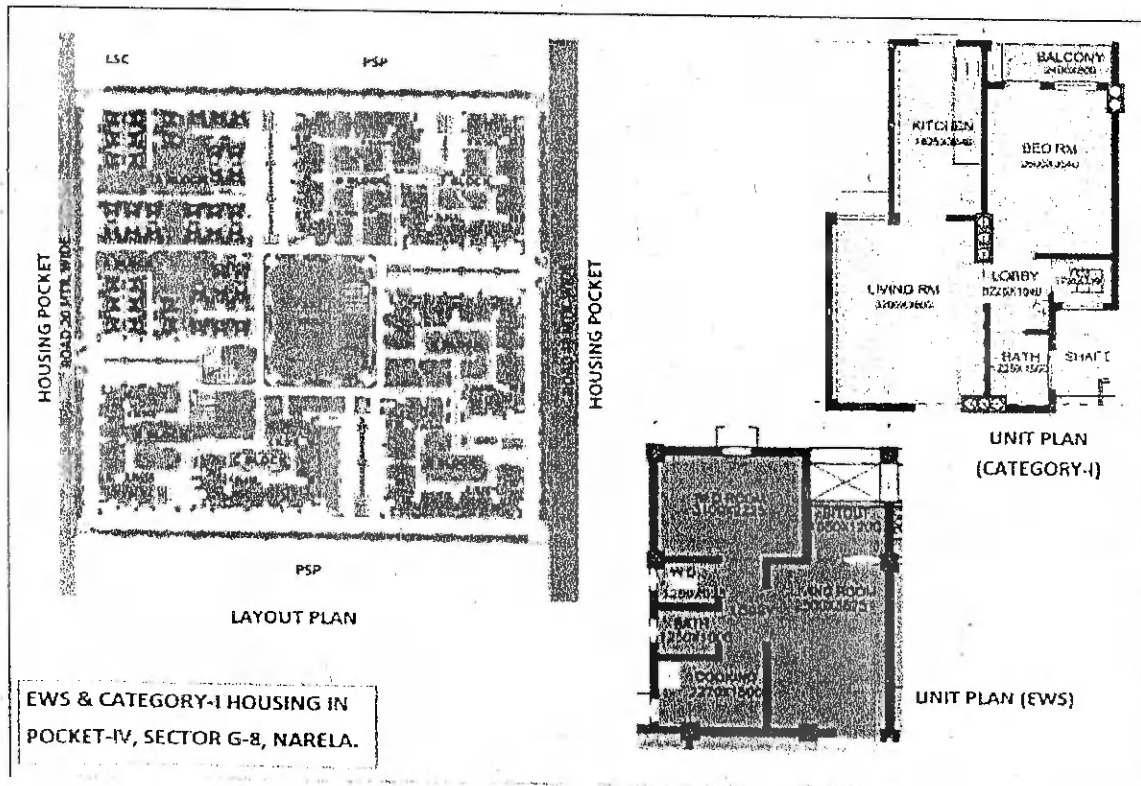


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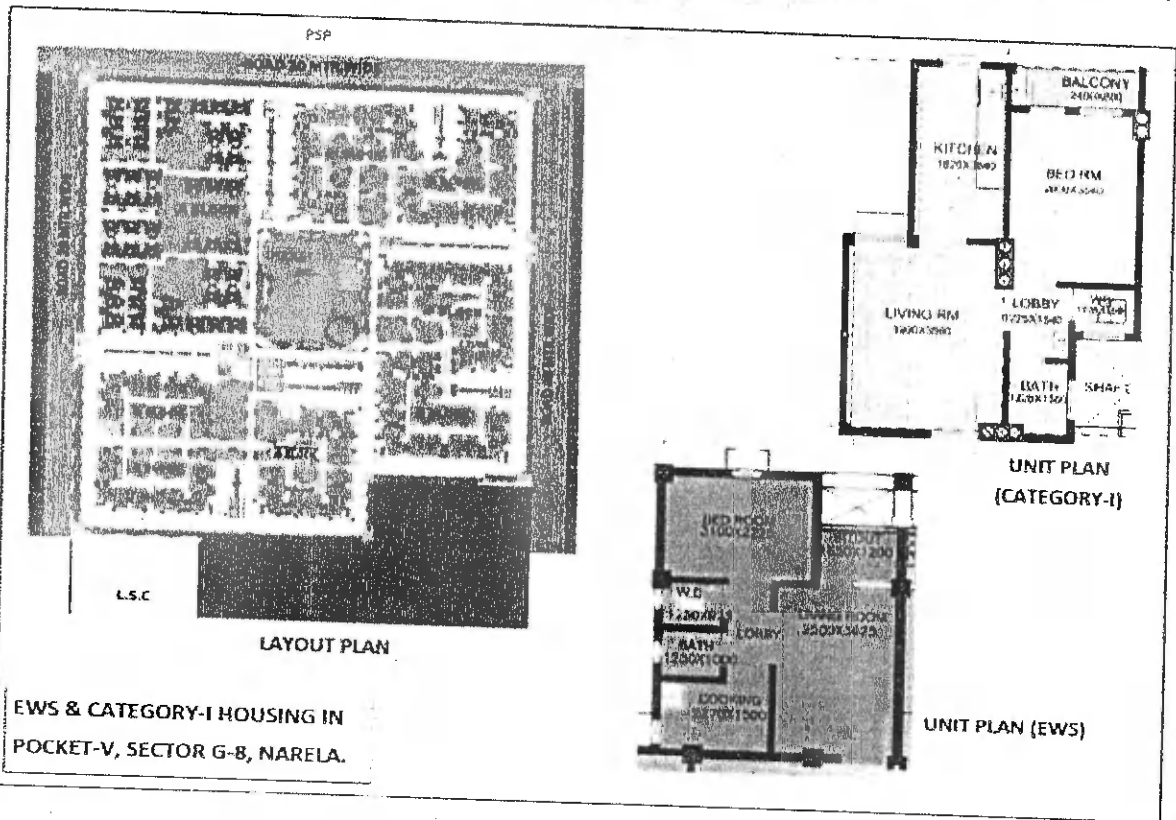
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TYPICAL UNIT PLAN OF EWS & CAT I (LIG/1BHK) FLATS AT PKT-IV, SEC. G8, NARELA

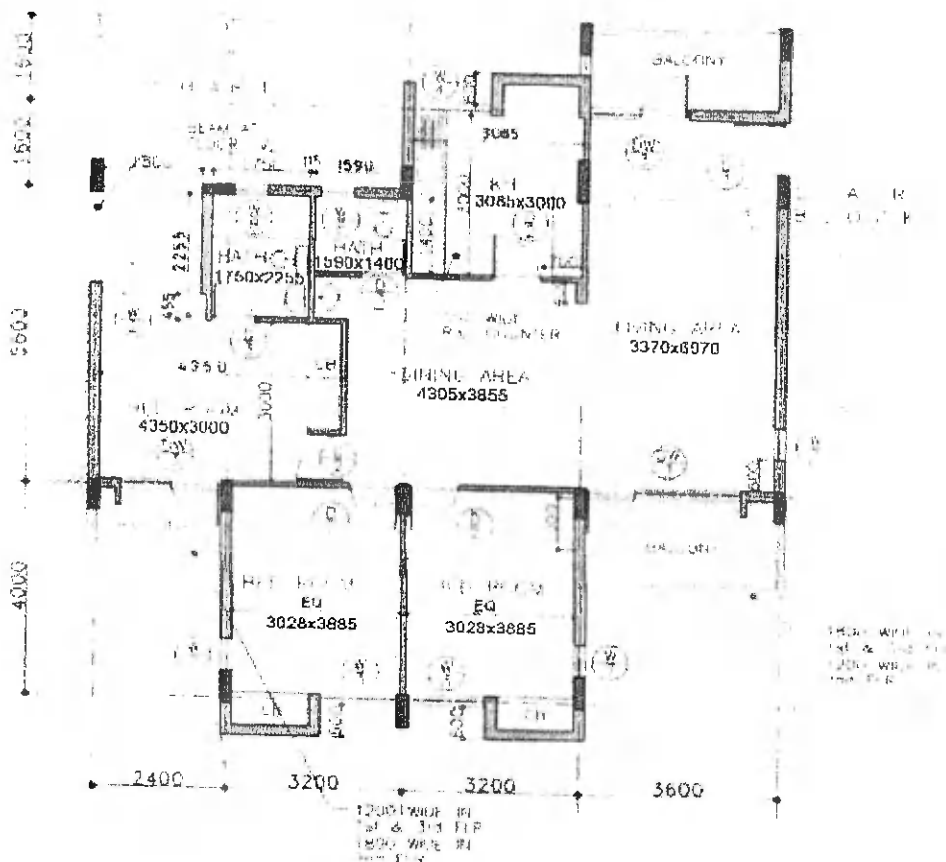


EWS & CATEGORY-I HOUSING IN POCKET-IV, SECTOR G-8, NARELA.

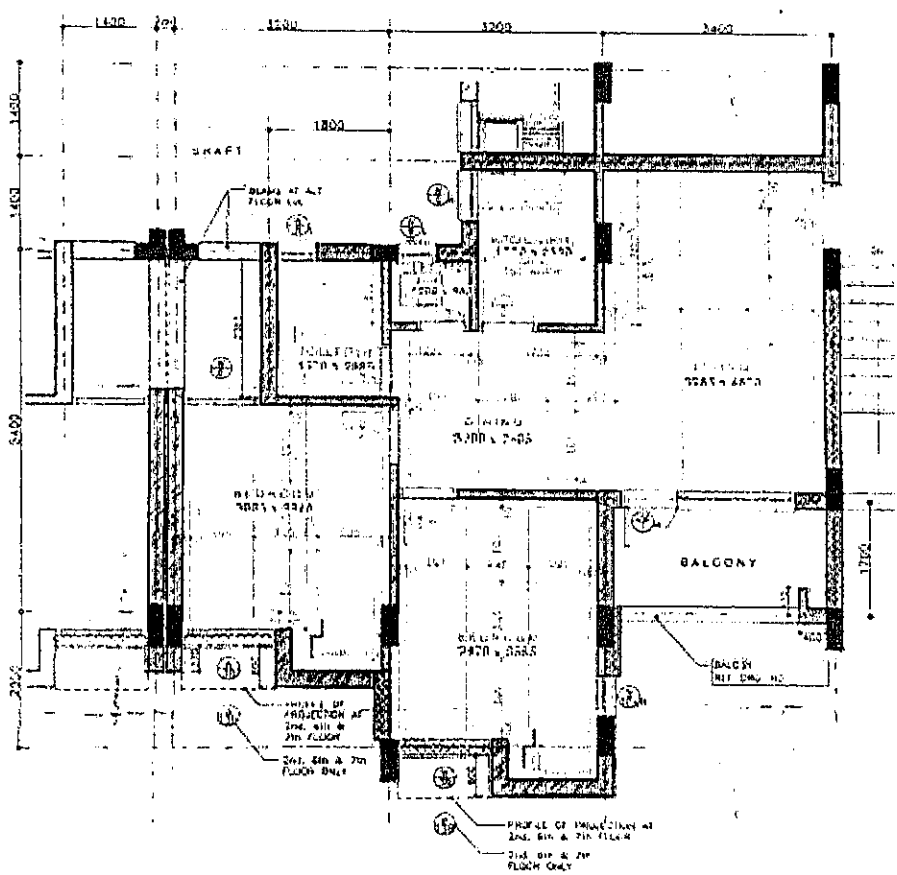
55
 1 OF EWS & CAT I (LIG/1BHK) FLATS AT PKT-V, SEC. G8, NARELA



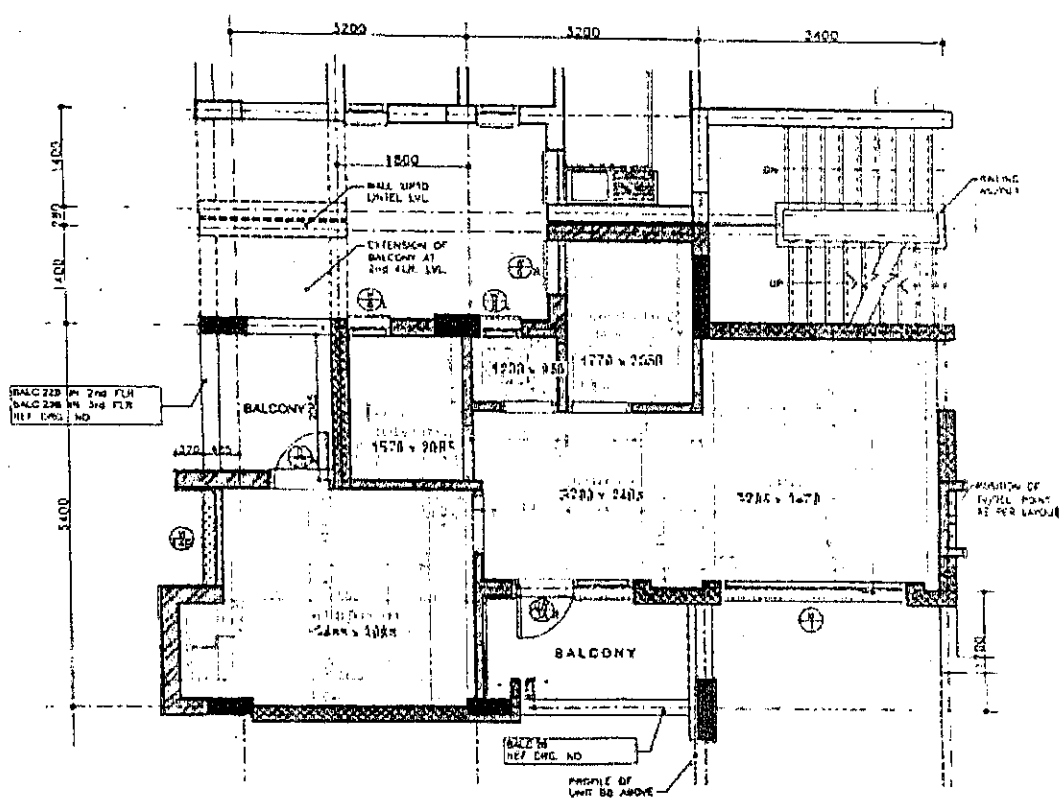
TYPICAL UNIT PLAN OF HIG (3 BHK) FLATS AT VASANT KUNJ



UNIT PLAN OF MIG (2 BHK) FLATS AT VASANT KUNJ



TYPICAL UNIT PLAN OF LIG (1 BHK) FLATS AT VASANT KUNJ





Flats On Free Hold

Contact:

DELHI DEVELOPMENT AUTHORITY

Room No. 214, IInd Floor, D-Block, Vikas Sadan, INA,

New Delhi 110023. Website: www.dda.org.in

Helpline No.: 1800110332

Annexure-4

Sl. No.	Name, file No. and flat No. of 1 st allottee	Name, file No. and flat No. of 2 nd allottee	Current status of Flat
1.	Sh. Mahesh Chand (2014 Scheme), Flat No. 49, 2nd Floor, Block – A2, Pocket – 6, Sector – 35, Rohini	Ms. Geeta, (ONHS 2019 Scheme), Flat No. 49, 2nd Floor, Block – A2, Pocket – 6, Sector – 35, Rohini	1 st flat- Execution done 2 nd flat- Possession pending
2.	Smt. Pratyusha Bhol (2014 Scheme), Flat No. – 41, Block B-1, Pkt - 06, Sec 35 Locality Rohini	Mr. Soubhagya Bhol (ONHS 2019 Scheme), Flat No-24, Floor-1st, Pkt-06, Block-C1, Sector-35, at Rohini	1 st flat- Execution done 2 nd flat- Possession pending
3.	Mr. Charanjit Singh (2014 Scheme), Flat No. 15, Floor-Ground, Pkt-06, Block-A-2, Sector-35, at Rohini	Mr. Charanjit Singh (ONHS 2019 Scheme), Flat No-03, Ground Floor, Pkt-06, Block-B-2, Sector-35, at Rohini	1 st flat- Execution done 2 nd flat- Possession pending
4.	Nargis Praveen (2017 Scheme) L/353(982)2018/DDAY17/RO Flat No. – 05, 1 st Floor, Block – C-4, Pocket-6, Sector-35, Rohini	Mohd. Nadeem (ONHS2019 Scheme) L/353(175)2019/ONHS19/RO Flat No. – 21, Ground Floor, Block – A-1, Pocket-6, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done
5.	Ram Kumar Singh (2017 Scheme) L/353(1257)2018/DDAY17/RO Flat No. – 13, 3 rd Floor, Block – A-2, Pocket-6, Sector-35, Rohini	Ram Kumar Singh & Rekha (ONHS2019 Scheme) L/353(214)2019/ONHS19/RO Flat No. – 24, Ground Floor, Block – C-4, Pocket-6, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done
6.	Rajesh Kumar Mishra (2014 Scheme) L/353(2540)2015/DDA14/RO Flat No. – 27, 2 nd Floor, Block – C-2, Pocket-6, Sector-35, Rohini	Rajesh Kumar Mishra (ONHS2019 Scheme) L/353(202)2019/ONHS19/RO Flat No. –37, Ground Floor, Block – C-2, Pocket-6, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done
7.	Vineeta Pandey (2017 Scheme) L/353(976)2018/DDAY17/RO Flat No. – 1, Ground Floor, Block C-4, Pocket-6, Sector-35, Rohini	Pawan Pandey (ONHS2019 Scheme) L/353(207)2019/ONHS19/RO Flat No. –24, Ground Floor, Block – C-3, Pocket-6, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done
8.	Rajesh Kumar (2014 Scheme) L/353(10832)2015/DDA14/RO Flat No. – 08, 1 st Floor, Block – A-2, Pocket-6, Sector-35, Rohini	Rajesh Kumar (ONHS2019 Scheme) L/353(409)2019/ONHS19/RO Flat No. – 06, 1 st Floor, Block – A-2, Pocket-6, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done
9.	Rajnikant Bajpai (2014 Scheme) L/353(954)2018/DDAY17/RO Flat No. – 23, Ground Floor, Block – C-3, Pocket-6, Sector-35, Rohini	Pratima Devi (ONHS2019 Scheme) L/353(211)2019/ONHS19/RO Flat No. – 28, 1 st Floor, Block – C-3, Pocket-6, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done
10.	Krishan Kumar Kumawat (2014 Scheme) L/353(10616)/2015/DDA14/RO Flat No. – 56, 3 rd Floor, Block – C-2, Pocket-5, Sector-35, Rohini	Krishan Kumar Kumawat and Rekha (ONHS2019 Scheme) L/353(404)2019/ONHS19/RO Flat No. – 41, Ground Floor, Block – C-3, Pocket-5, Sector-35, Rohini	1 st flat – Execution done 2 nd flat – Execution done

51
ITEM NO. 35/2023

Sub: Extension of Time for completing construction on the Residential, Commercial, Industrial and Institutional Plots allotted by DDA .

F.No. LD/LARO/0001/2020/-LAB-ROHINI-II

BACKGROUND:

1. The Delhi Development Authority vide authority resolution no. 15/2021 dt 10.02.2021 had approved the extension of maximum period for construction of various plots allotted by it, from the date of possession upto 31.12.2022. It may be seen that earlier, the Delhi Development Authority vide authority resolution no 67/2016 dated 27.04.2016 had approved the maximum period for construction of various plots allotted by it, as per details mentioned below:

TABLE I

Name of allotment	Permitted maximum time period for construction
Residential	20Years
Institutional	10 Years
Commercial (Where allotment is on PDR rates)	10Years
Commercial (Where allotment is at market price)	15Years
Industrial (where allotment is at PDR rates, or where allotment is made for relocation)	10Years
Industrial (where allotment is made at market price)	15Years
Group Housing Society	10Years
Government Department, Organization/Agencies of Government	20Years

2. Vide the said resolution dated 27.04.2016 the Authority extended the maximum EoT period from the date of possession upto 31.03.2019 in all surviving leases and the composition fee for EoT was also linked to the Circle Rate, w.e.f. 01.01.2017 (as notified by Govt. of NCT of Delhi from time to time for the respective categories of area), the details of which are as under:

50
TABLE II

Period for which extension required	% of Circle Rate to be charged as composition fee	Cumulative amount (% of Circle Rate)
1 st to 3 rd Year	NIL	
4 th Year	0.1%	0.1%
5 th Year	0.2%	0.3%
6 th Year	0.3%	0.6%
7 th Year	0.4%	1.0%
8 th Year onwards upto 20 th Year	Additional 0.5% for each year's delay	
21 st year onwards	Additional 1% for each year	

3. The failure to complete construction by the stipulated period (upto 31.03.2019) would result in determination of lease/resumption of plot by DDA, without any further notice.

4. It was also approved in the aforesaid resolution of 2016 that in cases where construction is in progress and more than 1/3rd of the permissible FAR has been achieved upto **31.12.2016** or where the construction has been completed and the No Objection Certificate is required only for obtaining completion certificate, the EOT may be granted, as per the existing rates of Composition Fees i.e applicable prior to 01.01.2017 which did not have any linkage with the Circle Rate.

5. Delegation of powers for permitting EOT is as below:

(i) On payment of Composition Fees as per the above chart in Para No.3, Dy. Director of concerned Branches of LD are empowered to issue EOT.

(ii) In cases where EOT is granted on old/existing composition fee rates, the Director of the concerned Land Disposal Deptt. Is authorized to issue EOT.

(iii) Cases where allottee claim relaxation / waiver of composition fees for compelling reasons (such as stay of construction by orders of a statutory authority) will be submitted before the Lessor i.e. the Hon'ble LG of Delhi.

(iv) Cases of Government Departments/Organizations seeking waiver of Compositions Fee will be decided by the Vice Chairman of DDA.

6. The aforesaid maximum EoT period upto 31.03.2019 was thereafter extended as per the following details:

a) Upto 31.03.2021 vide Authority Resolution No. 61/2019

b) Upto 31.12.2022 vide Authority Resolution No. 15/2021

Analysis:

7. The matter regarding extension of maximum EoT period has since been examined and it has been observed that a large number of plots allotted by DDA are yet to be constructed upon. In this regard, the status of e-EOT (Online application system for extension of time for construction of plotted properties) applications since inception date (i.e. 13-08-2020) to 21-08-2023, is as under:

S. No.	Branch	Total Files Received	No. of Files Approved	No. of Files Rejected	No. of Files pending on part of DDA	No. of Files pending on part of applicant (Deficiency and Dues)
1	COMMERCIAL LAND	46	28	1	11	6
2	OLD SCHEME BRANCH	1	0	0	1	0
3	COOPERATIVE SOCIETY	5	5	0	0	0
4	RESIDENTIAL (Rohini)	3	0	1	2	0
	Total	55	33	2	14	6

The extension for two years (upto 31.12.2022) given earlier could not achieve the desired outcomes primarily due to the hardships caused during COVID 19 pandemic which had adversely affected the construction activities, thereby nullifying the benefits afforded by the last EoT upto 31.12.2022.

8. Without EoT no valid construction can be made on the allotted plot. Further, cancellation of lease and consequent resumption of possession of the allotted plot, would invite large number of litigation. Therefore, DDA being a public authority may consider to mitigate the plight of its allottees who have deposited the Premium / Bid Amount of Land, to grant EoT after payment of Composition Fee. No financial implication is involved as EoT has already been linked with the prevailing circle rates, in respect of cases submitted after 01.01.2017. Any increase in the Circle rate will automatically increase the composition fee for EoT.

9. PROPOSAL

A. EoT period shall be extended beyond 31.12.2022 upto 31.12.2024. Any further general extension of this time period, shall be done for a block of

two-years at a time, with the prior approval of V.C. DDA.

B. In all the surviving leases where the opportunity of availing EoT has not been utilised and/or construction has not been undertaken within 31.12.2022, EoT may be given after deposit of the Composition Fee, as per the rates mentioned at Table II under para above 2 applicable w.e.f. 01.01.2017, as per the powers of the Officials and Authority as mentioned at Para 5 above.

C. In cases where more than 1/3rd of the permissible FAR has been achieved upto 31.12.2016 or where the construction has been completed and the No Objection Certificate is required only for obtaining completion certificate, the EoT will be granted, as per the rates of Composition Fees applicable prior to 01.01.2017.

Resolution

47
ITEM NO. 36/2023

SUB: ACTION TAKEN REPORTS ON THE ISSUES RAISED BY HON'BLE AUTHORITY MEMBERS DURING THE MEETING OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 14.06.2023

F.2(03)2023/MC/DDA/Pt.

<p><u>Item No. 27/2023</u></p> <p>ATRs on the issues raised by Hon'ble Authority Members during meetings of the Delhi Development Authority on 28.02.2023 and 29.03.2023. F.2(01)2023/MC/DDA</p> <p>Hon'ble Members made the following observations on the ATRs on issues raised by them in the meetings of the Authority held on 28.02.2023 and 29.03.2023:</p> <p><u>Shri Vijender Gupta</u></p> <p>i. It should be ensured that construction of all new sports complexes should be completed by December, 2023.</p>	<p>All efforts are being made to ensure that all the sports complexes at Dwarka are completed by December, 2023, except sports complex at Sector-23, Dwarka of which part of land is occupied by NHAI. Its completion will depend upon clearance of site by NHAI.</p> <p>The target date of completion of sports complex at Rohini is June, 2024.</p>
<p>ii. All unauthorized religious structures should be removed from right of way.</p>	<p>The Hon'ble Supreme Court vide order dated 07.12.2009 in the case titled UOI vs State of Gujarat & Ors. has directed State Govts and UTs to review the unauthorized construction of religious nature which have already taken place on case to case basis and take appropriate steps as expeditiously as possible. The Hon'ble Court has also directed that henceforth unauthorized construction in the name of Temple, Church, Mosque, Gurudwara, etc., shall not be carried out or permitted in public parks, public streets and other public places, etc.</p>

	<p>Hon'ble LG vide order dated 18.02.1991 has constituted a Committee known as Religious Committee under the chairmanship of Secretary (Home), GNCTD to deal with the demolition of religious structures on public lands which are in the nature of encroachments. All the cases of unauthorized religious structures existing on public land prior to the orders of Hon'ble Supreme Court dated 07.12.2009 are referred to Religious Committee for deciding the removal of such religious structures existing on public land.</p>
<p>iii. Shops at Janak Puri District Centre which were given on licence fee basis be allotted to the licensees which would also generate revenue for DDA.</p>	<p>In this matter a decision has been taken by the MoHUA not to renew the license of these shops in favour of the earlier licensees. Instead the shops are to be put to auction and the ex-licensees may be given a right of first refusal.</p> <p>In October, 2022, 13 shops at Janak Place District Center were put to auction. During auction single bid was received against one shop and, therefore, the bid was not accepted. For the remaining 12 shops, no bid was received.</p> <p>These 13 shops will be re-auctioned to generate revenue for DDA in the upcoming e-auction.</p>
<p>iv. As DDA community halls are under-utilized, rooms for senior citizens and reading room be provided and caretakers engaged at these community halls.</p>	<p>Policy will be framed and approval sought.</p>
<p>v. Though it had been decided that the community hall at Sector-18, Rohini would be named after Sardar Vallabhbhai Patel during its inauguration, no name board has yet</p>	<p>Board indicating the name "Sardar Patel Samudaik Bhawan, Sector-18, Rohini" has been erected at the community hall site.</p>

been installed.	
vi. Though the Authority had approved policy for auction of religious sites, the same has not yet been implemented.	After approval of the policy from the Authority, 04 Religious plots were placed in the last e-auction conducted by DDA in the month of November, 2022 (phase-17). However, no religious plot was finally disposed off due to poor response from bidders. These plots will be put up for next e-auction shortly.
vii. DDA should consider change of land use of left out plots in developed areas for enhancing their saleability in the market.	Matter is being examined.
viii. A policy be formulated for freehold conversion of Nazul properties.	An agenda item in the matter will be placed before the Authority in the next meeting.
ix. Though Apartment Ownership Act has been notified by Govt. of India, the policy is not being implemented.	<p>The contents of order issued by L&DO to grant benefits of Delhi Apartment Ownership Act was adopted by DDA with minor modifications on 13.12.2019.</p> <p>Thereafter, various deliberations were held under the chairmanship of the then VC, DDA for implementation and it was considered that Builder Buyer Agreement (BBA) can be treated as a title document.</p> <p>In order to simplify the procedure, VC, DDA constituted a committee to revisit the policy and documents required for conversion of space units under the policy of Apartment Ownership Act.</p> <p>The committee's recommendations are as under:-</p> <ul style="list-style-type: none"> • Only 1 Undertaking and 1 Indemnity Bond in place of multiple Affidavits, Undertakings and Indemnity Bond. • Only 3 categories of documents instead of 6 categories.

- Internal timelines of 75 days for disposal of applications.
- The property files having multiple challans, be forwarded to accounts department for verification and intimation of outstanding dues on regular basis.
- Allotment letter or Agreement or Demand letter along with Proof of Purchase with consideration and receipts of payments can be considered in lieu of Builder Buyer Agreement (BBA).

The status of the applications received under the Apartment Act is as under (07.08.2023):

Total applications received:	303
Conversions allowed/CD Executed:	51
Rejected:	04
Pending with Accounts:	25
Pending with CL Branch:	74
Fresh Applications:	56
Deficiency:	93

*There are a number of cases related to documents other than BBA, which are to be processed after simplification of the process and concomitant changes in the policy.

** In this regard a meeting was also held under the chairmanship of VC, DDA on 10.08.2023 and the instructions issued therein are under implementation for processing the matter for approval of the amendments in the policy shortly.

x. Appreciated the efforts made by DDA for restoration of Yamuna flood plain.	Noted.								
<p><u>Shri Somnath Bharti</u></p> <p>i. No further unauthorized construction should be allowed.</p>	<p>Noted for compliance.</p> <p>Action against unauthorized construction is being taken regularly. The details of demolition programmes carried out by DDA are as under:</p> <p>1) 01.01.2023 till date:-</p> <table border="1" data-bbox="810 904 1410 1025"> <thead> <tr> <th>No of Demolition Programmes</th> <th>Area Reclaimed (acres)</th> </tr> </thead> <tbody> <tr> <td>109</td> <td>347.9</td> </tr> </tbody> </table> <p>2) 01.04.2023 till date:-</p> <table border="1" data-bbox="810 1093 1410 1214"> <thead> <tr> <th>No of Demolition Programmes</th> <th>Area Reclaimed (acres)</th> </tr> </thead> <tbody> <tr> <td>66</td> <td>257.79</td> </tr> </tbody> </table>	No of Demolition Programmes	Area Reclaimed (acres)	109	347.9	No of Demolition Programmes	Area Reclaimed (acres)	66	257.79
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66	257.79								
ii. Policy for dealing with construction that has come up within 100 m of protected monuments should be part of MPD-2041.	The matter does not pertain to MPD-2041 as construction within prohibited area (100m) of protected monument comes under the purview of Ancient Monument and Archaeological Sites and Remains Act, 1958.								
iii. No action has been taken against unauthorized construction at Vijay Mandal Park and Khasra 277, Hauz Khas.	<p>a) Encroachment in Vijay Mandal Park (Adarsh Farm) A partial demolition program on Khasra No. 115 & 117, village Begumpur was conducted for the removal of verified/identified encroachment and boundary wall has been raised on the reclaimed land. For rest of the encroachment, verification of TSS report is pending with Revenue Dept, GNCTD. Necessary action for removal of encroachment will be taken as soon as the TSS report is verified by Revenue Dept, GNCTD.</p> <p>b) Khasra No 277, Hauz Khas:</p>								

The matter regarding encroachment in khasra no. 277, Hauz Khas is under litigation and Hon'ble courts have directed DDA to maintain status quo.
The details of the court cases on the subject land are as under:

S. No.	Title of Case	Case No.	Court Order/Stay Order etc.	Name of court	NDOH
1.	Iqbal Chauhan vs DDA	MCA No. 18/34	Stay from 18.12.2018	ADJ Court Saket	02.09.2023
2.	Rehana Chauhan vs DDA	MCA No. 18/35	Stay from 18.12.2018	ADJ Court Saket	21.09.2023
3.	Nagudup Wangama Dontastang Bhutia vs DDA	CS (OS) No. 3352/15	Stay from 06.11.2015	High Court	26.09.2023
		FAO (OS) 60/17	Status quo order on 03.05.2017	High Court	20.10.2023
		Contempt Petition for violation of order dated 03.05.2021	Contempt Petition No. 522/17	Status quo order on 03.05.2017	High Court
4.	Drachma Sahni vs DDA	WP(C) No. 2552/17	Stay from 06.11.2015	High Court	Disposed on 02.03.2023

iv. DSTPs be installed in all parks and nearby sewage utilized. List of DSTPs be shared.

List of DSTPs installed by DDA has already been shared with Authority Members vide letter no. F2(03)/2023/MC/DDA/48 dated 19.06.2023 by Commissioner-cum-Secretary.

v. Benefit of the PM-UDAY scheme should not be extended to the fake Begumpur Post Office unauthorized colony.

Both Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD) and Begumpur Post Office Malviya Nagar New Delhi, 110017 (Registration no 41-

	<p>LOP) had been included in the list of 1731 UCs published in the National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019. Layout map of Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD) had been received from UC Cell, GNCTD. However, no layout map of Begumpur Post Office Malviya Nagar, New Delhi-110017 (Registration no 41-LOP) was made available.</p> <p>The layout map of Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD) includes the area falling under Begumpur Post Office Malviya Nagar, New Delhi 110017 (Registration no 41-LOP).</p> <p>Ownership rights are being conferred under PM-UDAY Scheme for Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD) only. No such rights are being issued in respect of Begumpur Post Office Malviya Nagar, New Delhi 110017 (Registration no 41-LOP).</p> <p>It is further informed that a total of 03 Conveyance Deeds (CD) have been executed in 63-ELD (Begumpur). Out of these 03 CDs, two CDs have been cancelled since they pertained to vacant Government land. Only one CD issued in favour of Shri Sanjay Goel has not been cancelled since it pertains to constructed/built up property and after examining the case as per the PM-UDAY Regulations/Act/SOP rights have been conferred to him.</p>
vi. Vacant DDA land at Lado Sarai be utilized for parking to avoid encroachment.	The vacant land under reference (Plot nos. 4, 5 and 6) forms part of Layout Plan prepared for PSP use and is titled as 'Modified Plan of utilisation of vacant pocket at Lado Sarai'. Out of the three (03) plots, Plot no. 5 stands allotted. Since,

	Plot nos. 4 & 6 are earmarked for PSP use, carving out MLCP/Parking is not feasible.
vii. NOC be provided for installation of tubewells in Yamuna flood plain to augment water supply.	<p>In this regard DJB was informed vide letters dated 17.04.2023 and 31.05.2023 to approach and seek prior approval of the Principal Committee constituted by NGT for restoration and rejuvenation work in Yamuna flood plain considering sensitive nature of Yamuna flood plain. The same is still awaited from DJB and after receipt of the same, case shall be processed. However, in view of the large nos. of borewells (136 nos.) as requested by DJB, a joint inspection is proposed to be carried out by officers of DJB and DDA to decide the suitable locations.</p> <p>In addition, as requested by DDA, 112 locations of borewells outside the Yamuna flood plain, located in various parks of DDA have already been identified and conveyed to DJB vide letter dated 01.05.2023. DJB has been requested to enter into an MoU with DDA for above work to ensure that parks are not adversely affected due to this work.</p>
viii. Demarcation be done of land of General Raj School.	Will be done.
ix. 4 acre land be allotted at Gautam Nagar for community facilities as directed by Hon'ble High Court of Delhi.	<p>As per the TSS for the DDA land measuring 6478.02 sq. m. behind Father Angel School, it has been observed that the road width of approach road to the site is less than required ROW for MLCP, i.e., 12m. It has also been observed that there is a built up/ room within the site.</p> <p>The possibility of utilization of the site is being explored.</p>
x. 2.84 acre land at Gautam Nagar be utilized for community facilities.	Modification in the Layout Plan of Arjun Nagar (Part) was approved for utilization of the vacant land at Arjun Nagar having access from 5m road in the 390 th meeting of the

	<p>Screening Committee held on 18.01.2021 vide item No. 05:2021 for the purpose of 'Multi-purpose ground and partly for surface parking' subject to the conditions (i) allotment status (ii) litigation status and (iii) providing an approach road of 9m.</p> <p>Widening the existing access road (5m) to 9.0m to the site under process. Action for removal of built-up structures coming along the proposed approach roads is ongoing.</p>
xi. Development plan for vacant land at Arjun Nagar be prepared.	Same as issue no (x)
xii. Encroachment near the ancient monument at Khirki be removed.	<ol style="list-style-type: none"> 1) Demolition programme was carried out on 17.08.2023. Unauthorized parking, two small shops and Arya Samaj vivah sthal on govt. land were removed and area measuring 1 bigha was reclaimed. 2) For the demolition of religious structure, the case has been referred to Religious Committee for further orders. 3) To vacate stay, a legal application will be filed.
xiii. The nallah water at Rose Garden, Hauz Khas be treated as it emits foul odour.	STP work is in progress by DJB for last more than a year to tap the discharge of nallah and treat it.
xiv. Library be provided at community halls by making these halls as multipurpose.	The infrastructure of community halls has been provided by DDA. The intention is that the community should be the major stakeholder. DDA has policy for RWAs to run these community halls. Where no RWA is willing to run these it would be difficult for DDA to run such community halls as it would entail incurring huge expenditure. Efforts would be made to encourage more RWAs to run community halls. Hon'ble Members are also requested to encourage RWAs to run these.
xv. Open gyms in parks be repaired.	Open gyms in parks are being repaired/maintained on regular basis as per requirement. In case there is any specific

	issue with any park, the same may be conveyed by Hon'ble Member.
xvi. Water bodies be given to DJB for development. DDA to issue NOC for the same.	NOCs were issued to DJB in 2019 for 20 water bodies and in November, 2021 for 569 water bodies as per their request. However, DJB returned the NOCs in mid-2022. Recently, an MoU for rejuvenation of 61 water bodies has been signed with DJB.
xvii. Demolition programme of Keshav Nagar unauthorized colony be cancelled.	<p>Approximately 39 structures, 45 boundary walls were demolished, unapproved roads were dismantled, and electric poles were ejected on 15.06.2023 and 16.06.2023 during the demolition drive.</p> <p>All these structures were recent built ups. This was ascertained through satellite villages. No demolition activity in this programme was carried out within PM-UDAY Colony (Keshav Nagar).</p> <p>Due procedure as prescribed under Sections 30 and 31 of DD Act, 1957 was followed and notice dated 09.06.2023 was issued specifying the concerned khasras.</p>
<u>Shri Dilip Kumar Pandey</u>	
i. Proposed demolition programme of Keshav Nagar unauthorized colony under Burari assembly constituency be cancelled as the existing approx. 200-250 households are existing at site for the last 13-14 years.	Same as issue No. xvii raised by Shri Somnath Bharti.
<u>Shri O.P Sharma</u>	
i. Details of all types of expired leases be provided and policy be framed for renewal of these leases.	An agenda item in the matter will be placed before the Authority in the next meeting.

<p>ii. Thanked Hon'ble Lt. Governor for restoration of Yamuna flood plains. This would substantially reduce pollution in Delhi.</p>	<p>Noted.</p>
<p>iii. Repair of most roads in his constituency has been completed and the rest are in pipeline.</p>	<ol style="list-style-type: none"> 1. Road repair work at GGIP University Vishwas Nagar completed and footpath work is completed. 2. Road repair work at Manglam Road, Karkardooma near FC-18 is completed. 3. Road repair work near Leela Hotel at CBD Shahdara has been done. However, for balance road work at CBD Shahdara has been awarded and is under progress. 4. The repair work of road between Deepak Memorial and Shanti Mukund Hospital is under progress and will be completed by end September, 2023. 5. Technical bids in respect of following roads to be opened on 07.08.2023 and work will be started soon. Road repair work (I.P. Extension) - <ol style="list-style-type: none"> a. Himvarsha Apartment Road b. Arya Nagar Apartment Road c. Vidhi Apartment Road d. National Victor School Road e. CBSE office and Mayo School Road f. DCP office road 6. Road repair work in Ghazipur Technical bid in respect of following roads to be opened on 07.08.2023 and work will be started soon. <ol style="list-style-type: none"> a. Bhavapur road along U.P. Border b. Ghazipur sabji mandi road 7. LED lighting on road of I.P. Extension, Vishwas Nagar, Mangalam Road, etc completed. 8. Karkardooma Community Centre and linked roads

	<p>have already been handed over to EDMC.</p> <p>9. 60 feet road at Vishwas Nagar – Estimates under progress</p>
<p>iv. Thanked DDA for removal of encroachment at Shanti Swaroop Bhatnagar Marg.</p>	<ol style="list-style-type: none"> 1. 145 jhuggis falling on the road Right of Way were physically identified and marked. 2. A camp was held from 31.07.2023 to 08.08.2023 to obtain documents. 138 persons out of 145 filed documents. 3. Notice for inviting claims and objections will be prepared by 25.08.2023 giving seven days time for submission of claims and objections, if any. 4. On receipt of claims and objections, the same will be resolved within 10 days. 5. Thereafter, videography will be conducted and eligibility will be determined. 6. Eligibility will be finalized by 30.09.2023. 7. Thereafter, an Authority agenda will be moved to shift/rehabilitate the eligible JJ dwellers to EWS flats at Narela after taking beneficiary contribution as per DUSIB policy.
<p>v. The Action Taken Report with regard to demolition of property at Welcome Colony by DDA is incorrect and the matter should be reviewed.</p>	<p>The demolition on 20.11.2020 was carried out on Khasra nos. 164/38, 165/38, 166/38, 169/38, 170/38 and 171/38 of Revenue Estate Chiragah Shumali to remove encroachment on Government/DDA land. In the said demolition programme, land measuring 2500 sq. yards was reclaimed and 1000 sq. yards was sealed as highly inflammable chemical drums were stored there.</p> <p>The owner/occupant who claimed ownership of the said land was given personal hearing on 25.05.2022 and he has submitted some additional documents from the office of Custodian of Evacuee Property, GNCTD to claim his ownership.</p> <p>A letter dated 23.06.2022 followed by reminder dated 18.08.2022 was sent to Evacuee Property Cell, GNCTD for</p>

	<p>examination of the documents. The reply of the EPC, GNCTD has been received vide letter dated 07.12.2022.</p> <p>Legal opinion of Senior Advocate was sought with respect to the claim over the land on the basis of documents issued by EP Cell. The matter was examined and it was found that "there is no merit in the claim of the applicant on the said land of DDA which was placed at the disposal of DDA vide Nazul Agreement 1937".</p> <p>Therefore, necessary action of removal of encroachment is being taken shortly.</p>										
<p>vi. 90 bigha land at Karkardooma next to TOD project be videographed and encroachment prevented.</p>	<p>Last demolition programme was carried out from 26.04.2023 to 28.04.2023 for land which was not under litigation. Videography of the land has been done. At present there is no fresh encroachment apart from lands which are under litigation.</p>										
<p>vii. 5 acre land on UP border be recovered in Court case pertaining to Ramprastha builder.</p>	<p>The land under reference falls in Kh. Nos 843, 844/1, 844/2, 845/1, 845/2, 846/1/1, 845/3, 846/1/2, 846/3, 846/4, 849/1, 849/2, 850/1, 850/2, 851, 852, 856/1, 856/2, 847, 3016/848 and 3017/848 of village Karkardooma. These lands were acquired through Award nos. 1466, 1467 and 1804 and placed at the disposal of DDA vide notification u/s 22(i). The land of the above said Kh nos. belongs to DDA and CPWD.</p> <p>Details of Court cases under reference are as follows:</p> <table border="1" data-bbox="694 1500 1460 1836"> <thead> <tr> <th>S. No.</th> <th>Case No</th> <th>Title</th> <th>NDOH</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>WPC 3133/19 99 (High Court)</td> <td>Shakuntla Sharma vs DDA & Ors.</td> <td>08.01.2024</td> <td>Status quo is maintained by Court vide order dated 19.04.2007</td> </tr> </tbody> </table>	S. No.	Case No	Title	NDOH	Remarks	1.	WPC 3133/19 99 (High Court)	Shakuntla Sharma vs DDA & Ors.	08.01.2024	Status quo is maintained by Court vide order dated 19.04.2007
S. No.	Case No	Title	NDOH	Remarks							
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	<table border="1"> <tr> <td data-bbox="710 257 798 571">2.</td> <td data-bbox="798 257 925 571">Cont. (C) 11881/2 022 (High Court)</td> <td data-bbox="925 257 1085 571">DDA vs Metro India Ltd & Ors</td> <td data-bbox="1085 257 1252 571">08.12.2023</td> <td data-bbox="1252 257 1524 571">Pending before Hon'ble High Court for violation of order dated 19.04.2007</td> </tr> </table>	2.	Cont. (C) 11881/2 022 (High Court)	DDA vs Metro India Ltd & Ors	08.12.2023	Pending before Hon'ble High Court for violation of order dated 19.04.2007
2.	Cont. (C) 11881/2 022 (High Court)	DDA vs Metro India Ltd & Ors	08.12.2023	Pending before Hon'ble High Court for violation of order dated 19.04.2007		
viii. Land on which a temple has been built at Priyadarshini colony be allotted /auctioned, if land use has been changed.	<p>A demolition programme has been carried out successfully on 17.08.2023 on land bearing Kh. no. 800 min. of village Khirki. Approximately 01 bigha land has been reclaimed and DDA board fixed at site.</p> <p>The Ministry has notified the amended DDA (Disposal of Developed Nazul Land) Rules, 1981 vide notification No. G.S.R 168(E) dated 11.03.2021 vide which disposal of Socio-cultural and Community Facilities is to be through auction. Religious categories are included under 'Socio Cultural & Community facilities' as per Master Plan of Delhi, 2021.</p> <p>This case is of illegal encroachment on nursery school site. The illegal encroachment cannot be regularized. Matter is also sub judice in Hon'ble High Court of Delhi in WP No. Cont. Case (C) 339/2008. Next date of hearing is 15.09.2023.</p>					
ix. Institutional land in his constituency be allotted/auctioned to avoid encroachment.	<p>Institutional plots are protected from encroachment by providing boundary walls and deployment of security guards. Institutional plots are allotted to Government departments as and when requirement is received. Further, Institutional plots are also included in e-auction for allotment to private entities.</p>					

ITEM No. 37/2023

SUBJECT: Special permission from the Authority under Sub clause 8(2) in order to allow Community Hall measuring an area of 1713.29 sq.m. in Commercial C2 (Wholesale and Warehousing).

[File No. PLG/NP/0005/2022/MISC/-O/o ADDL COMMISSIONER(PLG)-II]
[Comp. No. 39009]

1.0 BACKGROUND

- 1.1 The request regarding construction of Community Hall and Park for residents of Shahpur Garhi village at IFC, Narela was received in Engineering Department and forwarded to Planning Department vide letters dated 05.11.2021 & 12.11.2021. (Annexure – A)
- 1.2 A meeting was held under the chairmanship of Vice Chairman, DDA on 24.03.2022 regarding land for Community Hall and Park at Shahpur Garhi Village, IFC, Narela, Delhi wherein it was decided to convene a Joint Site Inspection (JSI) to identify suitable land for Community Hall and Park. Accordingly, the JSI was held on 01.04.2022 wherein a number of sites for Community Hall and Park at IFC, Narela Shahpur Garhi Village were shown by Land Management Department, concerned Engineering Department (NPD-1) and residents of Shahpur Garhi village. As decided in JSI, TSS for 12 nos. of plots was submitted by Engineering Wing and one location for Community Hall and Park each was finalized.
- 1.3 Subsequently, the proposal for "Part Plan for Community Hall and Park at Integrated Freight Complex (IFC), Narela near Shahpur Garhi Village" was placed in the 405th Screening Committee Meeting (SCM) held on 07.07.2022 and approved vide item No. 47:2022. The Minutes of the Meeting, Agenda and approved Part Plan showing Community Hall admeasuring 1713.29 Sqm. and Park admeasuring 3625.35 Sqm are annexed as Annexure – B.
- 1.4 As per proposal approved in SCM, a follow-up agenda for special permission under Sub clause 8(2) of MPD-2021 for approval in order to allow Community Hall in Commercial C2 (Wholesale and Warehousing) Use Zone was placed before Authority. However, Hon'ble LG perused the matter and certain observations were provided for further examining the matter.

2.0 EXAMINATION

- 2.1 The site proposed for Community Hall falls in the IFC, Holambi Kalan, Narela (Zone P-1) and is bounded as follows:
- North: Chemical Traders, Shahpur Garhi Village
 - South: Approx. 9 m road
 - East: Approach Road to Chemical Traders plot
 - West: Approx. 9 m road
- 2.2 The Land Use of the site proposed for Community Hall is Commercial C2 (Wholesale & Warehousing) as per the notified Master Plan of Delhi-2021 and Commercial (Warehousing & Depot/IFC) as per notified Zonal Development Plan of Zone P-1 (Narela Sub-city).
- 2.3 The plot of the Community Hall and Park are part of Plot No. 3 of the Layout Plan titled "Modified Layout Plan of Integrated Freight Complex, Narela Subcity". (Annexure – C)
- 2.4 Community Hall is a permitted activity in Commercial C2 (Wholesale and Warehousing) Use Zone after special permission from the Authority as per Sub / Clause 8(2) of MPD-2021. (Refer Annexure – D)
- 2.5 After approval from SCM, the agenda for Special Permission under Sub / Clause 8(2) of MPD-2021 for allowing Community Hall in Commercial C2 (Wholesale and Warehousing) Use Zone at IFC at Narela (near Shahpur Garhi village) was put up for placing before the Authority. However, Hon'ble LG raised the following queries:
- i) The proposed sites for development of Park and Community Hall, as of now are marked for "Service Market". The proposal has neither examined the "Opportunity Cost" of using proposed sites for Community Hall / Park / nor the impact of doing so upon the development / operation of IFC. Further, the safety implications of providing these facilities at the proposed location, especially in view of upcoming chemical trade activities and heavy vehicle traffic at IFC ought to be looked into.
 - ii) As per MPD-2021, Community Hall is provided for a population of 1 lakh and above, whereas the population of village Shahpur Garhi is only 25000. The justification for the current proposal may be re-examined.
 - iii) File is silent on details of existing Community Hall and Parks of DDA / Local Bodies in the vicinity of Shahpur Garhi village and other tentative locations as inspected by the DDA.

2.6 Reply to the queries raised at para 2.5 above:

i. **Service Market** – The proposed sites for Park and Community Hall is not part of Service Market and it is a part of Wholesale and Warehousing Plot No. 3, IFC Narela.

Opportunity Cost – The matter was sent to Finance Wing, DDA for examination. Finance Wing, DDA vide note dated 14.03.2023 & 27.03.2023 informed that the cost of land for service market in the vicinity of Integrated Freight Complex, Narela, which falls under Category G shall be around Rs. 138600/- per sq. mtr. as per commercial circle rates notified by the GNCTD as AARs of this are not available. Although the "Wholesale and Warehousing" in the MPD is termed as higher commercial activity. However, the opportunity cost for 'Service Market' & 'Wholesale & Warehousing' shall be same. The Community Hall is not termed as remunerative activity.

Safety Implications – The boundary walls and requisite setbacks of Chemical Traders Scheme shall act as buffer for proposed Community Hall. A proposal for sub fire station (0.60 Ha.) is already there in IFC, Narela. No movement of heavy vehicles is envisaged between village Shahpur Garhi and proposed Community Hall.

ii. **MPD-2021 norms** – It was submitted that provision of Community Hall is for a population of 25,000. Moreover, since, Village Shahpur Garhi is surrounded by DSIIDC Industrial Area, Chemical Traders Area, Forest Area and proposed plot earmarked for Service Market of IFC, therefore, no Community Hall is available for the residents of this village in the vicinity.

iii. **Existing Community Hall in the vicinity of the area** – It was informed by MCD that the nearest Community Hall is at a distance of approx. 5 kms at Punjabi Colony, Narela.

Further, Planning Department also examined the proposed community halls and as per the approved Layout Plan titled "Layout Plan of Other Community facilities (OCF), Sector B-4, Narela", Two (02) Nos. of Community Hall / Library of 1,961 sqm. each are proposed which is approx. 3 kms from the village Shahpur Garhi.

2.7 The justification stated above on the queries as raised by Hon'ble LG were placed in e-file which was further deliberated among senior officers and it emerged that there is an active demand for creation of community hall and park by the residents of Shahpur Garhi and since this habitation is as an outcome of resettlement, the proposal may be processed for the purpose without changing ownership of the land.

2.8 Accordingly, the matter is again being put up for placing before the Authority for its consideration.

3.0 PROPOSAL

- 3.1 Special Permission under Sub / Clause 8(2) of MPD-2021 for allowing Community Hall measuring an area of 1713.29 sq.m. in Commercial C2 (Wholesale and Warehousing) Use Zone at IFC at Narela (near Shahpur Garhi village). Layout Plan showing the site of 'Community Hall' is annexed as Annexure - E.
- 3.2 Development Control Norms will be as per MPD-2021.

4.0 RECOMMENDATION

- 4.1 The proposal as contained in para 3.0 above is placed before the Authority for its consideration.

RESOLUTION

DELHI DEVELOPMENT AUTHORITY
OFFICE OF CHIEF ENGINEER (NORTH ZONE)

No. F.6(12)2021/CE(NZ)DDA/1116

Dated: 05.11.2021


To,

The Commr. (Plg.),
DDA,
Vikas Minar,
New Delhi

Sub: Status report of Land for Community Hall and park at Shahpur Garhi Village.

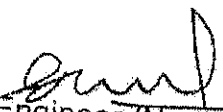
A reference from Shri Sourabh Choudhary resident of Shapur Garhi Village has been received regarding construction of Community Hall and Park at Shahpur Garhi village near IFC, Narela. Field staff has reported that there is a piece of land near the village measuring 260 M X 95 M having area of approx 25,000 sqm. for which Shri Sourabh Choudhary is demanding for Community Hall and Park. The report of EE/NPD-1 is enclosed. It is requested to examine the issue from planning point/ Land use. Report be sent to EM/DDA and this office so that further action can be taken.

Encl: As stated above.


(Er. Gajendra Kumar)
Chief Engineer (North Zone)

Copy to:-

1. EM/DDA, for kind information.
2. SE/NCC-2, for information and necessary action.
3. EE/NPD-1/DDA, w.r.t. his report.


Chief Engineer (North Zone)

डायरी नं. 221

दिनांक 17-11-2021

DELHI DEVELOPMENT AUTHORITY
OFFICE OF CHIEF ENGINEER (NORTH ZONE)

अति० आयुक्त (यो०)-II

डायरी सं० 8098

दिनांक 16-11-21

No. F6(11)2021/CE/NZ/DDA / 1132

Dated: 12/11/2021

To,

The Commr. (Plg.),
DDA,
Vikas Minar,
New Delhi

आयुक्त (योजना) कार्यालय

डायरी सं० 5-1392

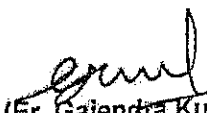
दिनांक 12.11.2021

Sub: Status report of Land for Community Hall and park at Shahpur Garhi Village.

This is in continuation to this office letter no. F6(12)2021/CE(NZ)DDA/ 1116 Dt.05.11.2021 vide which it was informed that there is a piece of land near the village Shahpur Garhi measuring 260 m x 95m having approx. area 25,000 sqm. Further, it is informed that there are also three piece of land A,B & C adjacent to this land protected with boundary wall having approx. area of 13,000 sqm (A), 3200 Sqm(B) and 3000 sqm (C). The plan showing all the vacant lands is attached herewith for your reference please.

It is requested to examine the issue regarding Community Hall and Parks as demanded by Sh. Sourabh Chaudhary from Planning point of view considering the land use. The report be sent to EM/DDA and this office, so that further action can be taken.

Encl: As above.



(Er. Gajendra Kumar)
Chief Engineer (North Zone)

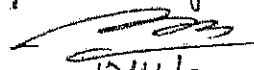
Copy to:-

1. EM/DDA, for kind information please.
2. S.E./NCC-2 for information and necessary action.
3. EE/NPD-1/DDA w.r.t. his report vide letter no. 757 dt.12.11.21.


Chief Engineer (North Zone)

16/11/2021
Ac 214 - II


16/11/2021
D.O. Chhabra / Narela

please put up in file

18/11/2021
SSA/NP



405 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 405th SCREENING COMMITTEE MEETING
HELD ON 07.07.2022 AT 10:30 AM ON VIDEO CONFERENCING.

ADDITIONAL ITEMS			
ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
45:2022	Redesign/Modification in the Approved Layout plan of Community Center at Guru Teg Bahadur Enclave by modifying the commercial plots and provision of CNG Filling station to increase saleability and ease of disposal of the same. e-File no. HUPW/CAEZ/0001/2022/COMM/	The proposal was presented by Sr. Arch(EZ). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observation that the option for maximum utilisation of land may be explored.	ACTION: 1.Sr. Arch.(EZ)
46:2022	Carving out site for CNG Filling Station at District Centre, Mayur Vihar. e-File no. HUPW/CAEZ/0001/2022/COMM/	The proposal was presented by Sr. Arch(EZ). After detailed deliberations the proposal as reflected in the Agenda was Approved.	ACTION: 1.Sr. Arch.(EZ) 2.Engg. Wing 3.CL Branch
47:2022	Part Plan for Community Hall and Park at Integrated Freight Complex (IFC), Narela near Shahpur Garhi Village. e-File no. PLG/NP/0005/2022/MISC/	The proposal was presented by AC(Plg.)II. After detailed deliberations the proposal as reflected in the Agenda was Approved.	ACTION: 1.AC(Plg.)II 2.Engg Wing 3.Electrical 4.LD Branch 5.LM Branch 6.Horticulture 7.ACA(Socio-Cultural)
48:2022	Modification in the Layout Plan titled "Proposed Layout Plan of Facility Centre No. 58 at Sultan Puri, Zone-H" for change of use premise from Petrol Pump to Fuel Station. e-File no. PLG/RZ/0001/2022/CF/	The proposal was presented by AC(Plg.)Rohini. After detailed deliberations the proposal as reflected in the Agenda was Approved.	ACTION: 1.AC(Plg.)Rohini 2.Engg Wing 4.LD Branch 5.LM Branch 6.Land Costing

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

This issues with the approval of Vice Chairman, DDA.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
 Approved in 405th Screening
 Computer Meeting Dt. 07.07.2022
 Vide Item No. 47:2022

Sign. Sd. *[Signature]*
 Name: *[Signature]*
 19/07/2022

405 SCM

HITEADIFF KUMAR

Delhi Development Authority

[Signature]

DELHI DEVELOPMENT AUTHORITY of 2022
 HUPW-CO-ORDINATION UNIT
 Approved in 405th Screening
 Computer Meeting Date 07.07.2022
 Dy. Dir. (Arch) Coordn
 Vice Chair No. 47:2022
[Signature]
 19.07.2022
 Pg. 3/3 Dy. Director (Arch) Co-ordn.



AGENDA FOR SCREENING COMMITTEE MEETING

SCM No: 405th

File No. PLG/NP/0005/2022/MISC/-O/o ADDL COMMISSIONER(PLG)-II

Subject: Part Plan for Community Hall and Park at Integrated Freight Complex (IFC), Narela near Shahpur Garhi village.

Synopsis

The "Modified Layout Plan of Integrated Freight Complex, Narela Subcity" was approved in the year 2019. Further, a request regarding construction of Community Hall and Park near Shahpur Garhi village was forwarded by Engineering Department, DDA. Accordingly, a proposal for Community Hall and Park at IFC, Narela near Shahpur Garhi village is prepared and the same is being placed before the Screening Committee of DDA.

I. BACKGROUND

1.1. The request regarding construction of Community Hall and Park at Shahpur Garhi village near IFC, Narela was received by the concerned Engineering Division of DDA. Chief Engineer, North Zone, DDA, vide letters dated 05.11.2021 & 12.11.2021 forwarded the matter for examination.

1.2. Further, the "Modified Layout Plan of Integrated Freight Complex, Narela Subcity" was approved in the 370th Screening Committee Agenda dated 17.06.2019 vide Item No. 64:2019.

1.3. A meeting was held under the chairmanship of Vice Chairman, DDA on 24.03.2022 regarding land for Community Hall and Park at Shahpur Garhi Village, IFC, Narela, Delhi wherein it was decided to convene a Joint Site Inspection (JSI) to identify suitable land for Community Hall and Park.

1.4. A Joint Site Inspection (JSI) was held on 01.04.2022 to identify suitable site for Park and Community Hall at IFC, Narela near Shahpur Garhi Village wherein a number of sites for Community Hall and Park at IFC, Narela Shahpur Garhi Village were shown by Land Management Department, concerned Engineering Department i.e., Northern Project Division – 1 (NPD-1) and residents of Shahpur Garhi village and accordingly tentative locations for Community Hall and Park was identified.

Michael
[Signature]

APPROVED IN...
CERTIFIED
Approved in... 405th Screening
Committee Meeting Dt. 07.07.2022
File Item No. 47:2022

Sign. Sd. *[Signature]*
Name: *[Signature]*
19/07/2022

HITENDRA KUMAR SHARMA
Project No. 2641
Delhi Development Authority



1.5. Part Plan for Community Hall and Park at Integrated Freight Complex (IFC), Narela near Shahpur Garhi village for earmarking proposed Community Hall and Park is placed before the Screening Committee of DDA.

2. LOCATION

2.1. The site under reference falls in the Integrated Freight Complex, Holambi Kalan, Narela (Zone P-I). The Land Use of the proposed site is Commercial (Wholesale, Warehousing and Depot / IFC) as per the notified Zonal Development Plan of Zone P-I (Narela Sub-city) and approved "Modified Layout Plan of Integrated Freight Complex, Narela Subcity".

2.2. The site is surrounded by:

A)	North	-	Chemical Traders, Built-up & Road
B)	West	-	Approx. 9 M wide Road
C)	East	-	Approach road to Chemical Traders plot
D)	South	-	Approx. 9 M wide Road

3. EXAMINATION

3.1. Chief Engineer, North Zone, DDA vide Letter No. F.6(12)2021/CE(NZ)DDA/1116 dated 05.11.2021 and Letter No. F.6(11)2021/CE(NZ)DDA/1132 dated 12.11.2021 forwarded the request of residents of Shahpur Garhi village regarding provision of Community Hall and Park for the residents nearby the village. In the letter, it is mentioned that the population of the village is around 25,000 and no Community Hall and Park exists near the village for the residents as the nearest park in the vicinity falls in the DDA's Chemical Traders scheme which cannot be used by outside persons as a matter of security.

As per the letters, the residents alongwith Assistant Engineer / NPD-1 inspected a site measuring approx. 2.5 Ha. west of Shahpur Garhi village and expressed the desire to develop Community Hall and Park on the said piece of land.

3.2. Narela Project Planning Unit vide Letter No. F.15(315)2010/NP/Pl.I/138 dated 15.12.2021 informed that the said land is part of the IFC scheme and has already been earmarked for Service Market. The Land Use of the land under reference is Commercial (Wholesale & Warehousing). Further, Community Hall is not a permitted activity in Commercial (Wholesale and Warehousing) Land Use as per MPD-2021.

Sign. Sd.
Name:-

HITENDER KUMAR BHARTI
Addl. Commr. (Pig.)
Projects/MPDR-2021
Delhi Development Authority



- 3.3. A meeting was held under the chairmanship of Vice Chairman, DDA on 24.03.2022 regarding land for Community Hall and Park at Shahpur Garhi Village, IFC, Narela, Delhi wherein it was decided to convene a Joint Site Inspection (JSI) to identify suitable land for Community Hall and Park.
- 3.4. A Joint Site Inspection (JSI) was held on 01.04.2022 to identify suitable site for Park and Community Hall at IFC, Narela near Shahpur Garhi Village wherein representatives from Institutional Lands Branch, Engineering Department, Land Management Department, Architecture Department, Horticulture Department and Planning Department were present. During the JSI, a number of sites for Community Hall and Park were shown at IFC, Narela near Shahpur Garhi village by Land Management Department, Concerned Engineering Division and the residents of Shahpur Garhi village.
- 3.5. Subsequently, Land Management Department, DDA and concerned Engineering Division (NPD-1), DDA was requested to provide the Land status (ownership and litigation) and Total Station Survey (TSS), respectively, of all the sites shown during the JSI vide Report issued vide Letter No. F.15(315)2010/NP/Pt.I/D-10 dated 01.04.2022.
- 3.6. Land Management Department, DDA vide Note dated 08.04.2022 provided Khasra information of DDA land to Executive Engineer (NPD-1) for superimposition of Khasra on the TSS.
- 3.7. Engineering Department vide Letter No. F.1(14)AE(P)NPD-1/DDA/148 dated 13.04.2022 from Executive Engineer, NPD-1 provided Total Station Survey (TSS) of the area under reference showing DDA owned land to Narela Project Planning Unit. Subsequently, the observations of Narela Project Planning Unit on the TSS were conveyed to concerned Engineering Division and clarification was sought on 19.05.2022 and 01.07.2022, respectively, in E-File bearing No. ENG/CENZ/0001/2022/NCC2/NPD1-O/o EE(NPD-1).
- 3.8. Assistant Engineer (NPD-1) submitted the Revised TSS incorporating the modifications by hand in the office of Narela Project Planning Unit on 05.07.2021
- 3.9. As per TSS, a site measuring 1713.29 Sqm. is DDA vacant land accessible from approx. 9 M wide existing road. The same may be proposed for Community Hall. However, as per MPD-2021, Table 4.2 Note: i. The facilities should preferably be located along internal roads with minimum 12 M RoW, unless specified.
- As per the TSS, a site measuring 3625.35 Sqm. is DDA vacant land accessible from approx. 9 M wide existing road. The same may be proposed for Park.

Narela
2 July
[Signature]

URBAN DEVELOPMENT

CERTIFICATE

Screening
 Meeting Dt: 3.10.2022
 No. 47/2022

Sign. Sd. *[Signature]*
 Name: *[Signature]* 15/07/2022

HITENDEO KUMAR
 From
 Delhi Development Authority



- 3.11. The proposed site for Community Hall and Park falls in Commercial (Wholesale, Warehousing and Depot / IFC) Land Use as per the notified Zonal Development Plan of Zone P-1 (Narela Sub-city) and approved "Modified Layout Plan of Integrated Freight Complex, Narela Subcity".
- 3.12. As per MPD-2021, Sub / Clause 8(2), Community Hall is not a permitted activity in Wholesale and Warehousing Use Zone. However, Park is permitted in all Use Zones.
- 3.13. The proposed site for Community Hall measures 1713.29 Sqm. The area requirement for Community Hall is 2000 sqm. as per MPD-2021. However, as per MPD-2021, 3.3.1.3 Unplanned Areas B. Villages The facilities like Community Hall, Dispensary, etc. may be grouped together depending on the availability of land.
- 3.14. As per MPD-2021, Community Hall is a Community Level Facility for a population of 1 Lakh. However, the population of village Shahpur Garhi is 25,000 for which neighbourhood facilities should be provided.
- 3.15. As per MPD-2021, Community Hall is not a permitted activity in Commercial (W & WH), therefore, special permission from the Authority under Sub / Clause 8(2) Permission of Use Premises in Use Zones as per MPD-2021 needs to be taken.

4. PROPOSAL

- 4.1. Part plan for Community Hall and Park near Shahpur Garhi village at IFC, Narela has been prepared to earmark site for Community Hall admeasuring 1713.29 Sqm. and for Park admeasuring 3625.35 Sqm. as shown in Appendix-I.
- 4.2. The Development Control Norms for the proposed facilities will be as per the provisions of MPD-2021.
- 4.3. Subsequently, after approval from the Screening Committee, the proposal shall be placed before the Authority under Sub clause 8(2) of MPD-2021 for further approval for special permission in order to allow Community Hall in Wholesale and Warehousing Use.
- 4.4. The land proposed for Community Hall may be given to Local Body as per policy for development / construction of Community Hall.

Mitender
[Signature]

PLANNING COMMISSION
CERTIFIED
 Approved in... 405th ... Screening
 Committee Meeting Dt... 07.07.2022
 File No... 5732022

HITENDER KUMAR BHARTI
 Addl. Commr. (Pig.)
 Planning Commission

Sign. Sd.
 Name: ..

[Signature]
 19/07/2022



5. RECOMMENDATION

5.1. The proposal at para 4.0 above is placed before the Screening Committee, DDA for decision.

6. FINANCIAL LIABILITY & SOCIAL GAINS

6.1. There is no financial implication from planning point of view.

6.2. The society will be benefitted by provision of Community Hall and Park.

7. FOLLOW-UP ACTION

7.1. After the approval of Screening Committee, the same shall be forwarded to concerned departments for the action as follows:

- i. Engineering Wing (Civil), DDA for development of site, feasibility and demarcation, provision of services, etc.
- ii. Engineering Wing (Electrical), DDA for electrification of area under reference.
- iii. Land Disposal Wing, DDA for allotment / disposal as per prevailing policy.
- iv. Land Management Wing, DDA for status of land, ownership and litigation status.
- v. Horticulture Wing, DDA for development of proposed parks and green areas.
- vi. HUPW (NZ), DDA for necessary action.

*Noted
Jony
[Signature]*

DELHI DEVELOPMENT AUTHORITY
CERTIFIED

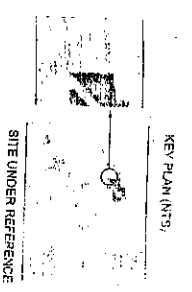
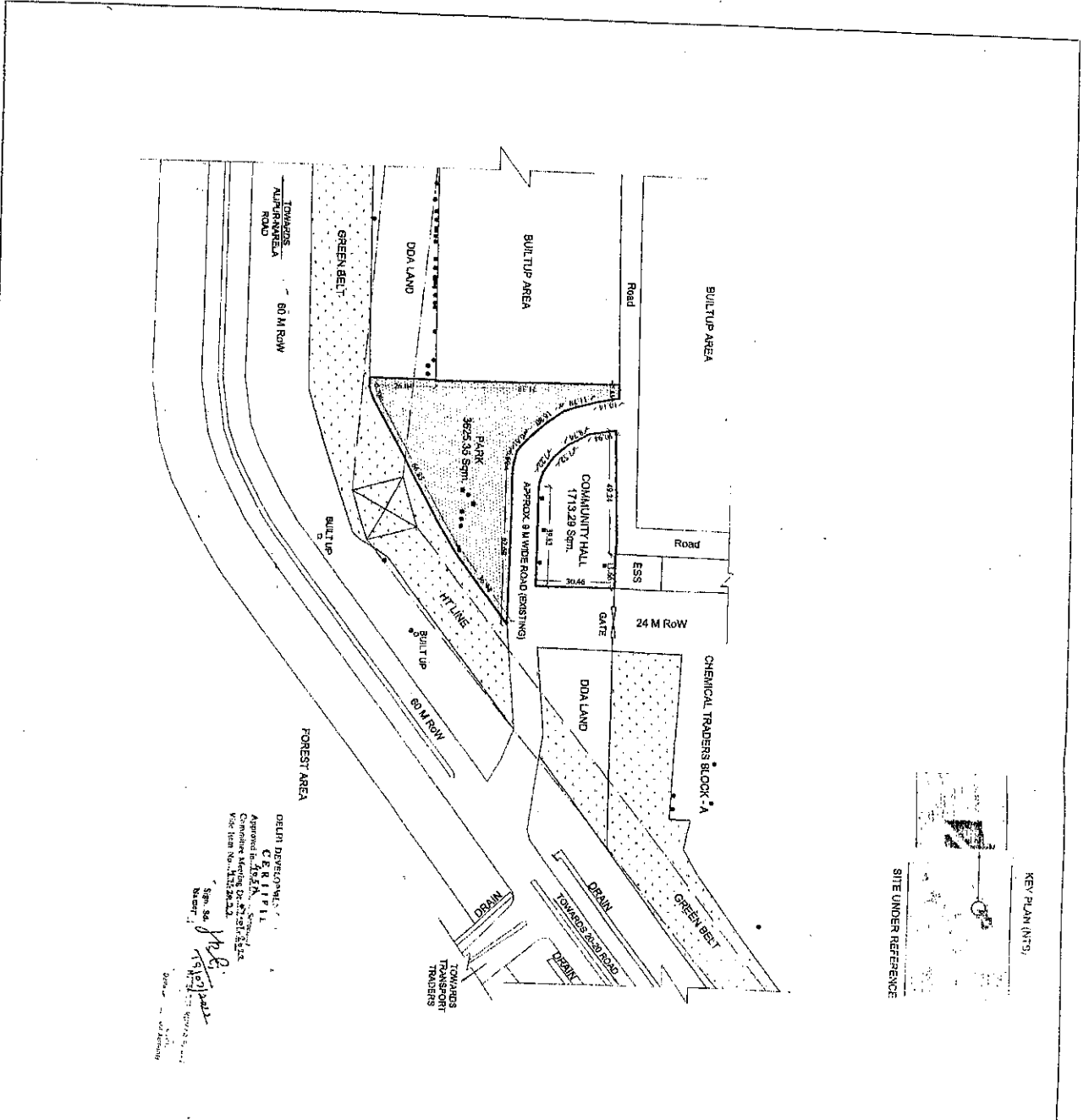
Approved in... 405th... Screening
Committee Meeting Dt. 07.07.2022
Vide Item No. 475/2022

Sign. Sd.
Name

[Signature]
19/07/2022

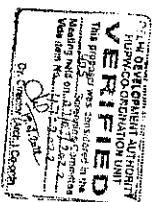
HITENDER KUMAR SHARMA
Addl. Controller,
Projects/SCM/2013
Delhi Development Authority

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in... 405	Screening
Committee Meeting Dt. 07/07/2022	2022
Vide Item No. 475/2022	
<i>[Signature]</i> 19.07.2022	
Dy. Director (Arch.) Co-ordn.	



AREA STATEMENT	
SNO	AREA
1	COMMUNITY HALL 171329 SQM.
2	PARK 382535 SQM.

- NOTES:**
1. THIS DRAWING IS PREPARED ON THE BASIS OF T.S.S. RECEIVED FROM ENGINEERING DEPARTMENT VIDE LETTER NO. P/11/2012 DATED 13-04-2012 AND REVISED TSS FROM ASSISTANT ENGINEER, NPS-1.
 2. THE EXISTING APPROACH TO ESS FOR CHEMICAL TRADERS IS FROM THE PROPOSED PLOT OF COMMUNITY HALL. THE ESS IS TO BE UNDER ACCESSIBLE FROM 24 M ROW WITHIN THE PLOT OF CHEMICAL TRADERS.
 3. THE EXISTING APPROACH TO TOWARDS TRANSPORT TOWARDS IS TO BE CHECKED BEFORE IMPLEMENTATION. DEDICATION OF THE APPROACH TO TOWARDS TRANSPORT TOWARDS ARE IN METERS AND ONLY WRITTEN DIMENSION IS TO BE CONSIDERED.
 4. THE AGENDA WAS APPROVED IN 48TH SCREENING COMMITTEE MEETING HELD ON 07.07.2012 VIDE ITEM NUMBER 47/2012.



LEGENDS:

- PLOT BOUNDARY
- PARK OPEN SPACE
- GREEN BELT
- HT LINE
- TREE

FILE NO. N/100/2012/2012/4/94 RD/1. COMMISSIONER (S&D)

TITLE: PART PLAN FOR COMMUNITY HALL AND PARK AT INTEGRATED FREIGHT COMPLEX (FC) NARELA NEAR SHARPU GARHI VILLAGE

SCALE: 1:1000 DATE: 18.07.2012 DRAWING NO. NPS/2012

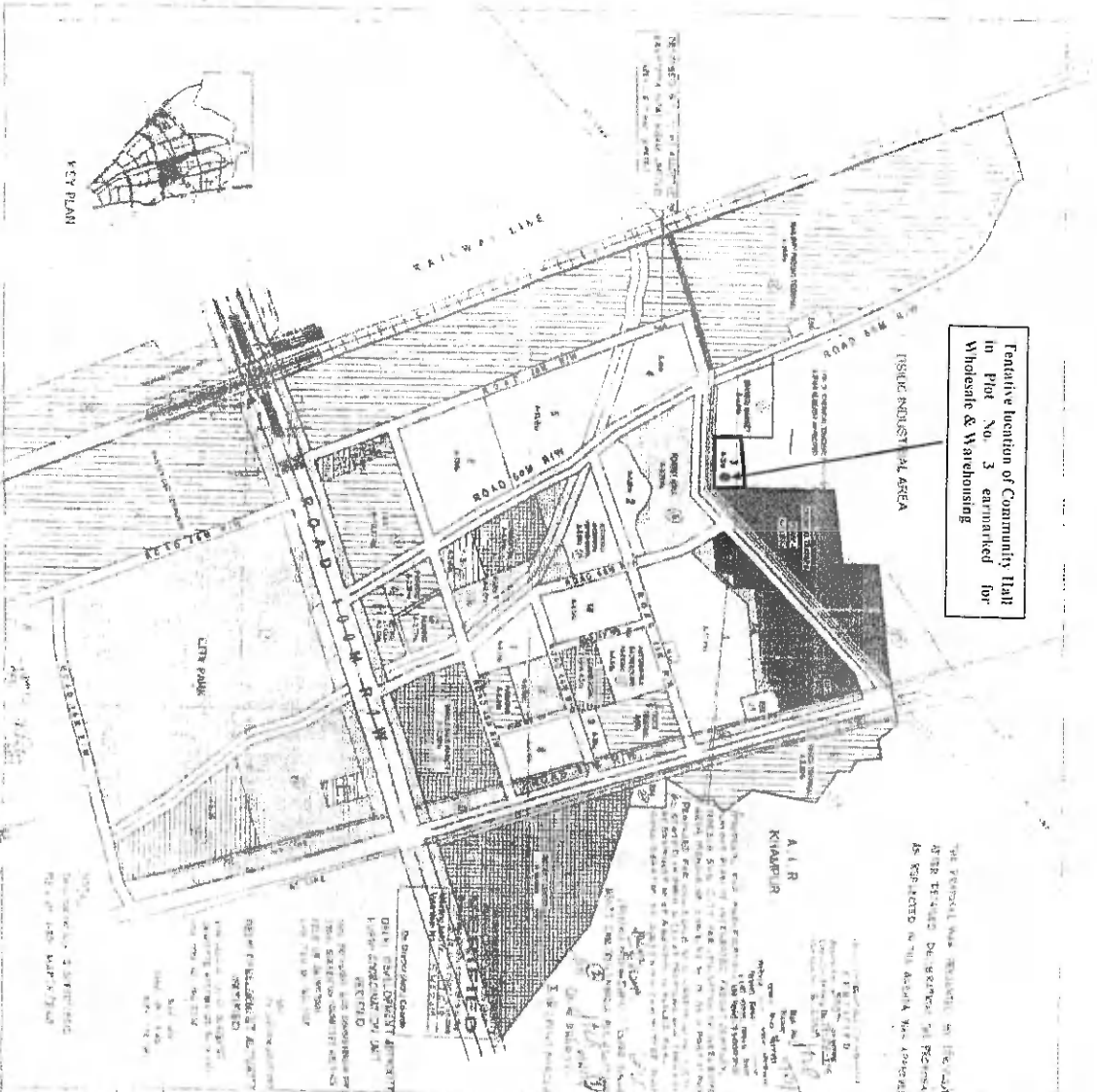
AG. ASST. DIRECTOR (P&D) ASST. DIR. (P&D) NARELA

DIRECTOR (P&D) NARELA (COMM. PLAN.)

INCHARGE (P&D) NARELA

DATE: 18.07.2012

NARELA PROJECT (DDA PLANNING UNIT)



Tentative location of Community Hall in Plot No. 3 earmarked for Wholesale & Warehousing

The proposal was submitted on the 15th July 1971 and after the receipt of the report of the Regional Development Authority, the proposal was approved on the 15th July 1971.

ANNEXURE - C

DELHI DEVELOPMENT AUTHORITY

AREA OF THE SCHEME 387.81 HECTARES
 AREA UNDER DEVELOPMENT 12.47 HECTARES
 DETAILED DESCRIPTION OF SCHEME LAND

Sl. No.	Description	Area (Hectares)
1	COMMERCIAL	12.47
2	INDUSTRIAL	14.25
3	COMMERCIAL INDUSTRIAL	5.12
4	WHOLESALE AND WAREHOUSING	71.2
5	RECREATIONAL	4.8
6	TRANSPORTATION	19.24
7	RESIDENTIAL	144.7
8	UNDEVELOPED	12.47
9	RESERVED	18.61

MADE BY ZONING SCREENING COMMITTEE
 FILE NO. 16/2008 DT. 26-11-2008
 FILE NO. 16/2008 DT. 26-11-2008
 FILE NO. 16/2008 DT. 26-11-2008

MADE BY ZONING SCREENING COMMITTEE
 FILE NO. 16/2008 DT. 26-11-2008
 FILE NO. 16/2008 DT. 26-11-2008

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage, drainage, etc., shall conform to municipal byelaws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations. Integrated plan differs from customary layout plan as in the former the regulations are for the total plot and sub-divisions are done for the development purpose. The norms for sub-division of residential and manufacturing use zone into use premises are given in respective chapters.

SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES
(As part of approval of layout plan or as a case of special permission from the Authority)

Permission of selected Use Premises in Use Zones RD, C₁, C₂, M, PS

Sl. No.	Use Premises	Use Zones				
		RD	C ₁	C ₂	M	PS
RD	RESIDENTIAL					
i	Residential plot - Plotted Housing	P	P**	NP	NP	NP
¹ [ii]	Residential plot - Group Housing	P	P	NP	P	NP
² [iii]	Studio Apartment	P	NP	NP	NP	P]
iv	Residence - cum - Work Plot	P	P	NP	NP	NP
v	Foreign mission	P	P	NP	NP	NP
vi	Hostel / Old age home	P	P	NP	P	P
³ [vii]	Short term Accommodation - Hostel / Guest house / Lodging & Boarding House / Sarai / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment	P	P	P	P	P]
viii	⁴ [Multipurpose Community Hall / Barat Ghar	P	P	NP	P	P
ix	Night Shelter	P	P	P	P	P
x	Community / Recreational Hall, Library, Reading Room, Society Office, Crèche and Day Care Centre.	P	P	P	P	P
xi	³ [State Bhawan/ State Guest Houses	P	P	P	P	P]
xii	⁵ [Affordable Rental Housing Complex (ARHC)	P	P	P	P	P]

¹ Modified vide S.O. 1215(E) dated 13-05-2013

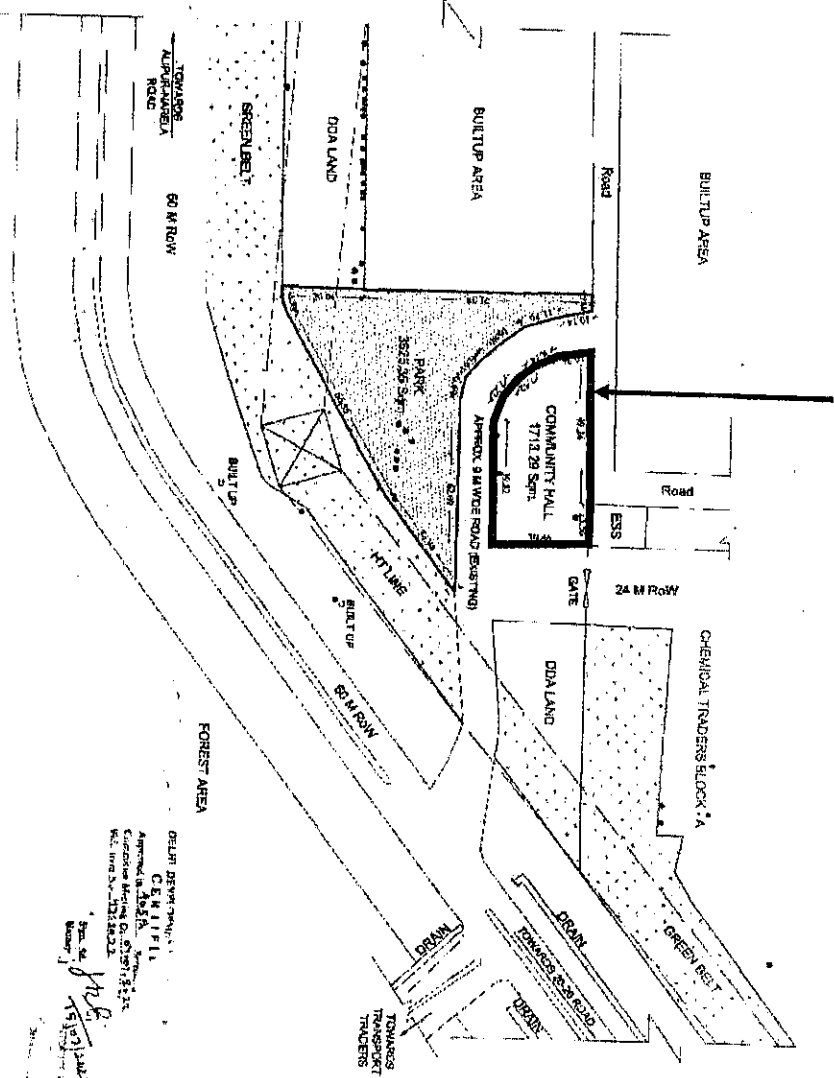
² Added vide S.O. 2895(E) dated 23-09-2013

³ Modified vide S.O. 2895(E) dated 23-09-2013

⁴ & ³ Modified vide S.O. 3348(E) dated 17-10-2017

⁵ Added vide S.O. 3601(E) dated 01.08.2022

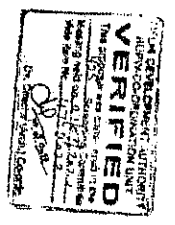
Proposal for Special Permission under Sub / Class (B2) of M.P.D. 2021 for allowing Community Hall measuring an area of 1713.29 sq.m. in Commercial C2 (Wholesale and Wholesale) Use Zone at IFC at Narela (near Shahpur Garhi village).



AREA STATEMENT:

S.NO.	FACILITY	AREA
1	COMMUNITY HALL	1713.29 SQM
2	PARK	555.25 SQM

- NOTES:
- THIS DRAWING IS PREPARED ON THE BASIS OF T.S.S. RECEIVED FROM ENGINEERING DEPARTMENT VIDE LATTER NO. 24113/REP/2019/143 DATED 12-04-2019 AND REVISION 155 FROM ASSISTANT ENGINEER, NDB-1.
 - THE EXISTING APPROACH TO ESS FOR CHEMICAL TRADERS IS FROM THE RECORDED MAP OF COMMUNITY HALL. THE ESS IS TO BE MADE ACCESSIBLE FROM 24 M ROW ROAD WITHIN THE PLOT OF CHEMICAL TRADERS.
 - IMPLEMENTATION/OPERATION OF THE PROJECT IS TO BE CARRIED BEFORE 15 TO BE COMMENCED TO PLANNING DEPARTMENT, DISSEMINATION, E.M.V. ALL DIMENSIONS ARE IN METERS AND ONLY WRITTEN DIMENSION IS TO BE HELD ON 07.07.2022 VIDE ITEM NUMBER 4/2302.
 - THE APPROX. WAS APPROVED IN 49TH ENGINEERING COMMITTEE MEETING HELD ON 07.07.2022 VIDE ITEM NUMBER 4/2302.



LEGENDS:

- [Symbol] OFF BOUNDARY
- [Symbol] 30 FT PAVEN
- [Symbol] 15 FT LINE
- [Symbol] GREEN BELT
- [Symbol] TREE

TITLE: PART PLAN FOR COMMUNITY HALL AND PARK AT INTEGRATED FREIGHT COMPLEX (IFC) NARELA NEAR SHAHPUR GARHI VILLAGE

SCALE: 1:500

DATE: 15.07.2022

CHANGING NO. APPROVED:

PREPARED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 15/07/2022

PROJECT: NARELA PROJECT (DDA PLANNING UNIT)

ITEM No. 38/2023

Subject: Special permission from Authority under Sub Clause 8(2) of Master Plan of Delhi-2021 in order to allow State Bhawan / State Guest House, on the Public-Semi Public (PSP) Plot measuring 1.6 Ha (approx.) at Sector -17, Dwarka.
F.No. Plg/Dwk/0003/2023/O/o- Dy.Dir(Plg).Dwk-II

1. BACKGROUND:

- 1.1 Institutional Lands (IL) Branch, DDA has forwarded the requests of various states for allotment of land for the purpose of State Bhawan/State Guest House to Planning Department of DDA.
- 1.2 Accordingly, the PSP plot measuring 1.6 Ha in Sector -17, Dwarka was identified and agenda regarding "Modification in Layout Plan of Sector-17 due to sub division of Public-Semi Public (PSP) Plot measuring 1.6 Ha for carving out the plots for State Bhawan/ State Guest House" was placed and approved in the 415th Screening Committee Meeting.

2. EXAMINATION:

- 2.1 The identified site falls in Sector-17, Dwarka and is a part of Layout Plan titled "Sector-17 (Modified Layout Plan)". The site is earmarked as Public Semi Public and is approachable by 30m and 45m wide Master Plan Road.
- 2.2 As per notified Master Plan of Delhi (MPD)-2021 and Zonal Development Plan (ZDP) of Zone K-II (Dwarka), the Land Use of the site under reference is "Public-Semi Public".
- 2.3 As per Chapter 17, Development Code of MPD-2021, State Bhawan/ State Guest Houses are permitted in PSP Land Use under Sub / Clause 8(2) Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority).

Sl. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
xi.	State Bhawan/State Guest Houses	P	P	P	P	P

P: Permitted

- 2.4 To accommodate the various requests of states, the identified PSP plot measuring 1.6 Ha. was subdivided as follows (Layout Plan annexed as **Annexure-I**) :

Plot No.	Use Premise	Proposed Area (Sq m)
Plot No.1	State Bhawan /State Guest House	2070
Plot No.2	State Bhawan /State Guest House	3000
Plot No.3	State Bhawan /State Guest House	2930
Plot No.4	State Bhawan /State Guest House	2000
Plot No.5	State Bhawan /State Guest House	2000
Plot No.6	State Bhawan /State Guest House	4000
Total Area		16000

2.5 The above proposal for the modification in Layout plan in Sector -17, Dwarka was approved in 415th Screening Committee Meeting held on 09.08.2023 vide Item No. 45:2023. The approved agenda and minutes of the Screening Committee Meeting are annexed as **Annexure-II**. As a follow-up, Planning Department to further process the matter under Sub-Clause 8(2) of MPD-2021.

3. PROPOSAL:

3.1 Special permission from Authority under Sub Clause 8(2) of Master Plan of Delhi-2021 in order to allow State Bhawan / State Guest House, on the Public-Semi Public (PSP) Plot measuring 1.6 Ha (approx.) at Sector -17, Dwarka.

4. RECOMMENDATION:

4.1. The proposal as given in Para 3.0 is put up for consideration of the Authority.

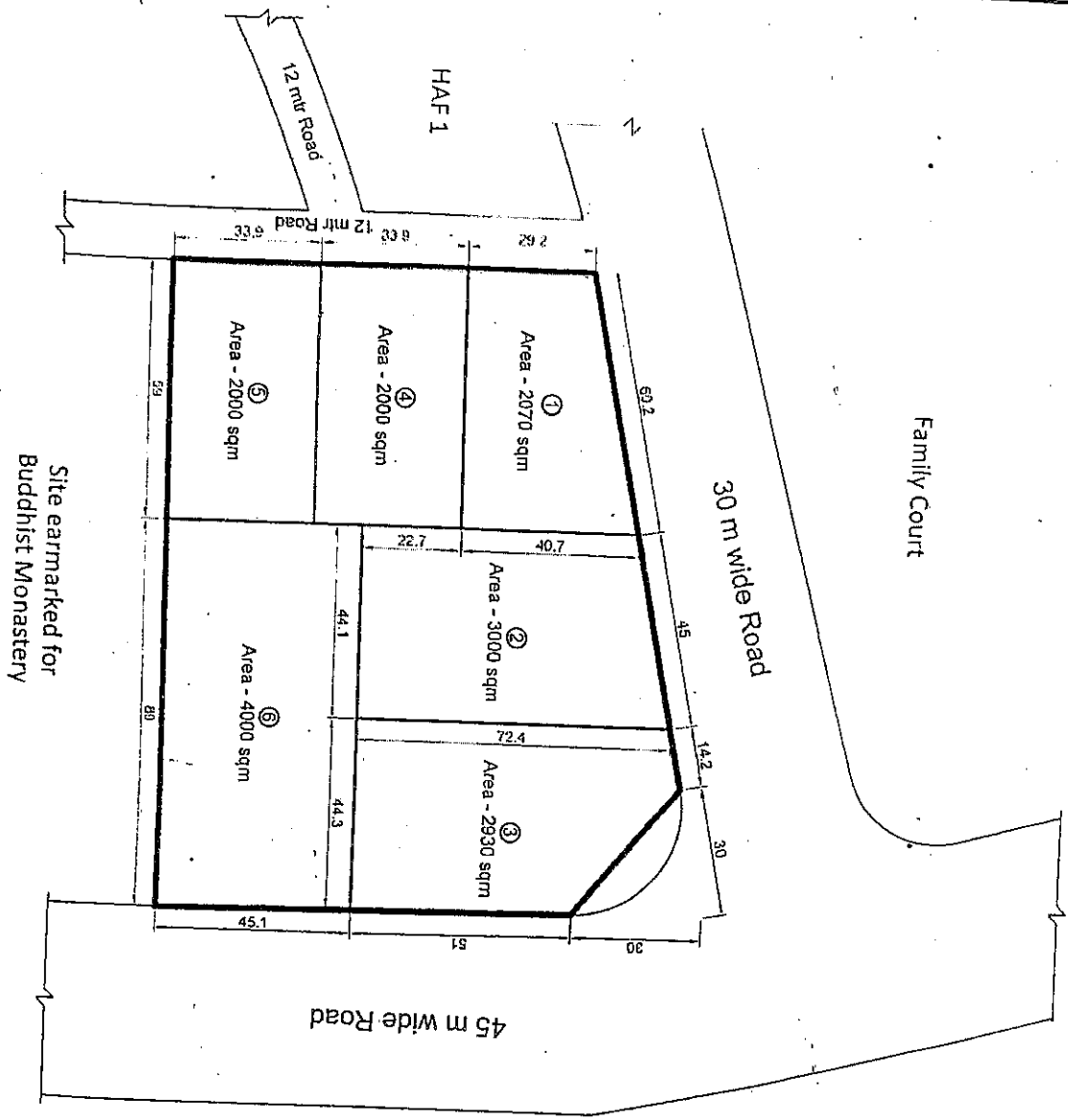
RESOLUTION

D. D. A.

DWARKA PROJECT



Family Court



Sector 14

AREA STATEMENT

TOTAL PLOT AREA = 16,000 SQM.

PLOT NO.	USE	AREA (IN SQM.)
1	State Guest House/ State Bhawan	2070
2	State Guest House/ State Bhawan	3000
3	State Guest House/ State Bhawan	2930
4	State Guest House/ State Bhawan	2000
5	State Guest House/ State Bhawan	2000
6	State Guest House/ State Bhawan	4000

NOTES:-
 1. All dimensions are in meter.
 2. As per the approved layout plan, the area of the site is 16250.06 Sqm, however, while framing and carving out the plots, the area comes to be 16,000 Sqm. For all other purposes, that area is to be considered as per dimensions and feasibility of site.

Modification in Layout Plan of Sector-17 due to sub division of Public-Semi Public (PSP) Plot measuring 1.6 Ha for carving out the plots for State Bhawan/ State Guest House.



DRG. NO. P/De/100/K/Sec-17/1
 P.S. Div./SP/1/Aug/23/loc

ASSTT. DIR. (PLG.) DY DIRECTOR (PLG.) DIRECTOR (PLG.)

DELHI DEVELOPMENT AUTHORITY

Laid on Table
Screening Committee Meeting No. 415
Item No.45:2023

AGENDA FOR SCREENING COMMITTEE MEETING

Subject: Modification in Layout Plan of Sector-17 due to sub division of Public-Semi Public (PSP) Plot measuring 1.6 Ha for carving out the plots for State Bhawan/ State Guest House.

File no. PLG/DWK/0003/2023/SECI-O/o BY DIRECTOR (PLG) DWARKA

Synopsis

Institutional Lands (IL) Branch has forwarded the requests of various states i.e Tripura, Nagaland, Ladakh, Assam to Planning Department for carving out the plots for the purpose of State Guest House/State Bhawan. Accordingly, a PSP Plot measuring 1.6 ha (approx.) is identified in Sector-17 and is proposed to be subdivided for carving out plots for purpose of State Bhawan/State Guest House.

1.0 BACKGROUND:

1.1 IL Branch has forwarded the following requests of various states i.e Assam, Tripura, Nagaland, Ladakh for allotment of land for the purpose of State Bhawan/State Guest House.

S.No.	State	Purpose	Area (Acres)
1.	Assam	Cultural Complex	-
2.	Assam (BKWAC)	Bhawan and House	2
3.	Tripura	Tripura Bhawan	1.5
4.	Nagaland	Nagaland State Guest House	2-5
5.	Ladakh	Ladakh Bhawan	2

1.2 Further, as per note by IL Branch in file bearing no. LD/IL/0038/2022/GOVT/32-INSTITUTIONAL LAND V, "the matter was discussed in the office of worthy VC, DDA wherein, it was suggested that Planning Department may further carve out the plots for purpose of State Guest House/Bhawan".

1.3 Accordingly, the PSP plot measuring 1.6 ha (approx.) in sector -17, Dwarka is identified and subsequently, discussed with senior officers. The identified site

requires to be subdivided for carving out the plots for the purpose of State Bhawan/State Guest House.

2.0 LOCATION:

2.1 The Proposed site falls in Sector-17, Dwarka and part of Layout Plan titled "Sector-17 (Modified Layout Plan)".

2.2 The description of boundaries of site is as under:

Site/ Plot description	Boundaries
North	45m wide road
East	Site for Buddhist Monastery
South	12m wide road
West	30m wide road

2.3 The site is approachable by 30m and 45m wide Master Plan Road.

3.0 EXAMINATION:

3.1 The following requests were received from various states:

S.No.	State	Purpose	Request Received From	Letter dated	Area (Acres)
1.	Assam	Cultural Complex	Hon'ble Chief Minister, Assam	18.07.2021	-
2.	Assam	Bhawan and House	Principal Secretary, Bodo Kachari Welfare Autonomous Council (BKWAC)	13.02.2023	2
3.	Tripura	Tripura Bhawan	Spl. Chief Resident Commissioner	21.01.2023	1.5
4.	Nagaland	Nagaland State Guest House	Hon'ble Deputy Chief Minister	15.05.2023	2-5
5.	Ladakh	Ladakh Bhawan	Joint Secretary (JKL) and Joint Secretary, Ministry of Home Affairs	07.01.2023 and 02.06.2023	2

3.2 Accordingly, the PSP plot measuring 1.6 ha (approx.) in Sector-17, Dwarka is identified for carving out the plots for the purpose of State Bhawan/State Guest House.

- 3.3 As per notified Master Plan Delhi (MPD)-2021 and Zonal Development Plan (ZDP) of Zone K-II (Dwarka), the Land Use of the site under reference is "Public-Semi Public".
- 3.4 The site under reference is marked as "Public and Semi Public" in the Layout Plan approved in Screening Committee Meeting held on 29.04.1993 vide item No. 35/93 titled "Modified Layout Plan Sector -17".
- 3.5 As per Chapter 17: Development Code, State Bhawan/ State Guest Houses are permitted in PSP Landuse under SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of MPD-2021.

Sl. No.	Use Premises	Use Zones				
		RD	C1	Q2	M	PS
RD	RESIDENTIAL					
xi.	State Bhawan/State Guest Houses	P	P	P	P	P

- 3.6 In MPD-2021, area and size of plot for State Bhawan/ State Guest House is not defined.
- 3.7 Currently, total 16 No. of plots have already been allotted in Dwarka for State Bhawan/State Guest House in Sectors-13, 18 and 19 of Dwarka. The approved plots ranging from area 800-8000sqm have already been earmarked/ allotted for State Bhawan/State Guest House in Dwarka out of which most of the plots are of area range 3000-4000sqm. Therefore, the plot of area ranging 3000-4000 sqm. are considered for the allotment to various States for State Bhawan/ State Guest Houses. In Dwarka following plots have already been allotted to Assam, Ladakh for purpose of State Bhawan/Guest House.

State	No of plots allotted	Sectors	Area (Sqm)
Assam	1+1+1=3	13	1000+1000+1000=3000
Ladakh	1+1=2	18	800.19+1266=2066.19

- 3.8 Development Control Norms will be applicable as per prevailing Master Plan Delhi.
- 3.9 Vide letter dated 01.08.2023 IL Branch has been requested for the allotment status, area/boundary of adjacent plot earmarked for Buddhist Monastery. It has been informed that the plot has not been allotted, however, official

confirmation is yet to be received. Further, Engg. Division (DPD-5) is also requested vide letter dated 08.08.2023 to provide the TSS of PSP plot under reference and the same is still awaited. However, for site has been subdivided on the basis of the dimensions as mentioned in the approved Layout Plan.

4.0 PROPOSAL:

4.1 Modification in Layout Plan of Sector - 17, titled "Sector-17 (Modified Layout Plan)" due to Sub division of PSP Plot, measuring 1.6 Ha (approx.) for carving out the plots for State Bhawan/State Guest House (Annexure-I). The detailed areas of 6 plots of State Bhawan/State Guest House are as under:

Plot No.	Use Premise	Proposed Area (Sq m)
Plot No.1	State Bhawan /State Guest House	2070
Plot No.2	State Bhawan /State Guest House	3000
Plot No.3	State Bhawan /State Guest House	2930
Plot No.4	State Bhawan /State Guest House	2000
Plot No.5	State Bhawan /State Guest House	2000
Plot No.6	State Bhawan /State Guest House	4000
Total area		16000

4.2 The proposal for modification in Layout Plan under Sub-Clause 8(2) will be placed before Authority for consideration after approval from Screening Committee Meeting.

5.0 RECOMMENDATIONS:

5.1 The proposal as given in Para 4.0 is put up for consideration of the Screening Committee Meeting.

6.0 FINANCIAL LIABILITY AND SOCIAL GAINS:

There is no financial liability from Planning point of view.

7.0 FOLLOW-UP-ACTION:

The recommendations of the Screening Committee Meeting shall be forwarded to the following:

- Planning Department to further process the matter under Sub-Clause 8(2) of MPD-2021.

- Planning Department (Dwarka Planning Office) to send the proposed Layout Plan to Chief Engineer (Dwarka) for demarcation and feasibility of site.
- Commissioner (Land Disposal) for further allotment as per policy.
- SE(Electrical) for electrification of site.

Kashish
9/8/2023

(Kashish)
Asstt. Dir.(Plg.)/Dwarka

Amit Kumar
09/08/2023

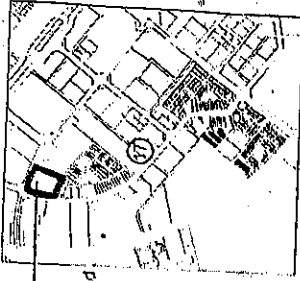
(Amit Kumar)
Dy. Dir.(Plg.)/Dwarka(Incharge)

Ashwani Kumar

(Ashwani Kumar)
Dir.(Plg.)/Dwarka

D. D. A.

DWARKA PROJECT



PSP plot earmarked for state Bhawan

AREA STATEMENT

TOTAL PLOT AREA = 16,000 SQM.

PLOT NO.	USE	AREA (IN SQM.)
1	State Guest House/ State Bhawan	2070
2	State Guest House/ State Bhawan	3000
3	State Guest House/ State Bhawan	2930
4	State Guest House/ State Bhawan	2000
5	State Guest House/ State Bhawan	2000
6	State Guest House/ State Bhawan	4000

NOTES:-

- All dimensions are in meter.
- As per the approved Layout Plan, the area of the site is 16265.68 Sqm. however, while drafting and carrying out the plot, the area comes to be 16,000 Sqm. For allignment purposes, this area is to be considered as per demarcation and feasibility of site.

FILE NO. PLG/DW/0003/2023/SEC-016/DY DIRECTOR (PLG)

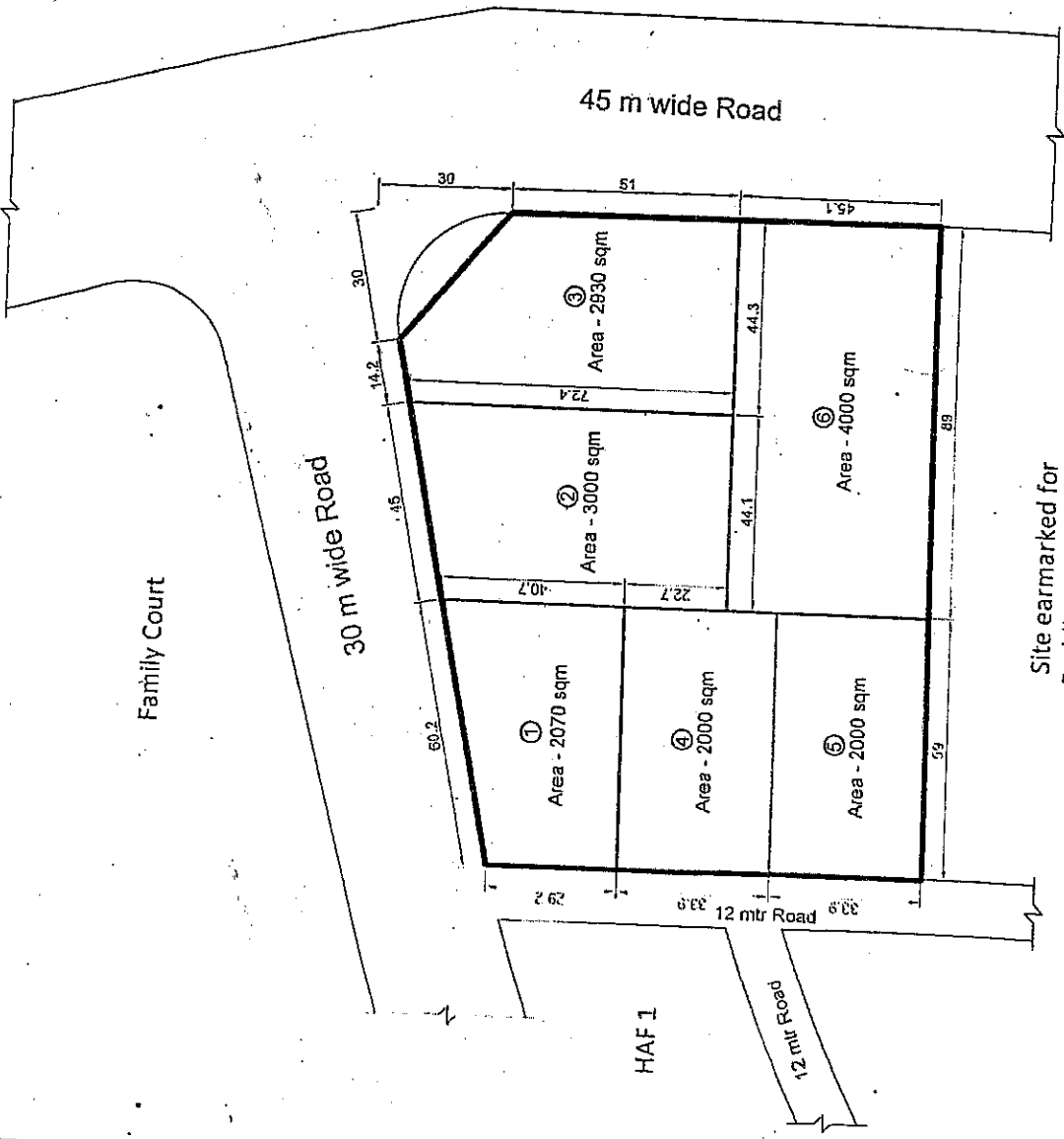
Modification in Layout Plan of Sector-17 due to sub division of Public-Semi Public (PSP) Plot measuring 1.6 Ha for carving out the plots for State Bhawan/ State Guest House.



DRG. NO. PDA/Sec-17/S&P-17/1646. Div. (P&P) Aug 23/106
 PLG. ASSTT. *[Signature]*
 ASSTT. DIR. (PLG.) *[Signature]* DY. DIRECTOR (PLG.) *[Signature]* DIRECTOR (PLG.) *[Signature]*

DELHI DEVELOPMENT AUTHORITY

Sector 14



Family Court

Site earmarked for Buddhist Monastery

HAF 1



Dy. Director Dwarka <dwarkaplanning@gmail.com>

Approved Minutes of the 415th Screening Committee Meeting

1 message

DD Arch Coordn. <dydirarchcoordn@gmail.com>

Mon, Aug 14, 2023 at 12:07 PM

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Cc: harleen harleen <harleen.behl558@dda.gov.in>, chiefarchitect <chiefarchitect@dda.org.in>, Kamaljeet Singh <kamaljeet.singh755@dda.gov.in>, sanjeev.kumar999@dda.gov.in, AD Coordn HUPW <adarchcoordn@gmail.com>

विषय: 415 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 415th Screening Committee Meeting

Ref: e-File no. "HUPW/CACD/0009/2023/SCM"

Please find attached herewith, the Approved Minutes of the 415th Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 09.08.2023 at 04:00 PM in the Conference Room B-Block, 1st Floor, Vikas Sadan.

The minutes have been Approved by the Vice Chairman, DDA.

Kind regards
KAMALJEET SINGH

उप-निदेशक(वास्तु.)समन्वय | Dy. Dir. (Arch) Coordn.
Coordination unit / Housing & Urban Projects Wing




दिल्ली विकास प्राधिकरण

Delhi Development Authority

Office of the Chief Architect

8 Floor, Vikas Minar, Delhi - 110002

 Approved Minutes of the 415th Screening Committee Meeting.pdf

539K

562795/2023/O/o Dy.director(hupw-coordn.)



दिल्ली विकास प्राधिकरण
 DELHI DEVELOPMENT AUTHORITY
 आवासीय एवं शहरीय परियोजना खण्ड
 HOUSING & URBAN PROJECTS WING
 समन्वय विभाग, मुख्य वास्तुविद कार्यालय
 COORDINATION DEPTT. O/o CHIEF ARCHITECT
 8वीं मंजिल विकास मीनार नई दिल्ली
 8th FLOOR, VIKAS MINAR, NEW DELHI 110002

सं : e-File no. HUPW/CACD/0009/2023/SCM/115

दिनांक: 14.08.2023

विषय: 415 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**Sub: Approved Minutes of the 415th Screening Committee Meeting**

Ref: e-File no. "HUPW/CACD/0009/2023/SCM"

Please find enclosed herewith, the Approved Minutes of the 415th Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 09.08.2023 at 04:00 PM in the Conference Room B-Block, 1st Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

उप-निदेशक(वास्तु.)समन्वय
 Dy.Dir.(Arch.)Coordn.

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the letter
2. Finance Member DDA
3. Engineer Member, DDA
4. Principal Commissioner (LS, Hort.& Pers.)
5. Principal Commissioner (Lands)
6. Principal Commissioner (Housing, Sports)
7. Commissioner (Plg)
8. Chief Architect
9. Chief Account Officer
10. Commissioner (LM)
11. Commissioner (Housing)/(Sports)
12. Commissioner (LD)
13. Commissioner (Sports)
14. ACA, VC Secretariat
15. ACA (NZ & Narela)
16. ACA (Rohini)
17. Addl. Commr. I (Plg.) MP&DC, UTTIPEC & Bldg.
18. Addl. Commr. II (Plg.) Projects/MPMR/UC&J
19. Addl. Commr. III (Plg.) Area Plg.- Zone A,B,C,F,G, NCRPB



20. Addl. Commr. IV (Plg.) LP, Zone-H (Part other than Rohini)

21. Addl. Commr. (LS)

Invitees:

22. Chief Accounts Officer
23. Chief Engineer (Electrical)
24. Chief Engineer (Dwarka)
25. Chief Engineer (NZ)
26. Chief Engineer (Rohini)
27. Chief Engineer (SZ)
28. Chief Engineer (EZ)
29. Chief Engineer (Projects)
30. Chief Engineer (HQ)
31. Sr. Architect (Dwarka & WZ)
32. Sr. Architect (SZ)
33. Sr. Architect (Socio-Cultural)
34. Sr. Architect (EZ)
35. Sr. Architect (Urban Parks & DUHF)
36. Sr. Architect (Sports)
37. Director (LS)
38. Director (Building)
39. Director (Plg.) Zone A&B
40. Director (Plg.) Zone E&O
41. Director (Plg.) Zone F & NCRPB
42. Director (Plg.) Zone D, GIS, Survey
43. Director (Plg.) Land Pooling
44. Director (Plg.) UTTIPEC
45. Director (Plg.) Zone C & G
46. Director (Plg.) Zone UC&J
47. Director (Plg.) MP & DC
48. Director (Plg.) Dwarka
49. Director (Plg.) Rohini, Narela, LP (Zone P-I)
50. Director (Plg.) Coordn. Technical Library, Website

14.08.2023

उप-निदेशक(वास्तु.)समन्वय
Dy.Dir.(Arch.)Coordn.

415 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

**APPROVED MINUTES OF THE 415th SCREENING COMMITTEE MEETING
HELD ON 09.08.2023 AT 04:00 PM**

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
37:2023	Confirmation of the Minutes of 414 th Screening Committee meeting held on 05.07.2023. e-File no. "HUPW/CACD/0008/2023/SCM/"	The Minutes of 414 th SCM held on 05.07.2023 were Confirmed and Approved as circulated.	
38:2023	Allotment of 6000 sqm land near Nithari (Baljeet Vihar) to Delhi Jal Board. e-file no: LS/MISC/0170/2023/F1/	The proposal was presented by DD(LS). After detailed deliberations the proposal was Deferred with the observation to explore the alternate location for allotment of land to DJB towards north west corner of the vacant area of under reference site.	ACTION: 1.AC(LS)
39:2023	Green Area between Faiz Road and Rani Jhansi Road at Jhandewalan area. e-file no: LS/MISC/0010/2023/	The proposal was presented by AC(LS). After detailed deliberations the proposal as reflected in the Agenda was Approved with the following observations: 1. The title to be changed to "Modified Landscape plan of District Park at Jhandewalan. 2. The connectivity between terraces to be further improved as per site feasibility for ease of movement. 3. The Para 4.8 of Agenda be corrected as r: e) Existing PCC path to be demolished: 665 sqm.	ACTION: 1.AC(LS) 2.Horticulture 3.LM Branch
40:2023	Development of Landscape Plan of Children Park (Community Park) at Sector-13, Dwarka. e-file no: LS/PROJ/0010/2021/ WEST/	The proposal was presented by DD(LS). After detailed deliberations the proposal was Deferred with the observation that area under reference is part of TOD project, Dwarka for which IZP is under preparation.	ACTION: 1.AC(LS)
41:2023	Modification in Layout plan titled "Modification in the Layout plan of sector- 19 Ph.-I, Dwarka due to subdivision of FSP plot measuring 25162 sqm. (approx)." by amalgamation of Plot No. 1 & 2 earmarked for "State Guest House/ Bhawan" already allotted to Govt. of Himachal Pradesh.	The proposal was presented by Dir(Plg)Dwarka. After detailed deliberations the proposal as reflected in the Agenda was Approved and norms shall be applicable on the amalgamated plot as per MPD provisions.	ACTION: 1.Dir(Plg) Dwarka 2.Commr.(LD)

415 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 415th SCREENING COMMITTEE MEETING
HELD ON 09.08.2023 AT 04:00 PM


	e-File No. PLG/DWK/0016/2022/ SEC/		
42:2023	Carving out additional land for allotment to the existing Petrol Pump in the approved layout of Community Centre, Sector B-5 (earlier Sector B-7), Vasant Kunj, New Delhi. e-file no: HUPW/CASZ/0005/2023/ MISC/	The proposal was presented by SA(SZ). After detailed deliberations the proposal as reflected in the Agenda was Approved subject to verification by the SA(SZ) from all concerned deptt. as stated in Para 7.1.2 of the Agenda.	ACTION: 1.SA(SZ) 2.Engg. Wing 3. CL Branch
43:2023	Architectural Design Proposal in the Qutub Golf Course at Lado Sarai, New Delhi for Approval of: a) Multipurpose Hall and Terrace Party Seating with Trellis at First Floor of existing Golf Facility Centre Building. b) Tensile Roof Covering Canopy over the Main Entrance of existing Golf Facility Centre Building. c) Accessible Toilet for Person with Disability at Ground Floor. d) Leisure Swimming Pool, Plant Room in the Open Area and Change Rooms in existing Stilt/Lower Ground Floor of Golf Facility Centre Building. e-file no: HUPW/CASP/0001/2021/ GOLF/	The proposal was presented by DD(Sports). After detailed deliberations the proposal was Deferred with the observation that more options be placed before the Screening Committee keeping in view the site constraints vis-à-vis existing rocks, etc.	ACTION: 1.SA(Sports)
44:2023	Reconstruction of Multi-gym at Vijay Mandal Park, Begumpur near Sarvodaya Enclave which was demolished by Delhi Metro Rail Corporation (DMRC) at Sport Ground Hauz Khas District Park. e-file no: HUPW/CASP/0003/2021/ SPRT/	The proposal was presented by DD(Sports). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the following observations: 1. CE(Sports) to calculate the cost of the 416 sqm built-up area and demand be raised to DMRC. 2. A joint site inspection be carried with Landscape & Horticulture Deptt and to explore the possibility for providing additional facilities like kiosks, restaurants etc as per MPD provisions.	ACTION: 1.SA(Sports) 2. Engg. Wing

415 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 415th SCREENING COMMITTEE MEETING
HELD ON 09.08.2023 AT 04:00 PM

PLACED ON TABLE		
45:2023	Modification in Layout plan of Sector-17 due to sub division of Public-Semi Public (PSP) plot measuring 1.6 Ha for carving out the plots for State Bhawan / State Guest House. e-File No. PLG/DWK/0003/2023/ SEC/	The proposal was presented by Dir(Plg)Dwarka. After detailed deliberations the proposal as reflected in the revised Agenda was Approved. ACTION: 1.Dir(Plg) Dwarka 2.Commr.(LD) 3.CE(Dwarka) 4.SE(Elect)

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

This issues with the approval of Vice Chairman, DDA.


उप-निदेशक(वास्तु.)समन्वय
Dy.Dir.(Arch.)Coordn.

415 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 415th SCREENING COMMITTEE MEETING
HELD ON 09.08.2023 AT 04:00 PM

List of Attendees:

The following officers were present in the meeting:

1. Vice Chairman
2. Engineer Member
3. Finance Member
4. PC(LS, Hort & Pers.)
5. PC(Housing, Sports)
6. Chief Architect
7. Commr.(Plg.)
8. Commr.(Sports)
9. CE(Sports)
10. CE(HQ)
11. ACA(VC Office)
12. AC(LS)
13. ACA(NZ & Narela)
14. ACA(Rohini)
15. AC(Plg)II / Projects/Bldg/STF/ Zone-H (Part) OTR
16. AC(Plg)IV / LP & UTTIPEC
17. SA(SZ)
18. SA(Sports) – in charge
19. PD(Sports)
20. Dir.(Plg)/Dwarka & Rohini
21. Dir.(Plg)/LP