

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

No. F.2(2)2019/MC/DDA/35

Dated: the 6th March, 2019

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 21st February and 25th February, 2019 at Raj Niwas, 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 Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Member Secretary
NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Principal Secretary (Finance), GNCTD
3. Shri Rajiv Yaduvanshi
Principal Secretary (UD), GNCTD
4. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Dr. Puneet Kumar Goel
Commissioner, SDMC
7. Smt. Varsha Joshi
Commissioner, NDMC
8. Dr. Dilraj Kaur
Commissioner, EDMC
9. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.)
10. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katiyal
Jt. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

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

DELHI DEVELOPMENT AUTHORITY

Minutes of the meetings of the Delhi Development Authority held on 21st February, 2019 at 2.45 p.m. and 25th February, 2019 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Bajjal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Shri Shailendra Sharma
Engineer Member, DDA
- 3 Shri K Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
- 4 Member Secretary
NCR Planning Board
- 5 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 6 Shri Somnath Bharti, MLA
- 7 Shri S K Bagga, MLA
- 8 Shri O P Sharma, MLA
- 9 Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Smt. Renu Sharma
Chief Secretary (I/C), Pr. Secretary (Finance), GNCTD
- 2 Dr. G Narendra Kumar
Principal Secretary (L&B), GNCTD
- 3 Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
- 4 Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
- 5 Shri S Surendra
Chief Planner, TCPO
- 6 Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 7 Shri Shripal
Principal Commissioner (Pers., Hort. & Landscape), DDA

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav
Special Secretary to Lt. Governor
- 3 Shri Anoop Thakur
Private Secretary to Lt. Governor

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

Item No. 01/2019

Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.12.2018 at Raj Niwas.

F. 2(2)2019/MC/DDA

The minutes of the meeting of the Authority held on 14.12.2018 were confirmed as circulated.

Item No. 02/2019

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.12.2018.

F.2(3)2019/MC/DDA

The members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 14.12.2018:-

Shri Vijender Gupta

- i) Even though it was decided that the matter regarding land allotted to Badarpur Traders Union would be put up before the Authority, it has now been intimated that the perpetual lease of the property has been determined. Since the traders are in possession of the land for over 50 years, instead of the land being auctioned, the allotment should be regularized in public interest.

On this issue, Shri O P Sharma stated that action should be initiated against those responsible for registering the lease deed and there should be no injustice to the traders.

Shri Somnath Bharti stated that though the enquiry conducted in the matter has been set aside, the enquiry report is still being upheld.

Since all the Hon'ble members were not satisfied with the stand of DDA in the matter, it was decided that the views of the Hon'ble members be intimated to the Ministry of Housing & Urban Affairs, Government of India.

- ii) No decision has been taken to fill up atleast 50% of the posts of Chief Engineers by DDA cadre officers by making ad hoc promotion or providing current duty charge. In the interest of DDA, atleast 50% of the posts should be filled up from DDA cadre to motivate DDA employees.
- iii) The matter regarding compassionate appointment should be expedited and 5% quota of filling up of vacant posts on compassionate ground is too less to accommodate the pending applicants.
- iv) Instead of examining as to how allotment of land to charitable institutions as a separate category at concessional rate should be done, DDA has turned down the proposal.
- v) Reduction of penalty should be considered for permitting additional educational activities on educational land use category plots. The issue of institute run by Delhi Sikh Gurdwara Management Committee has been discussed in previous meetings also but DDA has not settled the issue.

- vi) Despite discussion on allotting larger area for jhoolas, food stalls, etc., at Ramlilas, the proposal has not yet been finalized.
- vii) DDA should frame a policy for restoration of leases of schools where violations of the lease conditions have been removed and one time amnesty should be provided.
- viii) One time amnesty scheme should be introduced for paper traders at Gazipur paper market for misuse of premises as DDA has not provided basic civic amenities. DDA has imposed unreasonable penalties which they can't pay.
- ix) The matter regarding upgrading the post of Director (Finance) to the level of Commissioner should be expedited.
- x) Vacant lands earmarked for nursery schools should be used for temporary parking.

Shri Somnath Bharti

- i) DDA should encourage its own cadres by providing promotional avenues.
- ii) Since policy already exists according to which plots earmarked for nursery schools can be utilized for public use, available DDA plots at Gautam Nagar, Arjun Nagar and Malviya Nagar should be utilized for such purpose.
- iii) Reasons for reduction of land to be allotted to the school at the old slaughter house site at Idgah be provided.
- iv) DDA intentionally delayed demolition of unauthorized construction at khasra No. 277, Hauz Khas despite directions of Hon'ble Lt. Governor and in the meanwhile stay orders were obtained by the affected party.
- v) DDA has not honoured its undertaking submitted in Court for allotment of land for community services at Gautam Nagar.

Shri O P Sharma

- i) DDA should initiate action for commercial use of institutional lands and cancel their leases.
- ii) Instead of identifying utsav grounds in each assembly constituency, DDA has intimated that there is no terminology of 'Utsav Ground' in MPD-2021 when it has been agreed that DDA will develop utsav grounds.
- iii) DDA should not harass Ramlila Committees for allotment of land for Ramlilas and permission should be granted, if Ramlilas had been organized at the same site the previous year by the same Ramlila Committee.

- iv) While furnishing information on types of leases, DDA has not mentioned about year to year leases, including those on the Yamuna bank. DDA should consider conversion of all leases to freehold in a time bound manner.
- v) Allotment of plots should be made to the left out paper traders at Gazipur paper market.
- vi) Despite taking up the matter with regard to removal of encroachment on 60 ft. ROW in his constituency and orders of Hon'ble Delhi High Court in the matter, DDA has not yet removed the encroachment.
- vii) No action has been taken to demolish multi storeyed unauthorized construction on the river bed at Okhla.
- viii) No action has been taken against unauthorized commercial activities at Saini Enclave, Chitra Vihar, Rajdhani Enclave and Karkardooma. These unauthorized commercial activities in residential areas should be sealed for misuse.

Shri S K Bagga

- i) Though it has been intimated that the concerned officer would contact him for showing the sites of unauthorized occupation of DDA land in his constituency, no officer from DDA has contacted him.

Shri Manish Aggarwal

- i) Plots of DDA land are being misused by private parties for marriages and other functions. The public is being over charged.

Item No. 03/2019

**Change in Use Premise from "PSP to Govt. Office" for plot measuring 4000 sq.m. earmarked earlier under Future PSP Use to the office complex of Department of Atomic Energy in Sector-9, Dwarka.
F.4(9)Dwk/Plg./93/Pt.File/Vol.III**

The proposal contained in the agenda item was approved.

Item No. 04/2019

**Proposed change of land use from 'Transportation' (Railway Operational) to 'Residential' for plots 'X' and 'Z' (23911.24 sq.m. and 23687.18 sq.m.) of Northern Railway located on east & west side of Africa Avenue Road, opposite Safdarjung Railway Station, New Delhi, falling in Planning Zone-D.
F.20(06)2017/MP**

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

Item No. 05/2019

Proposed change of land use of an area measuring 0.8860 ha. (2.189 acres) from 'Residential' to 'Public & Semi-Public Facilities' allotted to Bhartiya Janta Party (National Level) at Pocket-3B, DDU Marg, New Delhi for setting up of its Party office in Delhi, falling in Planning, Zone-D.
F.20(15)2015/MP

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

Item No. 06/2019

Proposed modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development.
F3(10)2014/MP

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

Item No. 07/2019

Rates for premium of land for institutional plots in DDA areas.
F.1(Misc.)2016/IL

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

Item No. 08/2019

Adoption of Annual Accounts of DDA for the financial year 2017-18 after certification by CAG of India.
F6(2)2018-19/A/cs(M)Annual A/c2017-18/DDA

1. While adopting the Annual Accounts for the financial year 2017-18, some Authority members drew attention to the repeated observations of CAG in the Audit Report as annexed to the agenda. The observations were mainly relating to 'accounting of damage charges pertaining to Nazul-I properties on accrual basis, non-preparation of Balance Sheet of Nazul-II, reconciliation of sundry debtors, non-recording of transactions on accrual basis and regular physical verification of inventories/fixed assets.

2. Finance Member, DDA clarified that instructions have been issued to the concerned units for carrying out the reconciliation of Nazul-I properties occupied by unauthorized occupants, physical verification of inventories/fixed assets, preparation of land records of Nazul-II and reconciliation of sundry debtors in a time bound manner. Finance Member further clarified that Institute of Public Auditors, have been engaged for preparation of formats for Balance Sheet of Nazul-II and Balance Sheet of Nazul-II will be prepared from the financial year 2019-2020. It was also clarified that for preparation of accounts on accrual basis, the process of implementation of ERP system is underway. It was decided that a time frame and action plan for the same may be drawn.
3. With above direction, Annual Accounts of DDA for the financial year 2017-18 as certified by CAG of India were ratified by the Authority.

Item No. 09/2019

**Mercy Appeal/Review Petition filed by Shri Vikram Kumar, EE(Civil) under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999.
F.26(30)93/EE(Vig.)-V/DDA**

1. Shri Vikram Kumar, EE (Civil), has filed a Mercy Appeal/Review Petition under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulation, 1999 after a lapse of almost 12 years after rejection of his appeal. The said review/mercy petition was discussed and deliberated in detail by the Authority. The Authority observed that Sh. Vikram Kumar, the then JE [now EE (Civil)], has not brought out any new material or evidence in review/mercy petition, which could not be produced or was not available at the time of passing the order under review and which has the effect of changing the nature of the case.
2. In view of the above, the review/mercy petition filed by Sh. Vikram Kumar, EE (Civil) is rejected and thereby, the penalty imposed on him by the Disciplinary Authority shall remain the same. Accordingly, his review petition before the Authority under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 stands disposed of.

Item No. 10/2019

**Draft policy for Transit Oriented Development (TOD) in Delhi – As a modification to MPD-2021.
F.20(7)2015/MP**

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

Item No. 11/2019

**Draft Regulations for Transit Oriented Development (TOD) in Delhi.
F.20(7)2015/MP/Pt.II**

The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for 30 days inviting views/suggestions from public.

Item No. 12/2019

**Re-notification of compilation of Notifications of amendments in UBBL 2016 for comprehensive reference by the General Public and the Professionals as per direction of Ministry of Housing and Urban Affairs.
F.15(06)2016/MP/Pt.**

The proposal contained in the agenda item was approved. The amendments in the Unified Building Bye-laws-2016 (UBBL-2016) be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of DD Act, 1957. The compilation of Notification of amendments in UBBL-2016 for comprehensive reference would be published thereafter by DDA after incorporating the above amendments.

Item No. 13/2019

**Constitution of STF Committee under Section 5-A of DD Act, 1957.
F.15(03)2019/MP**

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

‘The Co-opted Members to be also incorporated in the notification alongwith the Members of the STF as per OM issued by the Ministry of Housing and Urban Affairs, Government of India.’

The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of DD Act, 1957.

Item No. 14/2019

**Draft Policy for Enhancing Walkability in Delhi.
F.1(331)2018/UTTIPEC**

The proposal contained in the agenda item was approved. For wider participation and transparency, the regulations be placed in the public domain for three weeks for inviting views/suggestions from public.

Item No. 15/2019

**Regarding emergent/inevitable payment of Rs.884.15 crores made to Income Tax Department against tax demand and Rs. 75.30 crores to DLF for purchase of 772 EWS flats located at Shivaji Enclave.
F.6(04)/2017-18/A/cs(M)/Pt.II**

1. While discussing the emergent/inevitable payment of Rs. 884.15 crores made to Income Tax Department against tax demand and Rs. 75.30 crores to DLF for purchase of 772 EWS flats located at Shivaji Enclave, the Authority Members pointed out that there was delay in apprising the status in respect of the said emergent payments to the Authority and directed that in future, in such cases, the matter be brought to the notice of the Authority without any delay.
2. With the above direction, the Authority members took note of the status in respect of the above emergent/inevitable payments made during 2017-18.

Item No. 16/2019

**Amendment in DDA (Management and Disposal of Housing Estate), 1968.
F.1(380)/2018/Coordn.(H)**

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Government of India for approval under Section 57 of DD Act, 1957.

Item No. 17/2019

**Revised Budget Estimates for the Year 2018-19 and Budget Estimates for the year 2019-20.
F. 4(3)Budget/2018-19/RBE**

1. The Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were discussed.
2. After due deliberations, the Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were approved by the Authority.

Item No. 18/2019

**Review of parameters used for costing of EWS/Janta Flats.
F.21(2131)/HAC/2019/DDA**

The proposal contained in the agenda item was approved.

Item No. 19/2019

Relaxation in the Recruitment Rules for the post of Commissioner (Planning) in Pay Band-4 of Rs.37,400-67,000/- with Grade Pay of Rs.10,000/- (revised to Level 14 in the pay matrix as per 7th CPC).
F.7(206)/2016/Plg./Deputation/PB-I.

The agenda item was deferred.

Item No. 20/2019

Modification in the layout Plan titled "Layout Plan-FC-17 (Revised)" w.r.t. 'Expansion of Karkardooma Court Complex'.
F.3(76)99-MP.

The proposal contained in the agenda item was approved.

Item No. 21/2019

Concessions to be given to LIG/One bed room allottees of Housing Scheme 2014 and Awasiya Yojana 2017-Return of 50% of Charges collected for maintenance.
F.1(372)2018/Coord.(H).

The proposal contained in the agenda item was approved.

Item No. 22/2019

Concessions to be given to LIG/One bed room allottees of housing scheme 2014 and Awasiya Yojana 2017- Allotment of adjacent vacant flat for the purpose of amalgamation.
F.1(372)2018/Coordn.(H)/Part-II.

The proposal contained in the agenda item was approved.

Item No. 23/2019

Launching of Housing Scheme 2019 (Online Scheme)
F.1(385)2019/Coordn.(H)

The proposal contained in the agenda item was approved.

Item No. 24/2019

Regarding costing of EWS flats at Shivaji Marg.
F.2(07)2017/EWS/Pt.

The proposal contained in the agenda item was approved.

Item No. 25/2019

Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968.

F.1(380)/2018/Coordn.(H)/Pt.

The proposal contained in the agenda item was approved.

Item No. 26/2019

Proposal for fixation of charges for redevelopment of godown clusters in non-conforming areas for implementation of policy notified vide S.O. No. 3027 (E) dated 21st June, 2018.

F.5(1)2019/AO(P)/DDA

The proposal contained in the agenda item was approved.

Item No. 27/2019

Development of East Delhi Hub (EDH) at Karkardooma, Delhi.

CE(EZ)/9(35)2017/EDH/DDA

The proposal contained in the agenda item was approved subject to the following conditions:

- i) DDA to ensure that the land retrieved from encroachment is duly protected.
- ii) All the encroachments within and adjoining the proposed site be removed.
- iii) Traffic study be conducted with respect to the proposal by NBCC exploring the feasibility of a new road along the railway track near Anand Vihar.

Other Points raised by Hon'ble members of the Authority

Shri Vijender Gupta

- i) DDA should pay deficiency charges to MCD.
- ii) DDA should provide timelines for shifting its temporary offices from Kirti Nagar and auctioning the land for the intended purpose.
- iii) DDA should implement e-governance with complete computerization of its administration and processes in a time bound manner.
- iv) Work on improvement and widening of roads is being delayed as permission to transplant trees is not being granted timely by GNCTD, for instance at Mahipalpur.

Shri Somnath Bharti

- i) DDA should consider installation of National flags on high mast poles in district parks.
- ii) Policy be framed for providing relief to marble traders as their premises are still sealed.
- iii) DDA community hall at Adhchini should be repaired as it is in dilapidated condition.

- iv) Details of members of the Advisory Council of DDA and meetings of the Advisory Council be furnished.

Shri O P Sharma

- i) Though DDA had conceptualized construction of kalyana mandapams, these have not yet been constructed. If these are built, the same venues can be utilized for multiple functions.
- ii) Action be taken against charitable trusts which had been allotted land at nominal cost for running hospitals and schools for charging exorbitant fees.
- iii) Desired that Authority Members be kept informed right from the inception stage of any proposed big project in their constituency.

Shri Manish Aggarwal

- i) A mini sports complex be developed on available site at Vasant Gaon.
- ii) Land at Chirag Delhi being utilized for parking should be permanently allotted for the purpose.
- iii) Booking of DDA plots at Rohini and Pitampura are being done by tent mafia in false names and DDA officers are involved in the scam.
- iv) Letters from Hon'ble members are not responded to by DDA.
- v) Action should be initiated against officials responsible for missing files.
- vi) DDA should introduce online system for freehold conversion.
- vii) No action is being taken to remove encroachment from DDA land even after intimation regarding this is provided to DDA.
- viii) Alternative land be allotted to Delhi Police and land at C-Block, Vasant Vihar on which temporary building of Delhi Police is constructed be utilized for parking.

Hon'ble Lt. Governor directed that agenda items for Authority meetings be circulated timely and meeting of the Authority be held every month regularly.

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.

Addendum to Agenda Item No. 15/2019

Sub: Emergent/inevitable payment of Rs. 884.15 Crore made to Income Tax Department against tax demand and Rs. 75.30 Crore to DLF for purchase of 772 EWS Flats located at Shivaji Enclave.

Clarifications on the following issues:-

Issue No.1:- The course of action in case demand is raised by Income Tax Authorities in respect of Assessment years 2011-12 to 2013-14 as the stay has granted by ITAT vide order dated 19.01.2018 has expired.

Clarification:- The stay granted by ITAT vide order dated 19.01.2018 has expired on 18.07.2018 in respect of demand for the Assessment Year 2011-12 to 2013-14. The Income Tax Department has raised demand for the balance amount for these assessment years vide demand notice dated 23.01.2019. As such, DDA has deposited 20% of the balance demand for these assessment years as per details given below:-

Nature of Demand	Assessment Year	Demand Raised by Income Tax Department in Crores	Amount Paid
250/143(3)	2011-12	86.47	17,29,42,520.00
250/143(3)	2012-13	207.87	41,57,43,270.00
250/143(3)	2013-14	323.48	64,69,75,250.00
TOTAL		617.82	1,235,661,040.00

Now, the appeal against the appellate order of CIT(Appeals) in respect of these assessment years is pending before ITAT for which the date of hearing is 19.02.2019. After the outcome of the hearing, further action will be taken.

Issue No. 2:- DDA has made payment of income tax in February/March 2018 but submitted the present agenda after a lapse of more than 11 months whereas a report to this effect was required to be made to the Authority in its meeting as per Rule 17 of DDA's Budget and Accounts Rules, 1982.

Clarification:- DDA has made payment of income tax in February/March 2018 but a report to this effect could not be made to the Authority in its next meeting as per Rule 17 of DDA's Budget and Accounts Rules, 1982. The same is regretted, however, action against concerned staff will be taken for this lapse.

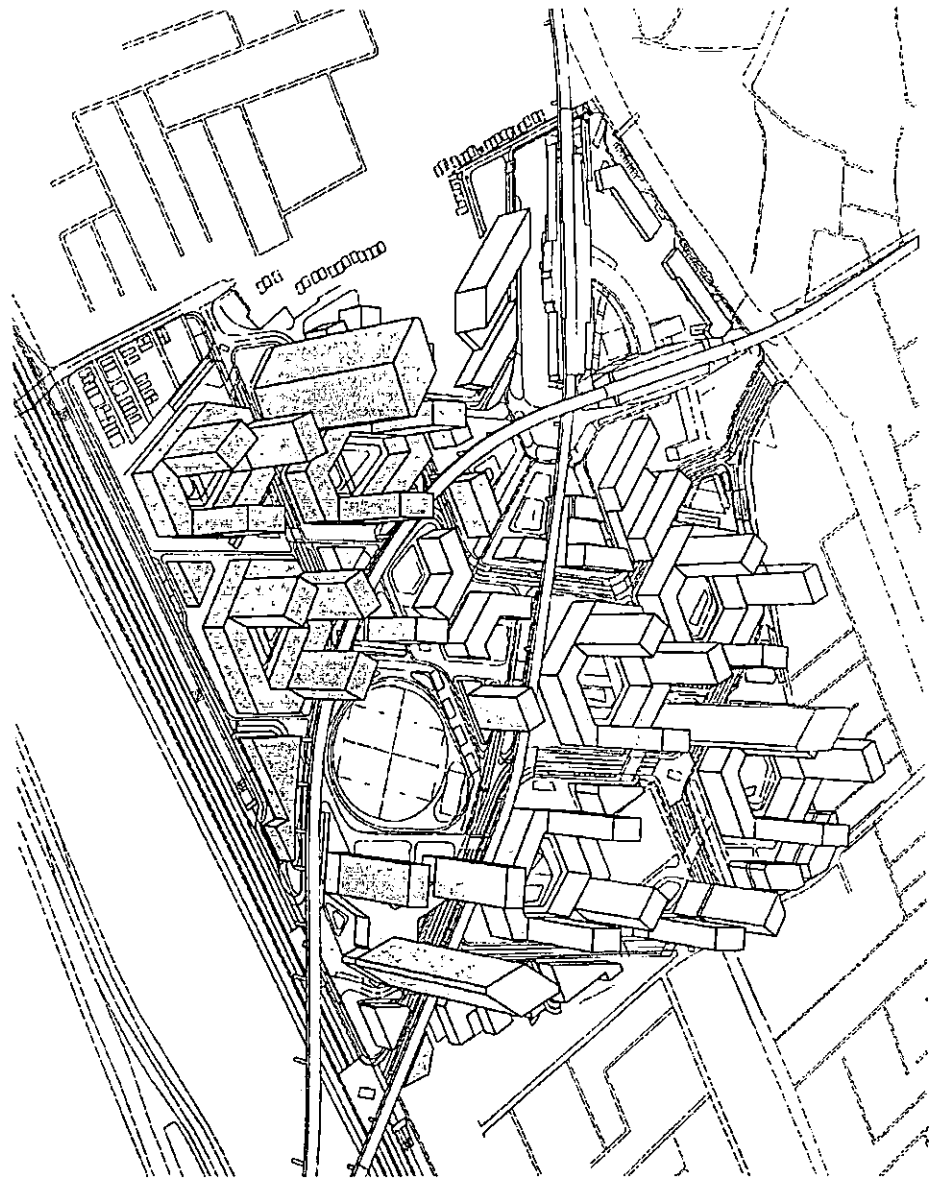


DELHI DEVELOPMENT AUTHORITY

ADDENDUM TO AGENDA ITEM NO. 15/2019

NEW PROPOSAL FAR 2.3

USAGES



505

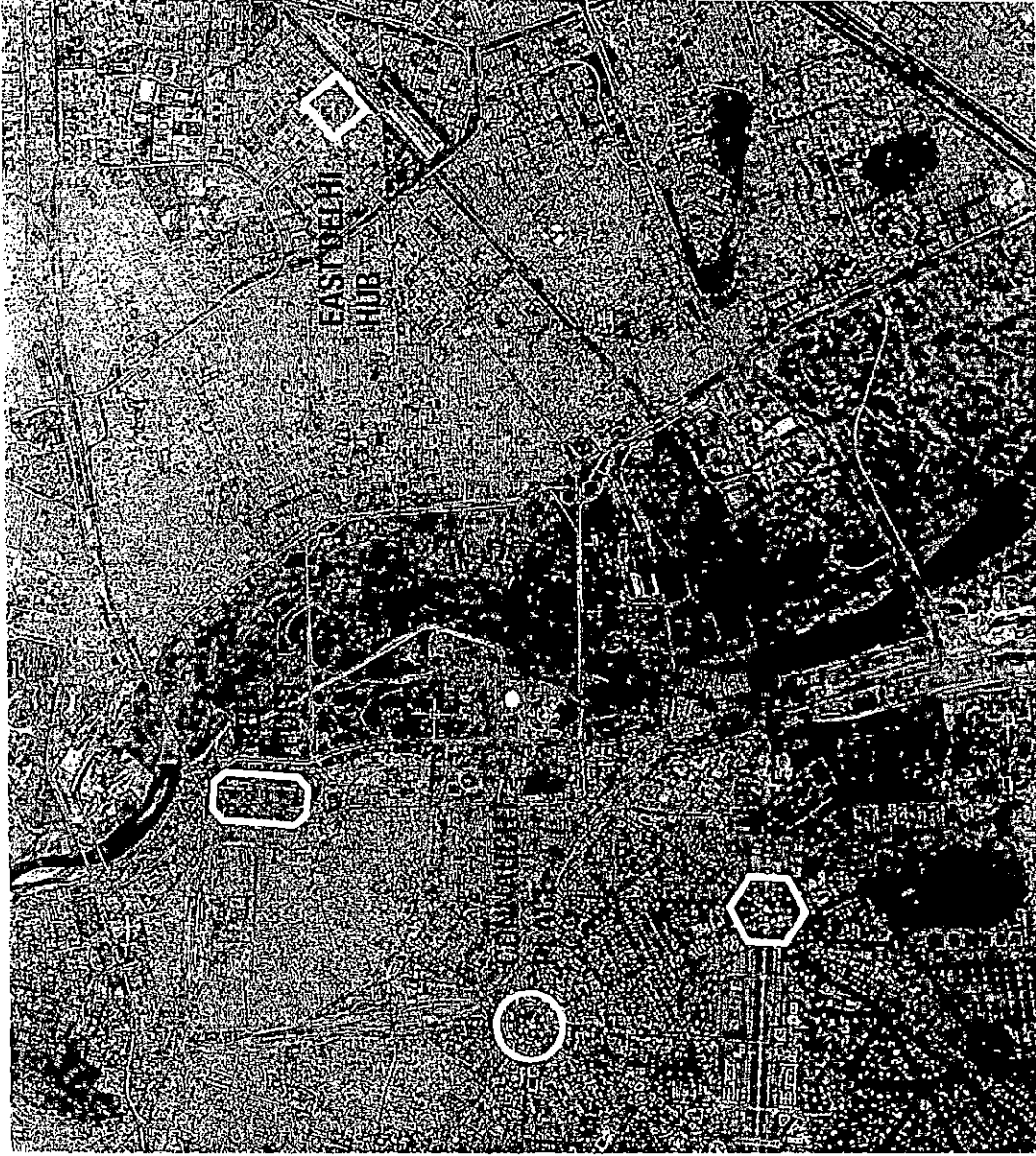
GROUND COVERAGE	25.3%
FAR	2.312
RESIDENTIAL	87%
COMMERCIAL	0%
CIVIC FACILITIES	13%
UTILITIES	

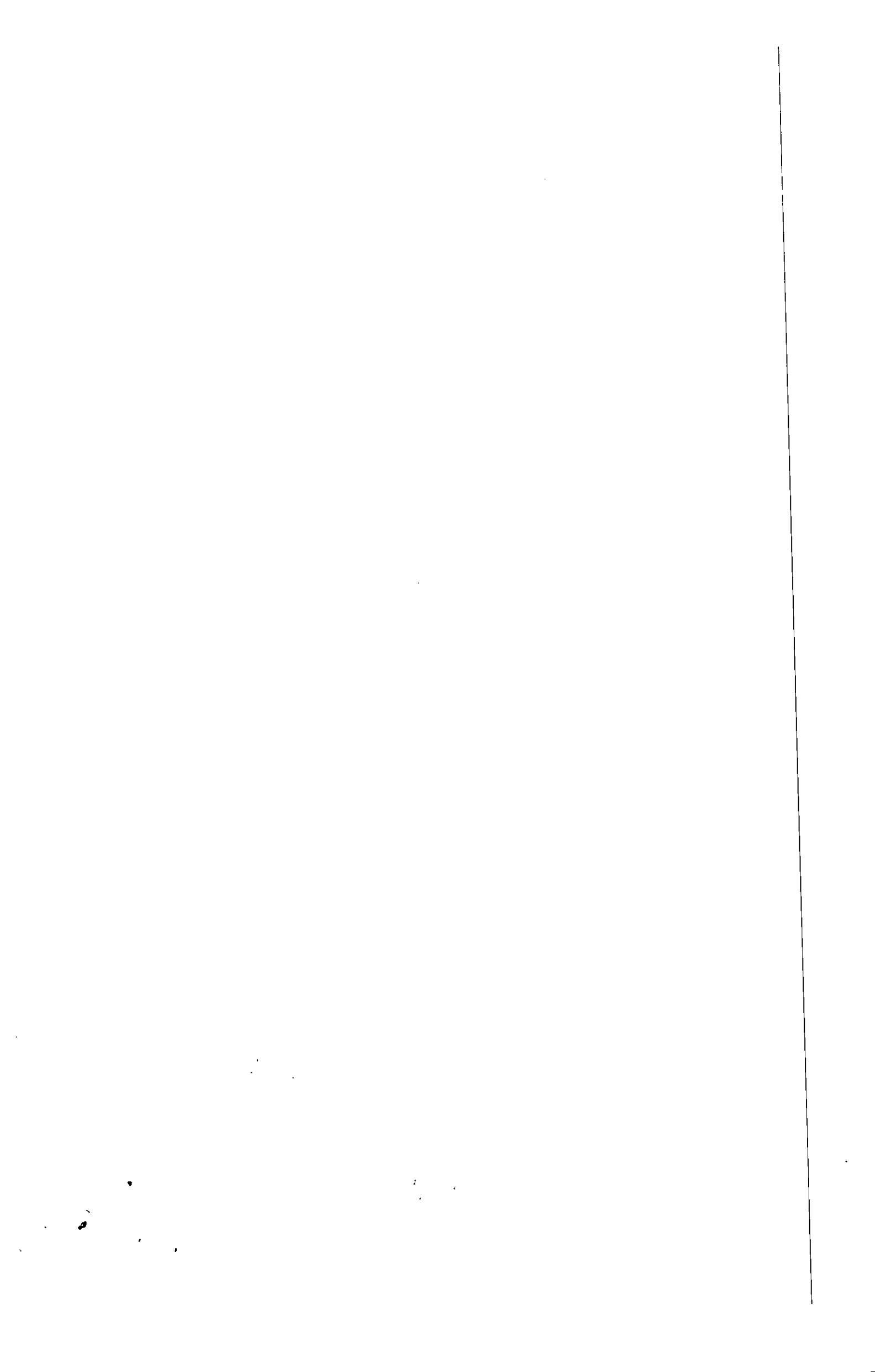
SITE INTRODUCTION

URBAN CONTEXT

This report analyses the history and various conditions of the site which will house the future East Delhi Hub, a Residential Plot-group Housing Development conceptualised by the Delhi Development Authority and managed by the National Building Construction Corporation of India. The document later explains how the proposal reacts to the existing conditions adapting its functional program and other requirements.

Located in the heart of East Delhi, the site is owned by the Delhi Development Authority and is currently a vacant lot next to the new Karkardooma metro stations. It admeasured almost 30 Hectares (at the competition stage) - an area that makes it the largest piece of undeveloped land left in metropolitan Delhi. Also, its adjacent roads and the two metro lines passing through and stopping there, make it a privileged site for any Development.





KEY NUMBERS

TOTAL SITE AREA FOR
DEVELOPMENT
2,54,714 sqm

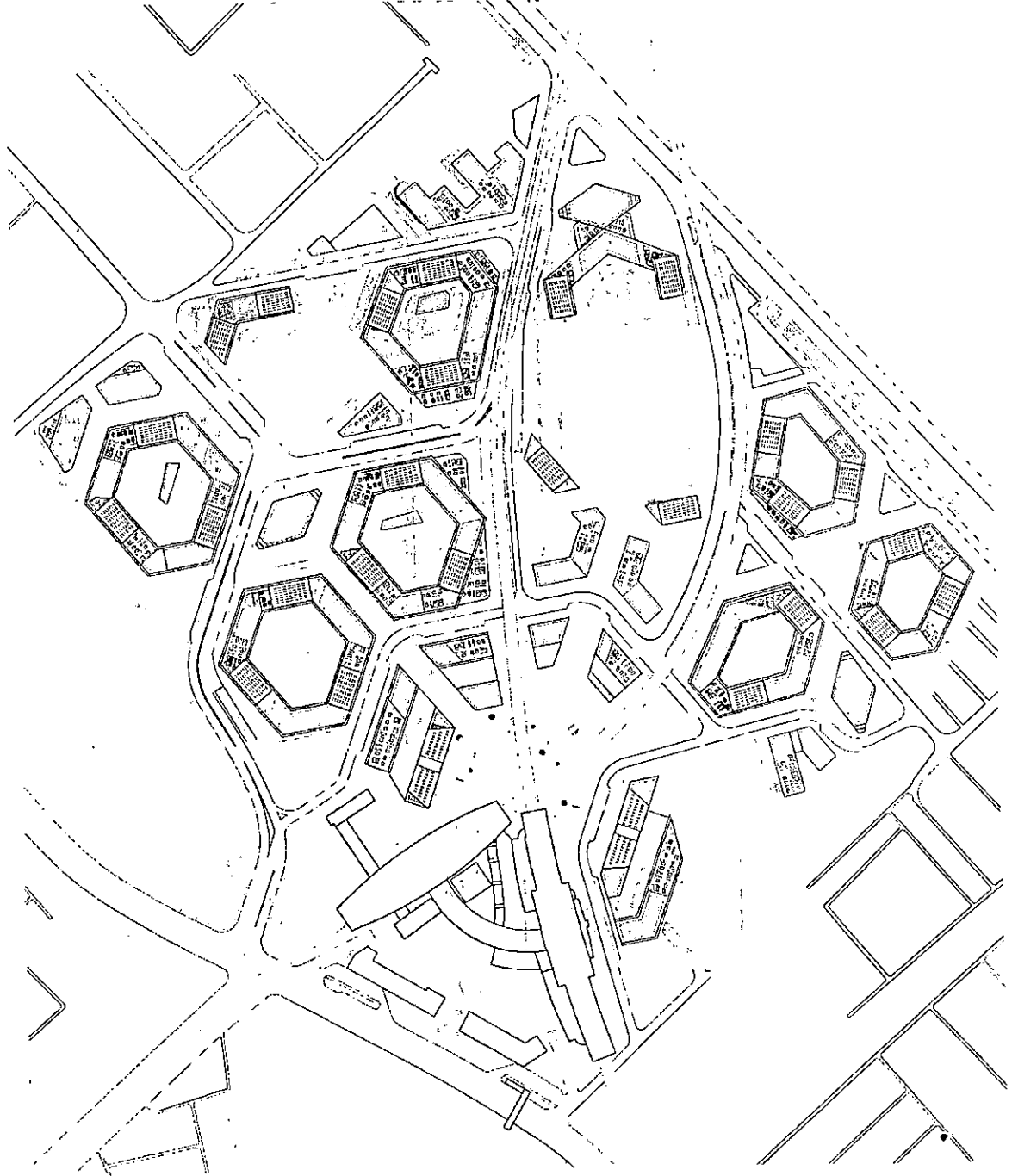
TOTAL BUILT-UP AREA
ABOVE GROUND 7,44,505 sqm
BELOW GROUND 3,26,891 sqm

GROUND COVERAGE / FOOTPRINT
25.3%

FLOOR AREA RATIO (FAR)
2.312

O/A DENSITY
900 PEOPLE/HA

NEW PROPOSAL FAR 2.3



ANNEXURE-E

101

ATC

TT

45C



एन बी सी सी (इंडिया) लिमिटेड
(भारत सरकार का उद्यम)
NBCC (INDIA) LIMITED
A Government of India Enterprise
An IS/ISO 9001:2015 Company
(For Providing Project Management Consultancy
and Execution of the Projects)

29 Jan 2019

NBCC/ED/EDH/2019/49

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi - 110 023

380EM
29/1/19

300-B
29.1.19

Sub: Development of East Delhi Hub (EDH) at Karkardooma, Delhi

Sir

M
MPD

During the meeting held by Hon'ble LG GNCTD with DDA & NBCC on 16.11.2018 it was agreed upon to adopt FAR 2 for the East Delhi Hub, Karkardooma as per provision of MPD 2021. Earlier, NBCC have formulated the plans for EDH adopting FAR 4 following ToD guidelines and submitted to DDA for approval.

Accordingly, NBCC have revised the master plan of subject project adopting FAR 2 as per provision of MPD2021. Accordingly updated preliminary concept design report with master plan is enclosed for your perusal & approval please.

EM
Form (P)
29/1/19

Assuring the best services always.

Thanking you,
Yours faithfully,

(Alok Rastogi)
Executive Director

Encl: As above

Copy to- The Chief Engineer (EZ) DDA, Vikas Minar, New Delhi -for kind action at his end pl

CORPORATE OFFICE
NBCC Bhawan, Lodhi Road, New Delhi - 110003
Tel. EPABX : 91-11-43591555, 24367314-15
CIN-L74899DL1960GC1003335



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45/C

ANNEXURE-D



एन बी सी (इंडिया) लिमिटेड
(भारत सरकार का उद्यम)
NBCC (INDIA) LIMITED
(A Government of India Enterprise)

An IS/ISO 9001:2015 Company
(For Providing Project Management Consultancy
and Execution of the Projects)

29 Jan 2019

NBCC/ED/EDH/2019/49

300EM
30/1/19

200-B
29.1.19

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi - 110 023

Sub: Development of East Delhi Hub (EDH) at Karkardooma , Delhi

Sir

During the meeting held by Hon'ble LG GNCTD with DDA & NBCC on 16.11.2018 it was agreed upon to adopt FAR 2 for the East Delhi Hub, Karkardooma as per provision of MPD 2021. Earlier, NBCC have formulated the plans for EDH adopting FAR 4 following TOD guidelines and submitted to DDA for approval.

Accordingly, NBCC have revised the master plan of subject project adopting FAR 2 as per provision of MPD2021. Accordingly updated preliminary concept design report with master plan is enclosed for your perusal & approval please.

Assuring the best services always.

Thanking you,
Yours faithfully,

(Alok Rastogi)
Executive Director

Encl: As above

Copy to- The Chief Engineer (EZ) DDA, Vikas Minar, New Delhi -for kind action at his end pl

EM
30/1/19

www.nbccindia.com

CORPORATE OFFICE
NBCC Bhawan, Lodhi Road, New Delhi - 110003
Tel. EPABX : 91-11-43591555, 24367314-15
CIN-L74899DL1960GOI003335

46/c
62/c

4. It will be the responsibility of NBCC and their consultants to prepare the TOD scheme as per the provisions of MPD-2021, ZDP and UBL-2016 and will obtain all the statutory clearances and approval from concern agencies.

The meeting ended with thanks to the chair.

[Signature]
1/9/16

Ajay Kumar Saroj
Dy. Director (Plg.), II, UTTIPEC

Copy to:

1. PS to EM, DDA
2. Pr. Commissioner (LD), DDA
3. Chief Engineer (EZ), DDA
4. Chief Architect, DDA
5. Commissioner (Plg.), DDA
6. Addl. Commissioner (LS) DDA
7. Addl. Commissioner (Plg.) GIS/UTTIPEC
8. Addl. Chief Architect (East Zone)
9. Director (Plg.) VC Office, DDA
10. Sh. Alok Rastogi, CGM, NBCC Bhawan, 5th floor, Lodhi Road, New Delhi-110003
11. Sh. H.S. Yadav, CGM, NBCC Bhawan, 5th floor, Lodhi Road, New Delhi-110003
12. Ms. Paromita Roy, Dy. Dir. (Arch.) Dwarka, Member TOD Project Monitoring Committee
13. Sh. S.R. Jaiswal, Dy. Dir. (Arch.) EZ
14. Ms. Neelima Soni, Dy. Dir. (Landscape) East Zone

- 632/c - 47/c

**DELHI DEVELOPMENT AUTHORITY
UTTIPEC**

2nd Floor, Vikas Minar, New Delhi.
Telefax: 23379043. E-mail: dydiruttipec@gmail.com

F.11(1)/2010/UTTIPEC/Vol.III/D-107

Date: 01.09.2016

Sub:- Minutes of the meeting held under the chairmanship of EM, DDA on 24.08.2016 at 5:30 PM regarding presentation made by the consultant of Lake View Complex Project and East Delhi Hub Project being prepared by NBCC on TOD norms.

A meeting was held in the Chamber of EM, DDA on 24.08.2016 at 5:30 PM regarding presentation made by the consultant of Lake View Complex Project and East Delhi Hub Project being prepared by NBCC on TOD norms.

The meeting was attended by Chief Engineer (East Zone), Commissioner (Plg.), Additional Commissioner (Plg.) UTTIPEC, Addl. Chief Architect (East Zone, CGM. (NBCC) and their team of consultants. List of officer attended the meeting is enclosed. The presentation was made by the respective consultants of NBCC and the following decisions are taken.

1. During the discussion, it was highlighted that these two TOD Projects are basically architectural projects based on TOD norms. The project has to be coordinated at the level of Additional Chief Architect (East Zone) along with Ms. Paromita Roy, Dy. Director (Arch.) who was nominated as a Member of Project Monitoring Committee approved during the meeting held on 20.5.15 under the joint chairmanship of VC, DDA and CMD, NBCC for deciding methodology for inviting tenders for consultants, finalization of the progress, concept plan, design & drawings as per signed MOU.
2. It was decided that a sub group consisting of following officers is constituted for preliminary examination and will submit the progress of these proposals for perusal of EM, DDA.
 - i. Additional Chief Architect, Chairman of Sub group.
 - ii. Ms. Paromita Roy, Dy. Dir. (Arch.) Dwarka (member of TOD Project Monitoring Committee)
 - iii. Sh. S.R. Jaiswal, Dy. Dir. (Arch.) EZ
 - iv. Sh. Ajay Saroj, Dy. Dir. (Plg.) UTTIPEC
 - v. Ms. Neelima Soni, Dy. Dir. (Landscape) East Zone
 - vi. Executive Engineer (EZ) to be nominated by CE (EZ)

Concern officers from UTTIPEC, Landscape and Engineering Wing will assist the Architectural Department in scrutiny and monitoring for these 2 TOD Projects in their respective fields.
3. The NBCC has to submit the Traffic & Transportation related project aspects to UTTIPEC for approval of the same from Traffic & Transportation point of view from Governing Body.

- 127/e- 40/c

Item No. 184/2014:

Regulations for Incentivizing Green Buildings and formulation of a regulatory mechanism to monitor construction, operation and maintenance of rain-water harvesting structures in buildings/campuses.
F.20(01)/2013-MF/Pt.II

The proposal contained in the agenda item was approved with the observation that the recommendation regarding rebate in property tax would be referred to MCD as an advisory. Besides, the word "etc." should be deleted in para 3.1, column-3 in the proposed amendments/modifications.

Item No. 185/2014:

- (a) Policy for disposal of Group Housing Plots and
 - (b) Construction of Senior Citizens Service Apartments.
- F.PS/PC(LD)/DDA/2014/NRGHS

After detailed discussions, proposal contained in the agenda item was approved. The final terms and conditions would be finalised in consultation with Finance Wing before being published.

Other Points:

It was reiterated that agenda items will be circulated at least 7 days before Authority meetings in future. Items submitted later, unless extremely emergent, will not be accepted.

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.

- 128/C - 49/C

Item No. 181/2014:

East Delhi Hub: Integrated development of 30 Ha land at Karkardooma based on TOD development norms - first TOD project.
F.11(01)2010/UTTIPEC/Vol.-III (part)

The proposal contained in the agenda item was approved with the suggestion that the project should be developed with all components proposed for Smart Cities.

Item No. 182/2014:

Utilization of FAR by the Co-operative Group Housing Societies (CGHS) under Master Plan for Delhi-2021 provisions.
F.7(16)/2002/Bldg./Pt.II

It was decided that the additional FAR available would be for dwelling units of the Society for which the Society will submit revised layout plans for approval.

It was noted that the provision "Ground coverage in Group Housing =33.3%(in case of addition/alteration for availing balance FAR, ground coverage of 40% may be allowed)" has already been approved and is pending for final notification in the MoUD, therefore, the approval of agenda item will be subject to issuance of this notification.

The proposal contained in the agenda item was approved with the above modifications.

Item No. 183/2014:

Plot measuring 17540 sq. mtr. earmarked in the layout Plan of PVC Bazar Project, Tikri Kalan Rohtak Road, Zone-L proposed for Change of Landuse from "Manufacturing, Service & Repair Industries (M-1)" to "Utility (U-4)" Solid Waste processing/facility sites to MSW and PVC Waste.
F.20(12)95/MP/Vol.-I

The proposal contained in the agenda item was approved.

-133/C - 50/C

Item No. 169/2014:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 7.11.2014 at Raj Niwas.
F.2(2)/2014/MC/DDA

- i) Request of Commissioner (LM), DDA for amendment in the minutes of the meeting of the Delhi Development Authority held on 7.11.2014 as proposed in his note No. TN.2(10)2014/DDA/79 dated 28.11.2014 was accepted.
- ii) The remaining minutes of the meeting of the Delhi Development Authority held on 7.11.2014 were confirmed as circulated.

Item No. 170/2014:

Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 9.10.2014 at Raj Niwas.
F. 2(3)2014/MC/DDA

Action Taken Report on the agenda items of the minutes of the meeting of DDA held on 9.10.2014 was noted.

Item No. 171/2014:

Change of Land Use of the land measuring 0.29 Ha (2900 sq.m.) land at Lado Sarai (Zone-F) from "Recreational" (District Park) to "Public & Semi-Public facilities (Hospital)".
F.3(67)98/MP

It was decided that:

- i) Necessary approval on the change of land use would be issued only when DDA obtains clearances from Archaeological Survey of India (ASI), Fire Department, PWD, Traffic Police and UFTIPEC.
- ii) A site inspection will always be carried out by the officers of DDA in such cases.

20. Shri Shamsheer Singh
Chief Town Planner, SDMC & NDMC
21. Shri Sunil Mehra
Chief Town Planner, EDMC
22. Smt. Paromita Roy
Dy. Director, UTTIPEC, DDA
23. Smt. Sakshi Walia
Asstt. Director (Planning), DDA
24. Smt. Neemo Dhar
Advisor (PR), DDA

I. Before starting the meeting, Hon'ble Lt. Governor, Delhi/Chairman, DDA expressed deep anguish about the sudden demise of Shri J. B. Kshirsagar, Chief Planner, TCPO on 23rd November, 2014, who was special invitee in the Authority meetings. Shri Kshirsagar had also held the charge of Commissioner (Planning), DDA from November, 2012 to August, 2014. Hon'ble Lt. Governor, Delhi/Chairman, DDA observed that Shri Kshirsagar was a very valued colleague and an asset to the organizations he worked for and that he would be greatly missed. It was further informed that the son of Shri Kshirsagar, aged only 24 years, had also passed away on 6th December, 2014.

Two- minutes silence was observed as a mark of respect to the departed souls.

II. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, special invitees and senior officers present at the meeting of the Authority.

S2/C
-136/C-

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 12th December, 2014 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri Balvinder Kumar

MEMBERS

3. Shri Abhai Sinha
Engineer Member, DDA
4. Shri D.S. Mishra
Addl. Secretary
Ministry of Urban Development
Govt. of India

SECRETARY

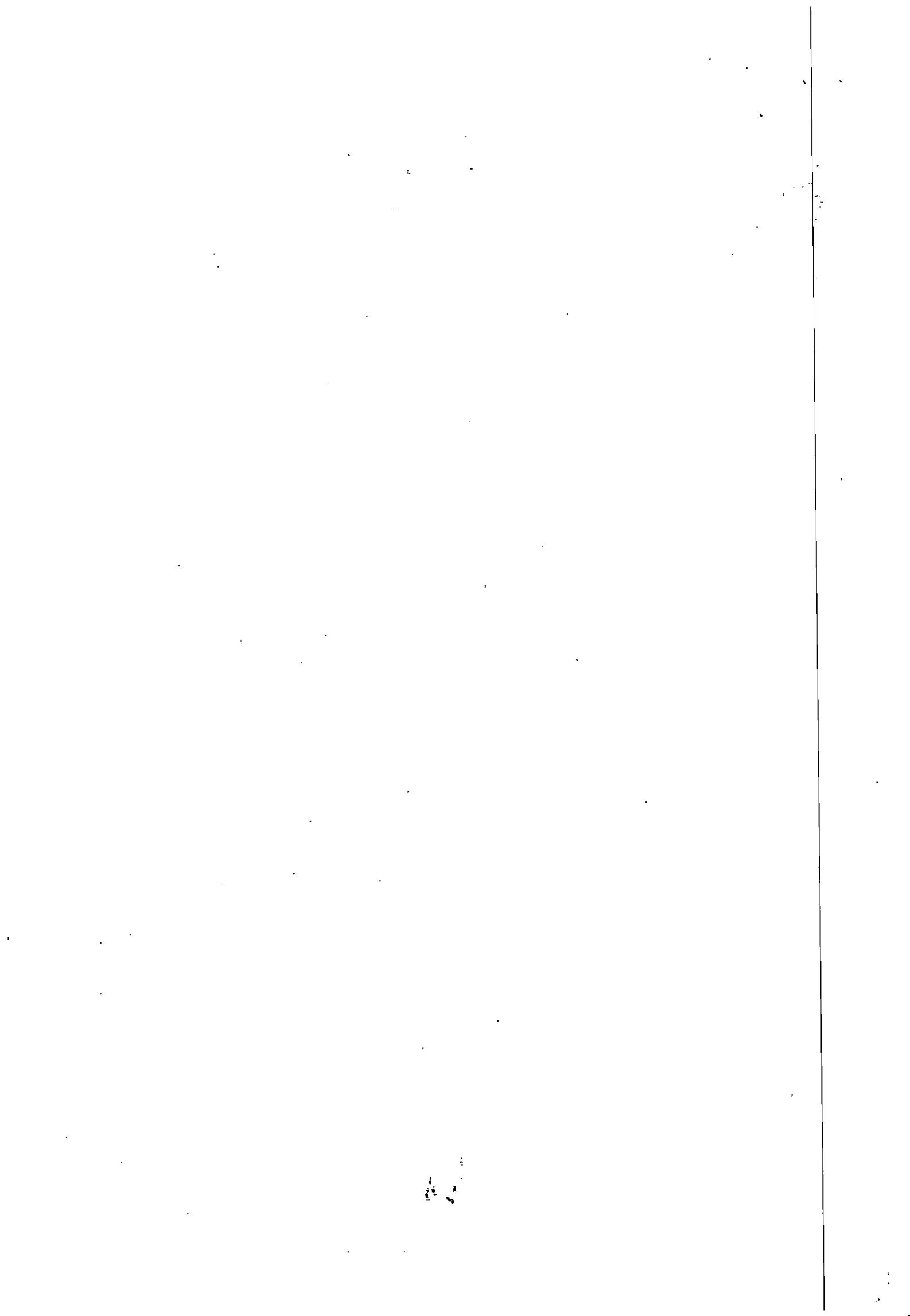
Shri D. Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas
Principal Secretary to Lt. Governor, Delhi
2. Shri Rajendra Kumar
Secretary (UD), GNCTD
3. Shri T. Srinidhi
Principal Commissioner (Housing, LD & CWG), DDA
4. Shri Dayanand Kataria
Principal Commissioner (LM, Pers. & Systems), DDA

- 135/e - 53/c

5. Smt. Swati Sharma
Addl. Secretary to Lt. Governor, Delhi
6. Shri R.N. Sharma
Addl. Secretary to Lt. Governor, Delhi
7. Dr. Simi Malhotra
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor,
Delhi
8. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi.
9. Shri M. K. Gupta
Commissioner (Personnel), DDA
10. Shri Brijesh Kumar Mishra
Commissioner (LM), DDA
11. Shri R.K. Jain
Commissioner (Planning), DDA
12. Shri Anil Kumar Sharma
Chief Legal Advisor, DDA
13. Smt. Savita Bhandhari
Addl. Commissioner (Landscape), DDA
14. Shri S. P. Pathak
Addl. Commissioner (Planning) MPR, DDA
15. Shri Amit Das
Addl. Commissioner (Area Planning), DDA
16. Smt. I. P. Parate
Director (Planning), DDA
17. Smt. Poonam A. Dewan
Director (Landscape), DDA
18. Dr. K. Srirangan
Director, ABC&G, DDA
19. Shri H. K. Bharti
Director (Planning) UTTIPEC. DDA



-137/c- 54/c

ANNEXURE-B

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

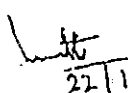
No. F.2(2)2014/MC/DDA/233

Dated: the 22nd December, 2014

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 12th December, 2014 at Raj Niwas. Amendments to the minutes, if any, may kindly be proposed within 7 days.

Encl: As above.


(Rajiv Matta)
Asstt. Director (Meetings)

Copy to:

1. Chief Vigilance Officer
2. Commissioner (LA & Housing)
3. Commissioner (Personnel)
4. Commissioner (LM)
5. Commissioner (Sports)
6. Chief Architect
7. Commissioner (Planning)
8. Chief Legal Advisor
9. Chief Accounts Officer
10. Addl. Commissioner (Landscape)
11. Financial Advisor (Housing)
12. Director (I/C)
13. Director (Works)
- ✓ 14. Director, UTIPEC
15. Advisor (SA&GR)
16. Advisor (NPIIC)


24/12/14

09 (Archi) 13 | UTIPEC

3/556

3.2 LAYOUT PLAN AND DEVELOPMENT CONTROL NORMS:

- i) The Draft norms for Transit Oriented Development (TOD) as approved by Authority dt.07.11.14 (for which public notice for inviting objections/suggestions has already been issued on 26.11.14 under Section 11(A) of D.D. Act, 1957) shall be conveyed to NBCC for preparation of the detailed integrated scheme for the Kadkadooma site as per TOD norms, as well as preparation of detailed project report for the scheme.
- ii) However, the final TOD norms shall be applicable to the scheme only after final notification of MPD-2021 revisions by the Ministry of Urban Development.

3.3 EXTENSION OF 24M ZONAL PLAN ROAD

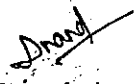
As per Table 8(2) Notes of MPD-2021: *Park, Open, Parking, Circulation and Public Utilities are permitted in all Use Zones.* Accordingly, the new 24m zonal plan road along the railway line shall be extended from road no. 56 to 57 and beyond upto Marginal Bund Road, by utilizing the land falling within the Railway corridor which is under "Transportation" use. The above is submitted for approval of Authority.

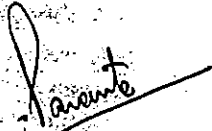
3.4 IMPLEMENTATION BY PARTNERSHIP MODE

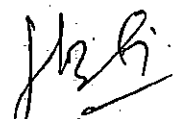
- i) Out of the three models suggested by NBCC, the Model-III has already been undertaken for the implementation of East Kidwai Nagar project of MOUD. The model suggests the following as reproduced below:
 - i. NBCC will not invest anything and there will not be any share on sale realization. NBCC will do entire planning of the project DPR etc. for approval of Govt. This model is similar to the one adopted by NBCC for development of East Kidwai Nagar. The project cost shall be met from sale of the built-up spaces.
 - ii. NBCC may take up Project Management Consultant (PMC) on behalf of DDA for implementation of the project and would charge mutually agreed fee for rendering services towards PMC.
 - iii. NBCC in consultation with DDA, shall be responsible for formulating the sale methodology of the built-up space i.e. sale price of built-up space, saleable areas, terms & conditions of sale, phases of sale & timing of such phases preference to Govt. bodies/employees may be given in consultation with DDA. NBCC shall charge mutually agreed marketing fee on sale realization.
- ii) DDA may request NBCC to prepare a detailed project report for the Kadkadooma scheme, on the lines of the East Kidwai Nagar Housing scheme of MOUD, for consideration of the DDA.
- iii) Cost sharing of NBCC, funding and other financial modalities including disposal, etc. will be worked out in consultation with Finance Department of DDA, subsequently.

4.0 RECOMMENDATION:

The proposal in para 3.0 is placed before the Authority for consideration and approval.


Planning Assistant
(UTTIPEC)


Dy. Director (Arch.)
(UTTIPEC)


Directors (Plg.)
(UTTIPEC)

SAPC 56/C

decongestion of the area and for proper circulation and access to all the projects proposed by Railways, DDA and Transport Dept., GNCTD.

- (v) Regarding the feasibility study of the 24m zonal plan road along the railway line, a detailed review meeting was held under EM, DDA on 24.06.2013 in which it was decided that the feasibility study of the same is to be taken up by DDA in coordination with Railways. Chief Engineer would conduct a survey for preparing the feasibility study. The existing 66KV HT Line shall be kept/ maintained at its current location, and the design of the proposed Zonal Plan Road shall be modified accordingly to accommodate the existing HT line as a given site constraint.

2.3 Decision of Technical Committee

The TOD Pilot Project at Karkardooma Metro Station was placed with a revised layout plan before the Technical Committee vide item no. 87/2014/TC in its meeting dt. 17.11.2014 wherein the Technical Committee has taken the following decision (Annexure-7):

"The proposal was presented by Dy. Director (Pig) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of the Chapter on 'Transportation' of MPD-2021 shall be applicable. The Transport chapter is under modification as part of review exercise for which a public notice is being issued under section 11(A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further, out of the 3 models proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the govt. for taking the development in the area." [refer Exhibit A5 for the layout plan, circulation plan and green area as approved by TC dt. 17.11.14.]

3.0 PROPOSAL

- 3.1 The Proposed land on which the development is to be taken up has the following area statement:

Table 1: Area Statement

		Approx. Land Area	
		Area [Sq. M]	Area [Ha]
Overall DDA Land Area as per survey dt.2012 (to be re-verified by lands deptt.)		2,99,469	29.95
Land north of Vikas Marg (to be retained as bus terminal as per previous layout plan, <i>Exhibit A1</i>)		1,170	0.12
Existing G.D. Goenka School		6,295	0.63
Primary School Plot for Vikramshila Society (allotted vide TC decision dt. 17.02.2014)		4,200	0.42
Developable Site Area for comprehensive TOD Scheme;		2,87,804	28.78
Land Area under Mixed-Use Blocks	54%	1,53,185	15.32
Land area under utilities	4%	11,113	1.11
Land under roads and circulation (incl. pedestrian only streets)	22%	64,560	6.46
Land area under green/ recreational Area	20%	58,945	5.89

- 125/e-57/c

Government of India Enterprise. However, they have not suggested any development model on the lines of NBCC. From the EOI submitted by NBCC, it appears that NBCC has a lead in Planning and Execution of the Projects as they have already executed similar projects at New Moti Bagh and East Kidwai Nagar. Moreover NBCC has existing Memorandum of Understanding (MOU) the understanding with Ministry of Urban Development for execution of the project. Therefore, EOI from EPI is not comparable with the NBCC. Copy of the letter from Director (Finance) EPI is placed at **(Annexure:5)**

2.0 EXAMINATION:

2.1 Provision of Masterplan-2021 and Zonal Development Plan

- (i) The proposed site of Karkardooma Pilot Project falls in the Zonal Development Plan of Planning Zone-E and the land use of the proposed site is 'Residential Use' **(Refer Exhibit A2)**
- (ii) More than 70% of the site area falls within the 500 m influence zone of two MRTS stations at Kadkadooma, therefore the norms for 'Influence Zone along MRTS Corridors' as per MPD-2021 shall be applicable once the norms are notified. **(Refer Exhibit A3)**
- (iii) The development control norms and code for Transit Oriented Development (TOD) as part of the revised draft "Transportation (Chapter 12.0) and related sections in Chapter 17.0 (Development Code) and 3.0 (Delhi Urban Area) has been approved by Authority dt. 07.11.2014 and public notice for inviting objections/suggestions has been issued on 26.11.14 under Section 11(A) of D.D. Act, 1957 **(Annexure:6)**.

2.2 Access and connectivity to the site

- (i) The site is currently accessible only from the north side through a small stretch on Vikas Marg/ Baratendu/ Harish Chandra Marg. On the south side, it is bounded by the railway line and Anand Vihar station, a high tension line, and a proposed 24m wide zonal plan road.
- (ii) The preliminary traffic impact assessment of the project recommends that a new road having capacity of at least two+two lanes is needed to service the site as the existing junction capacities in the area are not adequate to handle any additional traffic. The proposed new 24m zonal plan road along the south-east boundary of the site would serve this purpose, besides providing an additional entry/exit to the Anand Vihar railway terminal and helping decongest Vikas Marg.
- (iii) The Technical Committee vide item no. 60/14/TC dt. 24.09.14 had approved the proposal for the *new 24m zonal plan road along the railway line to be extended from road no. 56 to 57 and beyond upto Marginal Bund Road*, and the same needs to be processed for approval of Authority. This road was deemed essential for providing the proper access and circulation to the bus depot-cum-terminal site allocated to transport department as per decision of TC. **(Refer Exhibit A4)**
- (iv) The Technical Committee vide item no. 87/2014/TC in its meeting dt. 17.11.2014 has also decided that *"the proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies."*
 - Moreover, the extension of the new 24m zonal plan road along the railway line within Railway land, upto Road no. 56 & 57 has already been proposed by Railways/IRSDC as part of their proposal for redevelopment of Anand Vihar railway station, in order to provide access to their station/project from the northern side. The proposal is currently under review as part of working group (II-A) and working group (TOD Task Force) and is likely to be placed at the next Governing Body meeting.
 - In addition, PWD in a presentation to Secy. UD (MOUD) regarding decongestion of Delhi, has also proposed the further extension of this road along the railway corridor upto Marginal Bund Road and beyond, as part of their East-West corridor project to provide city level connectivity between East and West Delhi. Therefore the extension of this 24m zonal plan road as recommended by Technical Committee dt. 24.09.14 and dt. 07.11.14. is essential for the

-126/c- 58/c

B

Item No. _____

Draft Agenda for the Authority Meeting

Subject:- East Delhi Hub: Integrated development of 30 Ha land at Karkardooma based on TOD development norms - first TOD project.

File No: F11(01)2010/UTTIPEC/Vol III (part)

1.0 BACKGROUND

1.1 Decisions of UTTIPEC Governing Body (Annexure-1):

- a. The Pilot Project based on Transit Oriented Development (TOD) concept at Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the **Governing Body dated 21.05.10**, modifying the earlier approved plan of DDA for Group Housing Project in this area **(refer Exhibit A1)**.
- b. The conceptual layout plan based on TOD concept was approved in principle by the **26th Governing Body on 29.10.10**.

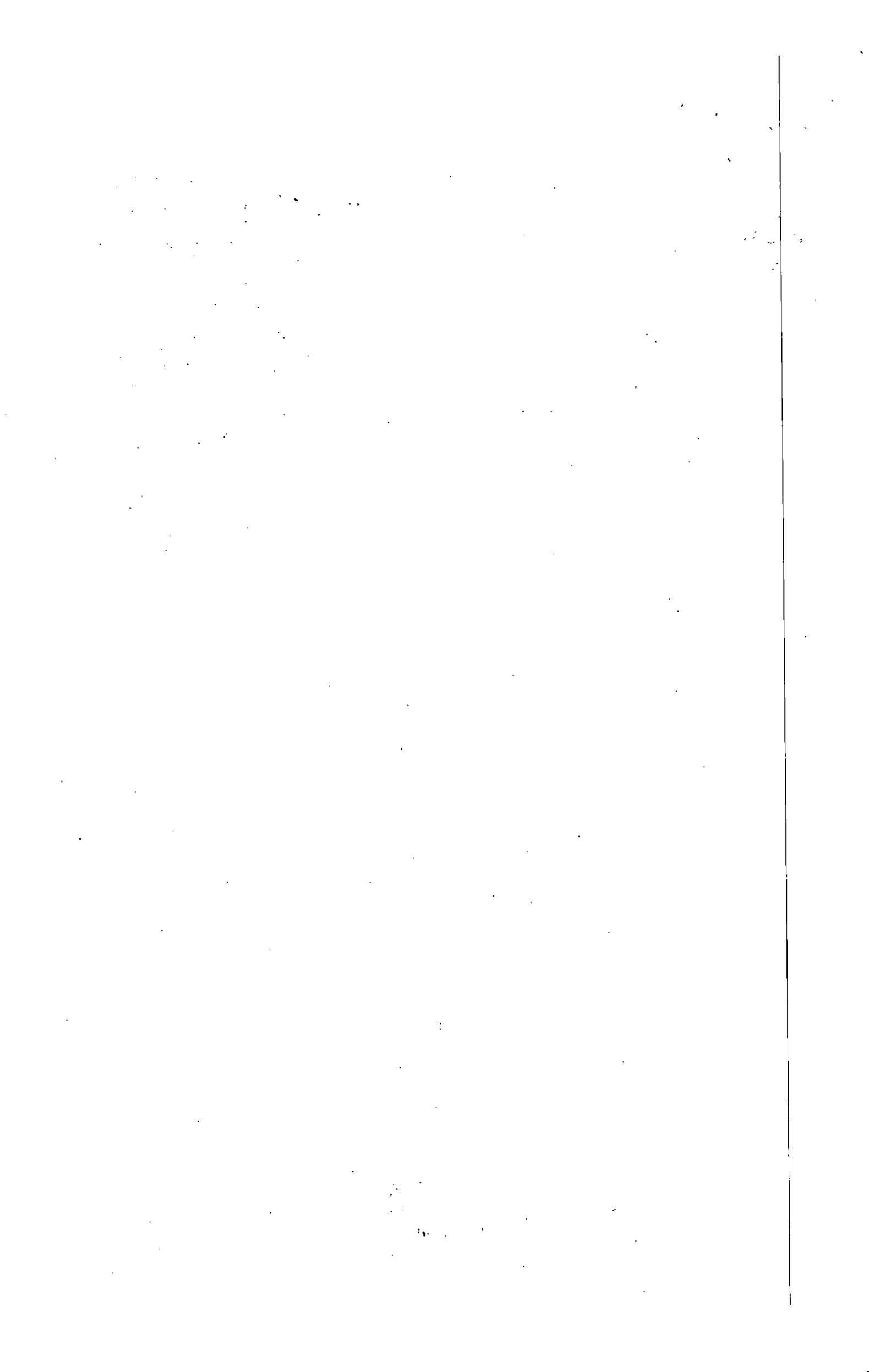
1.2 The TOD Pilot Project at Karkardooma Metro Station was discussed in various Technical Committee Meetings under chairmanship of VC, DDA dt. **20.11.2012**, dt. **28.02.13** and dt. **17.02.14**, where the layout was approved in principle and it was decided that (i) the project should be taken up as a TOD Pilot Project, and (ii) the allocation of land for construction of the new Karkardooma Metro station and a school site for Vikramshilla Education Society was also approved. **(Annexure-2)**

1.3 The progress of TOD Pilot Project at Karkardooma was discussed under the chairmanship of VC, DDA on **03.09.14** and the following decisions were taken **(Annexure-3)**

- a. It was decided that the development/project to be a city level magnet incorporating technology/IT and providing large world class plazas, public spaces and destination parks for the city in the lines of Cyber City, Gurgaon. Large restaurants/franchises should be invited to set up at these destination commercial facilities provided near the metro station within the project.
- b. DDA will explore the possibility of engaging some professional govt. agency like NBCC, etc. which have a history of completing such large government residential/ commercial projects. A meeting with NBCC/ other such agencies may be scheduled under VC, DDA to better understand the development and financial models for implementing such projects. The Kidwai Nagar (East) revenue model needs to be studied.
- c. Development of this site will be envisaged as an integrated development/ comprehensive scheme and put up to the next Technical Committee meeting.

1.4 Chairman-cum-Managing Director of National Buildings Construction Corporation (NBCC) Ltd. in his letter No.NBCC/CMD/RE/2014/504 dt. 15.10.2014 has submitted an 'Expression of Interest for Development of DDA land at Kadkadooma, East Delhi' as a follow up to the meeting held under VC, DDA. It was explained by CMD, NBCC that NBCC being a premier central PSU and having wide and varied experience in development of commercial and residential projects, can take up development on 30 hectare land at Kadkadooma belonging to DDA. NBCC has submitted three different development models similar to their projects at New Moti Bagh and East Kidwai Nagar, as part of their EOI along with a copy of their existing Memorandum of Understanding with Ministry of Urban Development for execution of the project. **(Annexure-4)**

1.5 After the Technical Committee meeting held on 17.11.2014, an Expression of Interest (EOI) for proposed Transit Oriented Development (TOD) zone in east Delhi was received on 25.11.2014 in the office of UTTIPEC from the Engineering Projects (India) Ltd. (EPI) a



- 113/C.

88/59/C

proposal may require involve various policy changes in terms of land use /zoning regulation, land disposal and other related policy issues like parking, setbacks etc requiring modification in the Master Plan, Zonal Plan and Housing/Land disposal policies.

J. Recommendation :

Above proposal of TOD Pilot Project for Group Housing Pocket around Karkardooma Metro Station was **recommended** by the TOD Task Force for discussion in the Governing body for its approval in principle before further work is taken up.

Decision :

As recommended by the TOD Task Force Meeting, Governing Body approved in principle the development project based on the TOD concept/principles with the following observations :

- i) This project should be taken up by DDA as a first project of mixed use development around metro station influence zone.
- ii) All the concerned departments of DDA and other member organisations will participate and initiate co-ordinated efforts to make this unique and first TOD based project successful.
- iii) Execution of roads/ facilities / green developments and allotments etc shall be taken up only after the finalization and approval of the pilot project.
- iv) Further progress of the work will be reported/ presented in the next Governing Body meeting.

Action:- UTTIPEC/DDA, All concerned member organisations

7. It was decided that the next meeting of Governing Body of the UTTIPEC be held on Wednesday, 24th November 2010 at 10.30 A.M.

The meeting ended with thanks to the chair.

Sd/

(Ashok Bhattacharjee)
Director (Plg.) Incharge
Member Secretary, UTTIPEC

To:

All present/ members/ concerned

Vii) TOD Pilot Project for Group Housing Pocket around Karkardooman Metro Station.

a. Background:

A meeting was held under the Hon'ble L.G. on 2.06.09, in which it was decided that UTTIPEC should take a lead role for initiating the process of TOD Concept/Principle. Governing Body in its meeting held on 21.5.10 decided that UTTIPEC should take up a pilot project along the MRTS Corridors and around MRTS stations. As a follow up to the decisions, TOD Pilot project for Group Housing Pkt. around Karkardooma Metro Station was taken up by the UTTIPEC core Team. This proposal was discussed in the TOD Task Force meeting held on 27-10-10.

b. Location:

Group Housing Pocket for about 30 Ha of land around Karkardooma Metro Station is falling in Planning zone E, which is connected with Vikas Marg as well as MRTS line III stretch from Yamuna Bank to Anand Vihar Terminal.

c. Proposal:

1. Transit Oriented Development as a strategy has been taken up by UTTIPEC, DDA for urban densification and location-efficient mixed-use development reducing dependency on private modes of commuting, while redirecting new growth and investment to create healthy places with good access by walking, bicycling, and other non-motorized transport. This strategy also initiates formulation of area specific guidelines which may differ with the present Master plan policy. It would bring in vertical land uses apart from a horizontal land use pattern which together would cater to the reduction in the infrastructural requirements of that area.
2. As a first project for Transit oriented development (TOD), UTTIPEC has developed a program for land use distribution demonstrating the TOD principles of connectivity by NMV and pedestrian movement to the public transport facilities. Smaller residential block size and various short walkable routes would improve connectivity and reduce auto dependency.
3. Mixed land use development and vertical distribution of various uses would encourage developing walk down communities. This essentially reduces the number of trips from home to commercial, recreation and work places.
4. A continuous setback-free street frontage should be achieved through a new pro TOD Urban Design code so as to make streets lively and safe for pedestrian movement at any time of the day. This requires a new setback policy. Boundary walls are to be strictly prohibited with no setback in commercial areas, thereby removing the parking from the setbacks and making the street interactive with the buildings.
5. Transit Oriented Development should target the Lower and Middle Income Groups with affordable housing solutions, thereby bringing about high density housing and mixed use in the area having minimal parking requirements with shared parking facilities provided at few centralized locations.
6. A list of prohibited land uses in MRTS-Walking Influence Zones e.g. car sales showroom, large commodity showrooms, automobile retail shops, etc. was presented and it was suggested that such a list should be based on local need / context. A desirable list of

1157C - 87/4
S/C ANNEXURE - (A)

DELHI DEVELOPMENT AUTHORITY
UNIFIED TRAFFIC & TRANSPORTATION INFRASTRUCTURE (PLANNING & ENGINEERING) CENTRE
2nd Floor, Vikas Minar
New Delhi
Phone No. 23379042
E-mail: diruttipec@gmail.com

No.F.1.(2)2010/Dir./UTTIPEC/26th /364

Dated : 23.11.2010

MINUTES OF THE 26th UTTIPEC GOVERNING BODY MEETING, HELD ON 29.10.2010 AT 10.30 A.M. UNDER THE CHAIRMANSHIP OF THE HON'BLE LT. GOVERNOR OF DELHI.

1. The Governing Body meeting of the UTTIPEC was held on 29.10.2010 at 10:30 A.M. at Vikas Minar, under the Chairmanship of the Hon'ble Lt. Governor of Delhi. The detailed agenda points for discussion laid on table contained a brief report on Working Group meetings & Minutes of 25th Governing Body meeting dated 30.7.2010. The list of members and participants, who attended these meetings is enclosed. A.C.(TC & B), DDA, welcomed Hon'ble L.G.- Chairman, UTTIPEC, VC, DDA, Commr. (MCD) and distinguished UTTIPEC members and other participants to the 25th UTTIPEC Governing Body meeting. He also explained that Mr. Ashok Khurana has joined recently as EM, DDA and the unit of GIS & Website has been created separately under a Director (Plg.), which will primarily work for UTTIPEC related GIS & Website work. Both were welcomed by the Governing Body.

Hon'ble LG in his brief address appreciated that the Transportation Plan for CWG prepared by the group headed by the Special Advisor, CWG and approved by the UTTIPEC Governing Body, was properly implemented by the executive agencies and managed excellently by the Traffic Police. This led to smooth and safe movement of athletes/games official from the CWG Village to various venues. General traffic movement was also improved due to the strict enforcement of lane discipline by the traffic police. This was appreciated by Mr. Mike Fennel, President, CWG Federation. LG explained that the objective for creating a body like UTTIPEC was to ensure that all the transportation infrastructure projects in particular and the transportation system in general taken up for the capital city in future are planned and implemented as per the best practices with world class standards. For which, professional knowledge/input required for planning, implementation and management of all Micro and Macro Level Projects need to be given top priority over any localized /vested interests.

2. Minutes of the 25th Governing Body Meeting issued on 23.8.10 were confirmed subject to following modifications :

"The concerned paras of the minutes (i.e. item no. 4 (iii) & (i)) under the heading "Proposal" have been modified and the same to be read as follows :-

- iv) Details of members of the Advisory Council of DDA and meetings of the Advisory Council be furnished.

Shri O P Sharma

- i) Though DDA had conceptualized construction of kalyana mandapams, these have not yet been constructed. If these are built, the same venues can be utilized for multiple functions.
- ii) Action be taken against charitable trusts which had been allotted land at nominal cost for running hospitals and schools for charging exorbitant fees.
- iii) Desired that Authority Members be kept informed right from the inception stage of any proposed big project in their constituency.

Shri Manish Aggarwal

- i) A mini sports complex be developed on available site at Vasant Gaon.
- ii) Land at Chirag Delhi being utilized for parking should be permanently allotted for the purpose.
- iii) Booking of DDA plots at Rohini and Pitampura are being done by tent mafia in false names and DDA officers are involved in the scam.
- iv) Letters from Hon'ble members are not responded to by DDA.
- v) Action should be initiated against officials responsible for missing files.
- vi) DDA should introduce online system for freehold conversion.
- vii) No action is being taken to remove encroachment from DDA land even after intimation regarding this is provided to DDA.
- viii) Alternative land be allotted to Delhi Police and land at C-Block, Vasant Vihar on which temporary building of Delhi Police is constructed be utilized for parking.

Hon'ble Lt. Governor directed that agenda items for Authority meetings be circulated timely and meeting of the Authority be held every month regularly.

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.

The proposal contained in the agenda item was approved subject to the following conditions:

- i) DDA to ensure that the land retrieved from encroachment is duly protected.
- ii) All the encroachments within and adjoining the proposed site be removed.
- iii) Traffic study be conducted with respect to the proposal by NBCC exploring the feasibility of a new road along the railway track near Anand Vihar.

Other Points raised by Hon'ble members of the Authority

Shri Vijender Gupta

- i) DDA should pay deficiency charges to MCD.
- ii) DDA should provide timelines for shifting its temporary offices from Kirti Nagar and auctioning the land for the intended purpose.
- iii) DDA should implement e-governance with complete computerization of its administration and processes in a time bound manner.
- iv) Work on improvement and widening of roads is being delayed as permission to transplant trees is not being granted timely by GNCTD, for instance at Mahipalpur.

Shri Somnath Bharti

- i) DDA should consider installation of National flags on high mast poles in district parks.
- ii) Policy be framed for providing relief to marble traders as their premises are still sealed.
- iii) DDA community hall at Adhchini should be repaired as it is in dilapidated condition.

- ii) As per MPD 2021, para 4.4.3, following are the Development Control Norms for Residential Plot – Group Housing:-

Minimum size of plot	-	3000 sq.m.
Maximum Ground Coverage	-	33.3%
Maximum FAR	-	200
Height		NR (Subject to clearance from AAI/Fire Department and other statutory bodies)

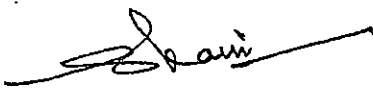
- iii) The landuse of the site under reference is "Residential" as per Zone Development Plan of Zone-E.
- iv) Earlier, the 'Development of East Delhi of Karkardooma' was approved as per TOD norms by the Authority meeting held on 12.12.2014 and accordingly, the MoU was signed between DDA and NBCC on 27.02.2015. Now, the proposal submitted by NBCC vide letter dated 29.01.2019 is based on the provisions of MPD-2021, therefore, the new MoU is to be signed between DDA and NBCC. NBCC will conduct all the traffic studies, infrastructure planning and make it a viable project an additional FAR of 15% will be given as per MPD-2021 norms for construction of EWS Housing.
- v) In view of the para (iv) of the background, being an Architectural project the same is to be coordinated by HUPW, DDA.
- vi) The proposal submitted by NBCC is conceptual, therefore, the number of units, size, infrastructure design and costing, etc, needs to be worked out in detail. Thereafter, the details shall become a part of MoU and accordingly the project shall be finalised by NBCC and approved by Engineering department, DDA.

3.0 Proposal:

The proposal is placed to develop East Delhi Hub (EDH) at Karkardooma, Delhi to be developed as Residential with FAR 200 as per MPD 2021.

4.0 Recommendation:

The proposal at Para 3.0 is placed before the Authority for its approval.



Dir.(Plg.)-AP-II



Dy. Dir. (Plg.)-Zone E&O



Asstt. Dir.(Plg.)-Zone-E

- NBCC with prior written permission of the DDA may undertake the marketing of the built-up space as such terms and condition which may be mutually agreed from time to time. NBCC in consultation with DDA will finalise disposal methodology, phasing of disposal, period of disposal, rates thereof other terms and condition for disposal of the built-up space.

iv) Subsequently, UTTIPEC meeting was held under the Chairmanship of EM, DDA on 24.08.2016 w.r.t. 'East Delhi Hub Project being prepared by NBCC on TOD norms in which Chief Engineer (East Zone), Commissioner(Planning), Addl.Commissioner(UTTIPEC), Addl.Chief Architect (East Zone) and CGM NBCC were present in which it was highlighted that this TOD project is *basically an architectural project based on TOD norms and accordingly the same is to be coordinated at the level of Addl.Chief Architect(East Zone) alongwith Ms. Paromita Roy, Dy.Director(Arch.) who was nominated as a Member of Project Monitoring Committee approved during the meeting held on 20.05.2015 under the joint Chairmanship of VC, DDA and CMD, NBCC for deciding methodology for inviting tenders for consultants, finalization of the progress, concept plan, design and drawings as per MoU signed (Annexure-C).*

2.0 Examination:

i) NBCC vide letter No. NBCC/ED/EDH/2019/48 dated 29.01.2019 had mentioned the following:- (Annexure-D).

" During the meeting held by Hon 'ble LG GNCTD with DDA & NBCC on 16.11.2018 it was agreed upon to adopt FAR 2 for the East Delhi Hub, Karkardooma as per provision of MPD 2021. Earlier, NBCC have formulated the plans for EDH adopting FAR 4 following TOD guidelines and submitted to DDA for approval.

Accordingly, NBCC have revised the master plan of subject project adopting FAR 2 as per provision of MPD 2021. Accordingly, updated preliminary concept design n report with master plan is enclosed for your perusal and approval please" (Annexure-E).

The salient features of the new proposal are as under: (Annexure-F).

Total site area for development :	2,54,714 sqm
Total Built-up Area :	
Above ground	7,44,505 sqm
Below Ground	3,26,891 sqm
Ground Coverage/ Footprint	25.3%
Floor Area Ratio (FAR)	2.312
Over all Density	900 People/ Ha

ITEM NO. 27/2019

Project Name/Title: Development of East Delhi Hub (EDH) at Karkardooma, Delhi.

Synopsis:

To achieve the FAR 200 as per MPD 2021 for Development of East Delhi Hub (EDH) at Karkardooma, Delhi.

1.0 Background:

- i) The Pilot Project based on Transit Oriented Development (TOD) concept at Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.2010, modifying the earlier approved plan of DDA for Group Housing Project in this area. (**Annexure-A**).
- ii) Subsequently, the proposal title "**East Delhi Hub: Integrated development of 30 Ha land at Karkardooma based on TOD development norms – first TOD project**" was presented in the Authority meeting held on 12.12.2014 and the same was approved with the suggestion tht the project should be developed with all components proposed for Smart Cities" (**Annexure-B**).
- iii) MoU was signed between DDA and NBCC on 27.02.2015 w.r.t. "Integrated development of "East Delhi Hub" based on TOD norms on 30 hectares land at Karkardooma, Delhi". The salient features of the MoU are as under:-
 - *NBCC shall execute development of 'East Delhi Hub' project on 30 hectares land at Karkardooma (East Delhi) based on TOD norms and Smart City principles including Residential, Commercial, Recreational facilities, etc in accordance with the approved Development Scheme on a self-sustaining financial model without seeking any financial contribution from the DDA.*
 - *The concept design based on smart city principles will be finalised by a five members committee i.e Project Monitoring Committee (PMC) comprising of two members each from DDA, NBCC and one member from other organizations related in this field as mutually agreed by DDA and NBCC. Relevant officers of the govt. agencies including service providing agencies may also be included in the Committee. However DDA would retain the Authority for finalization and approval of the concept, program, design and disposal of the property. The PMC will ensure that the provisions of CPWD works manual for detailed estimation shall be followed.*

4. For plots above 300 sq.m, provision for parking and loading / unloading shall be made by the owners within their plots.
5. Provision / use of basement shall be as per the stipulations of MPD-2021.
6. Workroom / Office (not exceeding 25% of the permissible FAR) related to godown activity within godown premises shall be allowed in a covered permanent structure with proper arrangements of dust and pollution control subject to clearance from statutory bodies.
 - 6.4.2.2. The remaining plot owners shall be allowed to continue with existing use or conversion to godowns or any permissible use as per provisions stipulated in the MPD / UBBL / policy guidelines and after obtaining clearances / permissions from all statutory bodies.
 - 6.4.2.3. All the Redevelopment Schemes under these guidelines shall conform to all the statutory provisions and Master Plan stipulations / UBBL, 2016.
 - 6.4.2.4. The concerned local body and the stakeholders will work out the mechanism for the recovery of stipulated levies / charges.
 - 6.4.2.5. In case of surrender of land for road widening, the FAR of the original plot will be permissible.
 - 6.4.2.6. The implementation of these regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.
 - 6.4.2.7. The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

[F. No. K-12011/5/2018-DD.I]

ANIL KUMAR, Under Secy.

- v. Other stipulations shall include:
- About 10% area is to be reserved for circulation / roads / service lanes.
 - About 10% area of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - About 10% of the area to be reserved for associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, lodging and Boarding and informal market areas etc. as per the norms.
 - Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.
 - About 8% of the area shall be reserved for parks / green buffer.
 - Utilities such as ESS, underground water storage tank, rain water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
 - All plots within the scheme should have direct access from road of minimum 12 mts RoW.
- vi. Other provisions / development control norms shall be applicable as prescribed.
- Note: Subject to availability of land for these facility mentioned at v) (a, b, c, e) within godown cluster or in the surrounding area be considered.*
- vii. Requisite conversion charges and any other levies as decided by the Government from time to time (wherever applicable) would be required to be paid to the concerned Authority.
- viii. Redevelopment plans of individual clusters will have to be prepared by the society and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of the plans.
- ix. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and these godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

6.4.2 OTHER CONDITIONS

6.4.2.1. Development control norms for the godown plot incorporating the risk based classification as per Table 3.2 of UBBL 2016, shall be as follows:

Plot Size (in sq m)	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 500	70	140	Below 15 m	<ul style="list-style-type: none"> • Common parking to be provided in case of plots upto 300 sq.m. • 3 ECS / 100 sq.m. of floor area for plots above 300 sq.m.
Above 500 - 2000	60	120	Below 15 m	
Above 2000 - upto 10,000	50	100	Below 15 m	
Above 10,000	40	80	Below 15 m	

Notes:

- Wherever the building regulations are given for different categories of plots, the covered area and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
- Conformity to fire safety norms based on Risk based classification as per UBBL 2016; Delhi Fire Services Act.
- Common parking shall be provided for plots up to 300sqmt. size and front setback shall be provided without boundary wall for use of parking and loading / unloading purposes.

MODIFICATIONS

Following new Para 6.4 is added in Chapter 6 – Wholesale Trade of Master Plan for Delhi–2021:

6.4 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS

The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of “policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing Godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi”

6.4.1 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

6.4.1.1 Stand alone Godown plots which do not form part of any cluster shall be governed with the following conditions:

- i. Stand alone godowns (storage of non polluting / non hazardous materials) shall be allowed only which are having direct access from minimum 30 mtr ROW road.
- ii. In village abadi (laldora area) and extended laldora areas, storage godowns of non-polluting / non-hazardous materials shall be allowed only which are having direct access from
 - a. 9 mtr. RoW with plot size upto 300 sq.m (7.5 mtr. in case the road is defined / approved by the revenue deptt.)
 - b. 12 mtr. RoW for plot size above 300 sqm .
- iii. These godowns shall be allowed subject to fulfillment of parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD.
- iv. The loading / unloading facility from the vehicles shall be provided within the plot.
- v. Owners of stand alone godowns needs to get the plans approved within one year period from the date of this notification. The owners of plots falling in non-conforming areas and existing godowns located on less than 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns functioning in non-conforming areas shall have to close down within the above said time period.

6.4.1.2 Non-conforming clusters of godowns / warehousing activities of minimum 2 Ha. contiguous area and having concentration of more than 55 percent of the plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.

After notification of such clusters by the local bodies / GNCTD, the redevelopment scheme will have to be prepared by the society (to be formed by the land owners) based on following norms / conditions and thereafter approval by concerned local body.

- i. The cluster should have direct access from a road of minimum 30mt RoW.
- ii. Formation of group or society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
- iii. Amalgamation and reconstitution of plots shall be permissible for redevelopment within the scheme area.
- iv. Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the society, the identified clusters will be processed for change of land use on receiving the proposal from local body.

1 . . . 80

6.4.2.7. गोदाम क्लस्टर पुनर्विकास स्कीम के लिए निम्नलिखित क्षेत्र पात्र नहीं होंगे। बंगलो जोन (नई दिल्ली एवं सिविल लाइन्स) रिज नदी तल (जोन-0) जलाशयों के निकट के क्षेत्र, नहरें, सुरक्षा की दृष्टि से संवेदनशील क्षेत्र, संरक्षण तथा विरासत क्षेत्र, आरक्षित/संरक्षित वन, डीडीए प्लैट, सहकारी समूह आवास सोसाटियाँ, सरकारी प्लैट/बंगलों/नियोक्ता आवास आदि तथा उनके सन्निकट समकक्ष।

[फा. सं. के-12011/5/2018-डीडी-1]

अनिल कुमार, अवर सचिव

MINISTRY OF HOUSING AND URBAN AFFAIRS

(Delhi Division)

NOTIFICATION

New Delhi, the 21st June, 2018

S.O. 3027(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021(MPD), were published in the Gazette of India, Extraordinary, as Public Notice S.O. 509(E) dt. 03.02.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within three (03) days from the date of the said notice (as per notification GSR 101(E) dated 31.01.2018) which was further extended by two (02) days vide S.O. 533(E) dated 06.02.2018;

2. Whereas, 121 number of objections / suggestions received from individuals, RWAs, NGOs and public representatives with regard to the proposed modification have been considered by the Board of Enquiry and Hearing, set up by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority;

3. Whereas, the Hon'ble Supreme Court vide its order dated 06.03.2018 in Writ Petition (Civil) No. 4677/1985 titled MC Mehta vs Union of India & Ors, had stayed further progress in the amendments to MPD in view of which the proposed modifications could not be considered and notified by the Central Government;

4. Whereas, the Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed the Central Government to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications;

5. Whereas, in compliance of the above mentioned orders of Hon'ble Supreme Court, modifications which the Central Government proposed to make in the Master Plan for Delhi-2021, were again published in the Gazette of India, Extraordinary, as Public Notice S.O. 2152(E) dt. 26.05.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, within fifteen (15) days from the date of the said notice;

6. Whereas, within the said prescribed period, 115 numbers of objections / suggestions received with regard to the proposed modification have been considered by the Board of Enquiry and Hearing set up by the Delhi Development Authority.

7. Whereas, the proposal along with the recommendations of the Board of Enquiry and Hearing were placed in the meeting of Delhi Development Authority on 19.06.2018. The proposal as approved by the Delhi Development Authority was forwarded for consideration of Central Government;

8. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021;

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

- (iii) The payment of one time use conversion charges and External Development charges (EDC) may be made either lump sum or in four equal quarterly installments. The delay in making the payment of installments shall carry simple interest @ 8% per annum from the due date.
- (iv) A moratorium period of three months from the date of notification may be allowed in respect of all the cases to make the payment of one time use conversion charges and External Development Charges.
- (v) A penalty of 0.5 times of one time use conversion charges may be levied in cases where the local body finds that the property is being used in violation of the provisions of the MPD 2021 or it has been booked or sealed in the past for such violations.

The proposals as mentioned under Paras (i) to (v) above may be placed before the Authority for consideration and approval.

PROPOSAL

To approve the proposals for Onetime Use conversion charges and External Development charges (EDC) as mentioned under Paras E(i) to E(v) above for redevelopment of godown clusters in non-conforming areas.

RESOLUTION

The proposal contained in the agenda item was approved.

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was intimated that most of these godown clusters are situated in Category E, F & G&H category of colonies and the rate of 'Other activities' under these categories as per the Notification S.O.3173 (E) dated 29.06.2018 is Rs. 768/- per sq.mtr. These Onetime Use conversion charges shall be applicable both for standalone godowns and godown clusters.

After due deliberation, it was decided by the Committee to adopt the rate for one time use conversion charges as under:

TABLE-A

(Amount in Rs. per sq.mtr)

Sl. No.	Type of use	Cat. A&B	Cat.C&D	Cat.EFG&H
1	One time Use conversion charges for standalone godowns and godown clusters	Rs. 3064/-	Rs. 2048/-	Rs. 768/-

The Committee observed that as per the provisions contained in the policy notified on 22.06.2018 on the issue, the owners of godowns shall have to obtain the requisite clearances from the concerned agencies, wherever necessary. After approval of the layout plan for redevelopment of the society, the identified clusters will be processed for change of land use on receiving the proposal from local body. They would also be required to pay the External Development charges (EDC) in addition to use conversion charges as per above table. The SE, CC-13 was requested to take action for determination of EDC in consultation with the Planning Wing. Thereafter, this item would be placed before the Authority for its consideration and approval".

- E) (i) In view of the recommendation of the Committee, it is proposed to recover the one time Use conversion charges as depicted in Table-A of preceding para.
- (ii) The External Development charges (EDC) recoverable have been worked out as Rs. 3500/- per sq.mtr.

Agenda Item No. 26/2019

Proposal for fixation of charges for redevelopment of godown clusters in non-conforming areas for implementation of policy notified vide S.O. No. 3027(E) dated 21st June,2018.

- A) As per the Notification vide S.O. No. 3027(E) dated 21st June, 2018, the norms for redevelopment of godown clusters existing in the non conforming areas which include i) stand alone Godown plots which do not form part of any clusters and ii) non conforming clusters of godowns/warehousing activities of minimum 2 Hact contiguous area and having concentration of more than 55 percent of the plots within the clusters, was published (Annexure-A).
- B) As per clause 6.4.1.2 (vii) of the Notification dated 21.06.2018, the conversion charges and any other levies to be collected by the Govt. for implementation of the policy are yet to be decided.
- C) As per clause 6.4.1.2(viii), redevelopment plans of individual clusters will have to be prepared by the Society and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of the plans.
- D) A Committee to review/determine charges required for implementation of various policies was constituted by the Vice-Chairman, DDA. The Committee consisted of Commissioner (LD) as Chairman, Addl. Commissioner (Planning), S.E.CC-13, Director(LC), Dy. CLA (Admn), and Director(Building). Dy. CAO(LC)-I was co opted as Coordinating officer. Three meetings of the Committee were held on 08.01.2019, 16.01.2019 and 24.01.2019. The relevant portion of the recommendations of the committee are reproduced hereunder:

“It was placed before the Committee that the activity of godown cluster falls under the Category of ‘Wholesale, Ware housing, cold storage, etc.’as per (C-2) under Clause 4, Chapter 17 of MPD 2021. However, no use conversion rates for this category are available. These godowns are utilized mainly for storage purpose only with a small shop/office/sales unit permissible in it. The use conversion charges in the present case may be linked at par with the rates of one-time user conversion charges of ‘Other activities’ notified as per Notification S.O.3173 (E) dated 29.06.2018 relating to mixed use/commercial streets for different categories of colonies under three types of mixed use i.e. Retail shops, Other Activities and Professional activities. It was intimated that the rates of category of ‘Retail shops’ which falls under (C-1) of Clause 4, Chapter 17 of MPD 2021 cannot be considered for godown clusters as ‘warehousing is termed as inferior activity in comparison to retail shops. It

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

The proposal contained in the agenda item was approved.

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. “

allottees individually through RWA. This will ensure that there is no burden on DDA for granting this concession.

3. All the allottees will be mandatorily required to form Residents Welfare Association and become its member.

4. The possession of flat will be given after the allottees become member of RWA.

5. RWA will have to take over the maintenance of common area of flats and the allottees will be required to contribute maintenance charges to RWA.

6. Any amount collected from the allottees by DDA that remains unspent at the time of handing over maintenance to RWA after accounting for the demand raised by DDA, will be transferred to RWA's account by DDA.

7. Since DDA has not incurred any expenditure on supervision and DDA's capital not involved for construction, no Department charges may be recovered.

8. However, DDA may add the interest for a period of one year on the cost of the flat at the rate of 10% per annum in revised demand letter to be issued after approval of the authority in the month of March.

9. DDA may recover amount of stamp duty paid by DDA towards transfer of flats from M/s DLF to DDA.

10. However, clause no. 16 of scheme's brochure in regard to execution of conveyance deed after five years and restriction on transfer of flat till that time will be made applicable to these allottees.

Since the brochure of scheme was approved by Authority, approval of Authority is required for modification in terms and conditions of brochure as proposed in para 9.0.

RESOLUTION

The proposal contained in the agenda item was approved.

created, as such maintenance charges have to be recovered from the allottees of these EWS flats. Therefore, we may add nominal maintenance charges of Rs 50,000/- in the cost of the flat to meet the demand already raised by DLF as well as account for the future demand for maintenance of common areas till the maintenance is taken over by registered RWA. This nominal maintenance charge will be recovered along with initial deposit required to be deposited by the allottees to take over the possession of the flat instead of creating a maintenance corpus for maintaining the common areas for 30 years from interest accrued from this corpus. This will make the allottees of DDA at par with allottees of other 50 per cent flats by DLF as DLF has not collected maintenance charges for creating maintenance corpus for maintaining the common area for 30 years from allottees of DLF.

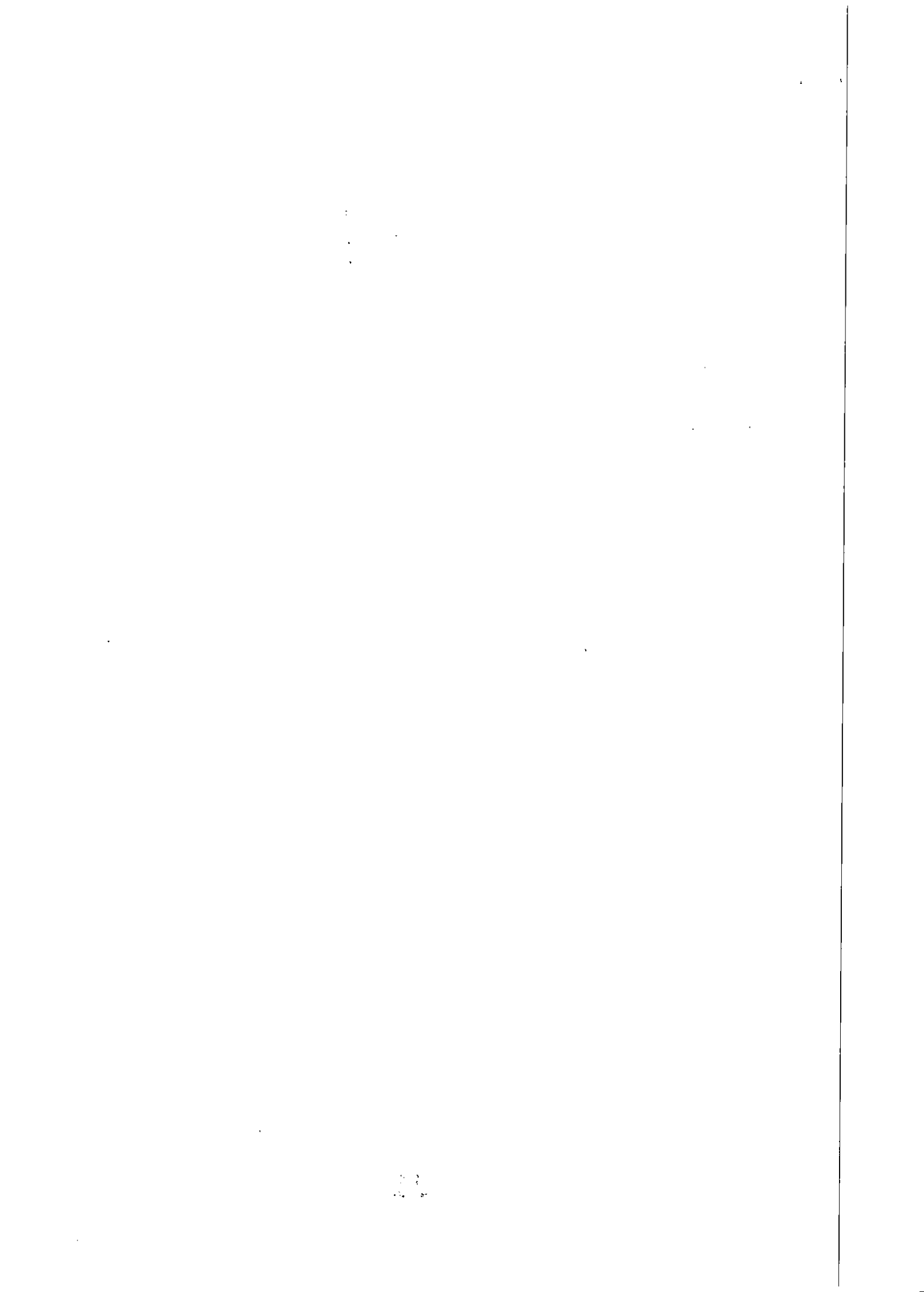
8.0 Since, DDA has not incurred any expenditure on supervision and DDA's capital is not involved for construction, no department charges as well as interest during construction may be recovered. However, DDA has already made payment of Rs. 75 crore to DLF for acquisition of these flats in March, 2018 and around one year has already passed, DDA may add interest for a period of one year on the cost of flat at the rate of 10 per cent per annum to account for payment made by DDA to DLF.

DDA has paid stamp duty towards transfer of flats from DLF to DDA. This may also be recovered from allottees.

Proposal

9.0 Taking above into consideration and that the income criteria of the allottees of EWS category that is One Lakh per annum, it would be appropriate to reduce initial payment required to be deposited by the respective allottees by giving following concessions

1. Reducing maintenance charges of civil and electrical works for creating maintenance corpus to Rs. 50,000 per flat.
2. If the cumulative expenditure incurred at any point of time happens to be more than the amount collected, shortfall has to be borne by the



3.0 As per condition mentioned in brochure, in order to create a corpus for maintenance purpose, DDA has added Rs. 3.55 Lakhs towards maintenance of civil and electrical works for the EWS flats in allotment cum demand letter.

4.0 After issuance of the demand cum allotment letters DDA has been receiving complaints from the allottees about cost of the flats. The allottees are contending that DDA mentioned tentative cost at Rs. 6.9 Lakhs to 11.00 Lakhs in brochure of the scheme and demand letter has been raised for Rs. 19.30 Lakhs. As per the demand cum allotment letters allottees are required to deposit Rs. 7.78 Lakhs for taking over the possession of the flats, amount of Rs 7.78 Lakhs includes Rs. 3.56 Lakhs towards one time maintenance charges (including all taxes) civil maintenance Rs. 1.53 Lakhs, electrical maintenance Rs. 1.50 Lakhs and GST on maintenance charges @ 18 per cent amounting to Rs. 0.55 Lakhs. If the demand for maintenance charges is reduced to Rs. 0.50 Lakhs, the initial payment will sit reduced substantially to Rs 4.70 Lakhs as against Rs. 7.78 Lakhs demanded now. Balance cost of the flat which is Rs. 11.46 Lakhs is payable in 180 installments which works out to Rs. 12,322 per month.

5.0 The allottees are appearing in public hearing of the Vice-Chairman, DDA on regular basis with the request to review costing of the flats and to reduce cost of the flats. Further, the allottees are expressing their inability to pay Rs. 7.78 Lakhs in one go. It would not be out of place to mention here that cost of the flats is on higher side.

6.0 The conveyance deed with M/S DLF Home Developers Pvt. Ltd. has already been executed and registered in the office of Registrar. The provision for the maintenance of the flats has also been finalized and incorporated in the conveyance deed executed between DDA and Ms. DLF Home Developers Pvt. Ltd.

7.0 The D.E. M/S DLF Home Developers Pvt. Ltd. has now raised demand of maintenance charges for the period w.e.f 1st April to 31st December, 2018 to the tune of Rs. 64,26,000. As per brochure condition these maintenance charges are to be paid from the interest earned on corpus fund which has in fact not been created. The average monthly expenditures towards maintenance works out to Rs. 7.14 Lakhs per month approximately. Since, corpus fund has not yet been

ITEM NO. 24/2019

Sub: - Regarding costing of EWS flats at Shivaji Marg.

F.2(07)2017/EWS/Pt

Background

1.0 In the DDA Housing Scheme, 2014, DDA offered EWS flats at Shivaji Marg, New Delhi having plinth area (in sq m.) 25 to 40 and tentative cost from Rs. 6.90 Lakhs to 11.00 Lakhs. These flats were constructed by DLF as per notification of MoUD published in 2013. As per notification 50 per cent of the EWS houses are required to be sold out to DDA for allotting to applicants of the EWS categories. After completion DDA has taken over 50 per cent EWS flats out of total number of EWS flats constructed by the developer on 28.02.2018. DDA had held a draw of lots on 25.11.2014, further, DDA has paid cost of the flats as per MoUD notification and has also issued demand cum allotment letters to the respective allottees of EWS category in 2018-2019. Authority has earlier approved vide Agenda item no. 73/2017 to charge standard cost of flats from allottees assuming the flats have been constructed by DDA on its own land. Accordingly, DDA has applied the standard costing formula to work out the total cost of flat. Total cost of the flat worked out as per DDA's standard costing formula is Rs. 19.50 Lakhs.

2.0 As per condition of the brochure of the DDA Housing Scheme 2014 for maintenance of common area of these flats, maintenance fund was to be created for this purpose, for a period of 30 years, the civil and electrical maintenance charges have been added to the disposal cost. The entire maintenance fund collected would be placed in a corpus as an escrow account and maintenance (of running and in nature capital) would be carried out from the interest earned from corpus. The fund will be apportioned to the RWA's registered with DDA and will be managed by a committee in which DDA will be represented by Executive Engineer of the concerned zone. The civil and electrical maintenance of all newly constructed flats will be carried out only from the interest arising out of the corpus created by the maintenance by registered RWA's. In case of any shortfall the concerned RWA, registered with DDA will have to bridge the gap through self contribution and DDA will not contribute any fund towards maintenance. The fund became operative from the date of first demand cum allotment letter issued.

ANNEXURE-E

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

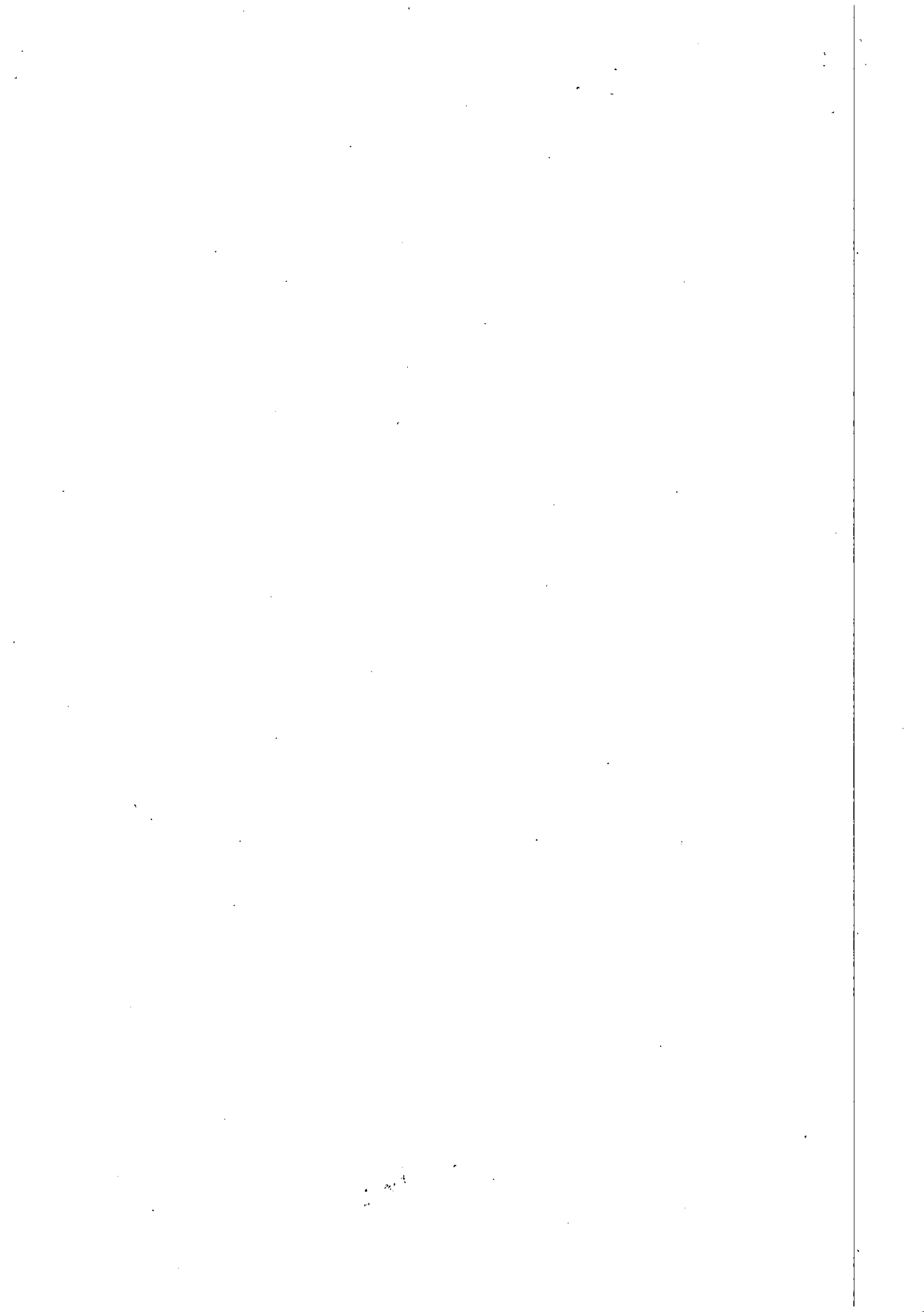
Specimen signature and photograph of Shri/Smt./Km. _____ S/o/W/o/D/o _____

R/o _____ and

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

Specimen Signature of Shri		Photograph of Shri
1		
2		
3		

Specimen Signature of Smt./Km.		Photograph of Smt./Km.
1		
2		
3		



UNDERTAKING

(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

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.

DEPONENT

VERIFICATION:

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.

DEPONENT

Place

Date

AFFIDAVIT

(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 minor children do not own in full or part on Free Hold or Lease Hold basis any residential plot or house in the Urban Area of Delhi, New Delhi or Delhi Cantt.
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, _____ 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.

DEPONENT

VERIFICATION:

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.

DEPONENT

Place

Date

Details of Newly Constructed EWS Flats

1. Pkt-V, Block-A, Sector-G7/G8, Narela	960
<u>Total</u>	<u>960</u>

Details of Newly Constructed LIG Flats

1 Narela, Pkt-IV, Block-B-G, Sector-G7/G8	3867
2. Narela, Pkt-IV, Block-B-G, Sector-G7/G8	4297
3. Block-E, Vasant Kunj	69
4. Block-D, Vasant Kunj	56
5. Block-C, Vasant Kunj	55
6. Block-B, Vasant Kunj	39
<u>Total</u>	<u>8383</u>

Details of Newly Constructed MIG Flats

1. Block-E, Vasant Kunj	154
2. Block-D, Vasant Kunj	157
3. Block-C, Vasant Kunj	134
4. Block-B, Vasant Kunj	134
<u>Total</u>	<u>579</u>

Details of Newly Constructed HIG Flats

1. Block F, Vasant Kunj	167
2. Block A, Vasant Kunj	209
3. Sector B, Pkt 2, Vasant Kunj	72
<u>Total</u>	<u>448</u>

Total No. of Vacant Flats - **10370**

Other terms and conditions of the scheme not specifically mentioned above will be detailed out at the time of launching of the scheme and Vice-Chairman, DDA will be the competent authority to decide number of flats and change in terms & conditions, if any.

VC, DDA may be authorized for simplifying the conditions, procedures of the scheme and process of conveyance deed.

RESOLUTION

The proposal contained in the agenda item was approved.

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. 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.

18. INSPECTION OF FLAT:-

- (i) The applicants are advised to visit the site and look at 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 flat shall be uploaded along with Housing Scheme 2019 brochure.

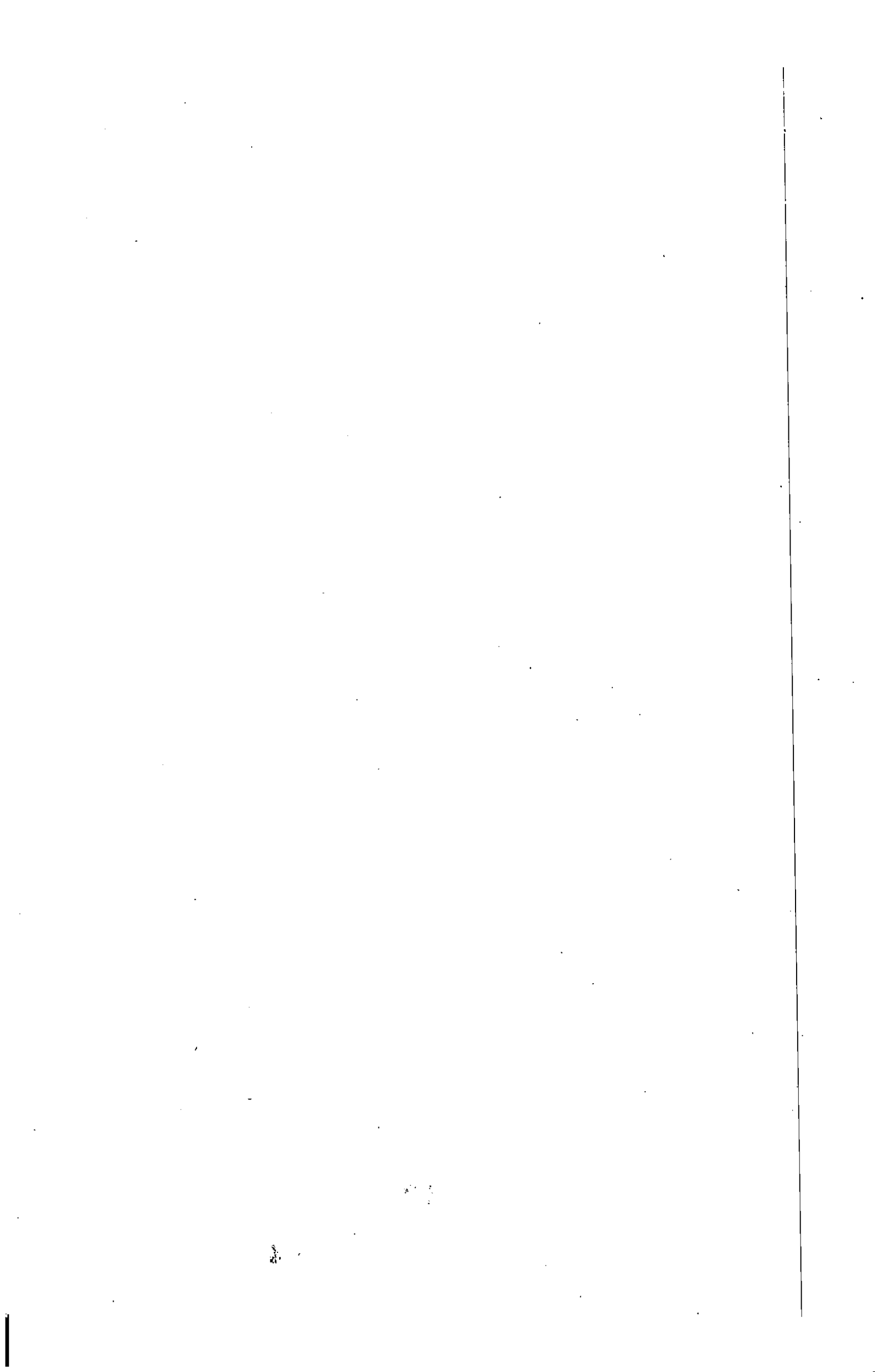
19. BENEFIT UNDER PMAY: -

The eligible allottees may take 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.

20. TERMS AND CONDITIONS: -

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

As per report received from concerned Chief Engineer/Divisional Chief Engineer, the flats are likely to be completed by April/July, 2019. The possession letter will be issued only after completion of all civic works and civic amenities.



Committee in which DDA will be represented by the Executive Engineer of the concerned zone.

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.

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.
- 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.
- 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 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

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.

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.

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 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.

For the purpose of maintenance, for a period of 10 years, the maintenance charges shall be added to the disposal cost. The Scheme requires that the entire maintenance funds collected would be placed in a corpus as an escrow account and maintenance of running & Capital nature would be undertaken out of the interest earned out of the corpus. The fund will be apportioned to the RWAs registered with DDA and will be managed by a

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.
- 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 possession.**

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: -

- (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

- ii) Further time of 6 months, over and above (i) above, will be available to the allottees subject to payment of interest, as per policy.
- iii) The delay in payment of cost beyond 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 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 prescribed time 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 issue of online Demand-cum-Allotment letter have to be deposited from Allottee's account.

However, the demanded amount may also be deposited by specified/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 grandson, Husband of granddaughter.

11. CONVEYANCE DEED:-

- i. The Conveyance Deed (Free Hold Deed) papers will be issued by DDA after depositing 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 before execution of Conveyance Deed. In the event of sale/ transfer being made

- iii) Undertaking as per proforma given in **Annexure-'D'**.
- iv) Photograph and three signatures of self and spouse, (if married), duly attested as per proforma given in **Annexure-'E'**.
- v) Duly filled in Conveyance Deed papers along with e-stamp paper of requisite value.

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: -

- (i) The results of the draw shall be displayed on the Notice Board of DDA at Vikas Sadan, D Block, INA, New Delhi – 110023. In addition, the result shall be displayed on DDA's website and will also be published in leading national Newspapers. An email and SMS will also be sent to the successful allottees.
- (ii) The demand-cum-allotment letters will be issued online to the successful allottees. However, 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.
- (iii) 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. 15 days time shall be given to them to do so and only those names shall be included who have deposited their Application Money before the prescribed date.

9. 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 will be sent.

- (iii) 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.
- (iv) Self attested copy of Bank Pass Book/Statement of Account mentioned in the Application Form or copy of Income Tax Return(s) filed for the Financial Year 2017-18 i.e. Assessment Year 2018-19.
- (v) Ownership proof of the property of the residence of the applicant.
- (vi) Proof of Income for EWS Category from the office of concerned SDM/ Tehsildar.

(B) FOR RESERVED CATEGORY:

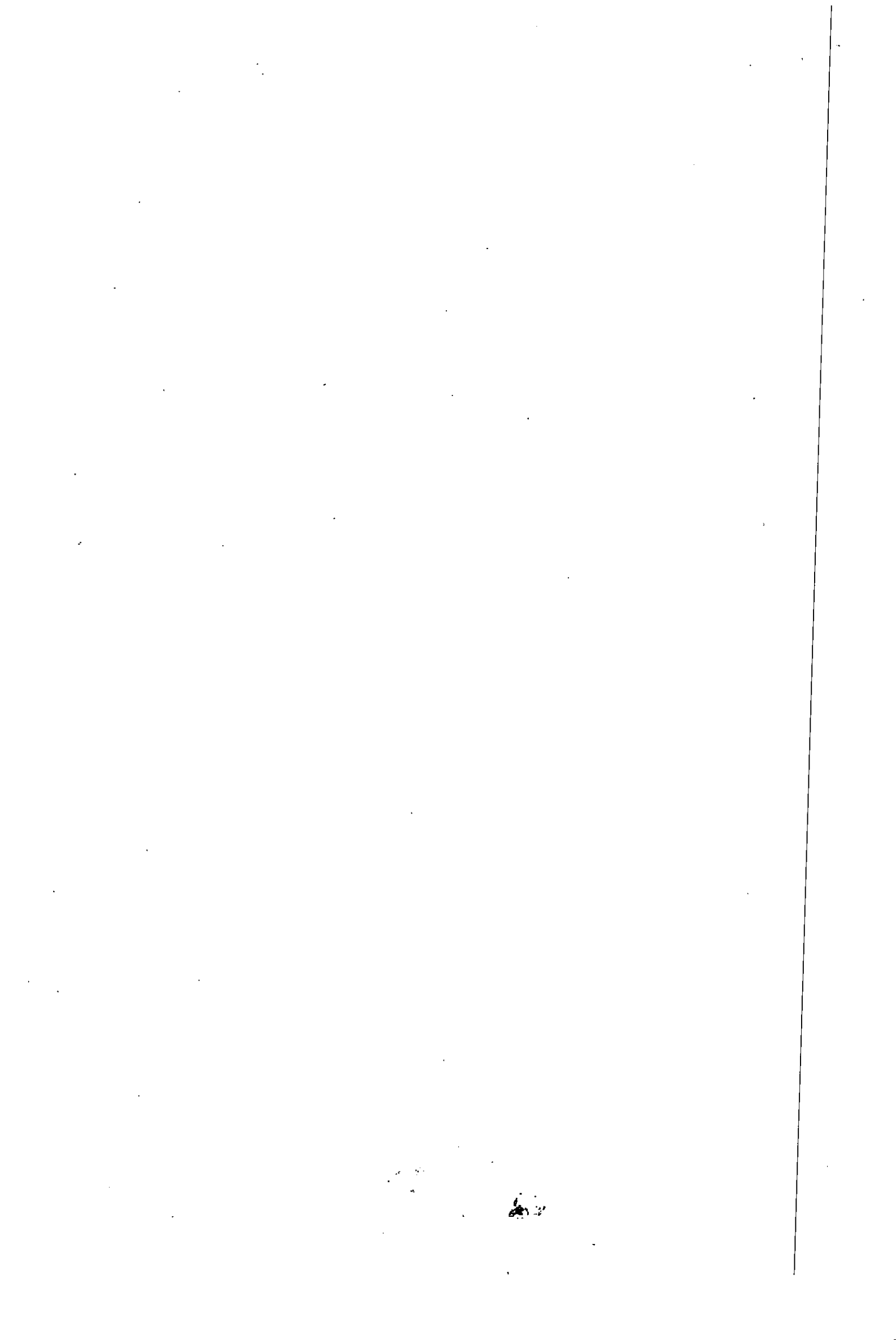
In addition to (A) above, persons applying under any of the reserved categories have to submit:

- i) 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.
- ii) 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.
- iii) 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:

- i) Self attested copy of Bank Account Pass Book/Bank Statement from which the cost of the Flat has been deposited along with payment proof.
- ii) Affidavit as per proforma given in **Annexure- 'B' and 'C'**.



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.

- vii) **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:-

- i. 15% of the flats for applicants belonging to Scheduled Castes;
- ii. 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

- iii. 1% for War Widows and those receiving liberalised pension from Armed/Paramilitary Services (Next of Kin)
- iv. 5% reservation for persons with disability as defined in Section-37(a) of the Rights of persons with Disabilities Act, 2016.
- v. 1% for Ex-servicemen.

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:

- (i) 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.**
- (ii) Identity Proof e.g. self-attested copy of passport, government Identity Card, Election ID card, Driving Licence, Ration Card with Photo (fo the person whose photo is affixed) or Aadhaar Card.

- ii) Applicant applying for flats under this Scheme shall have to deposit application money as detailed below:-

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/-

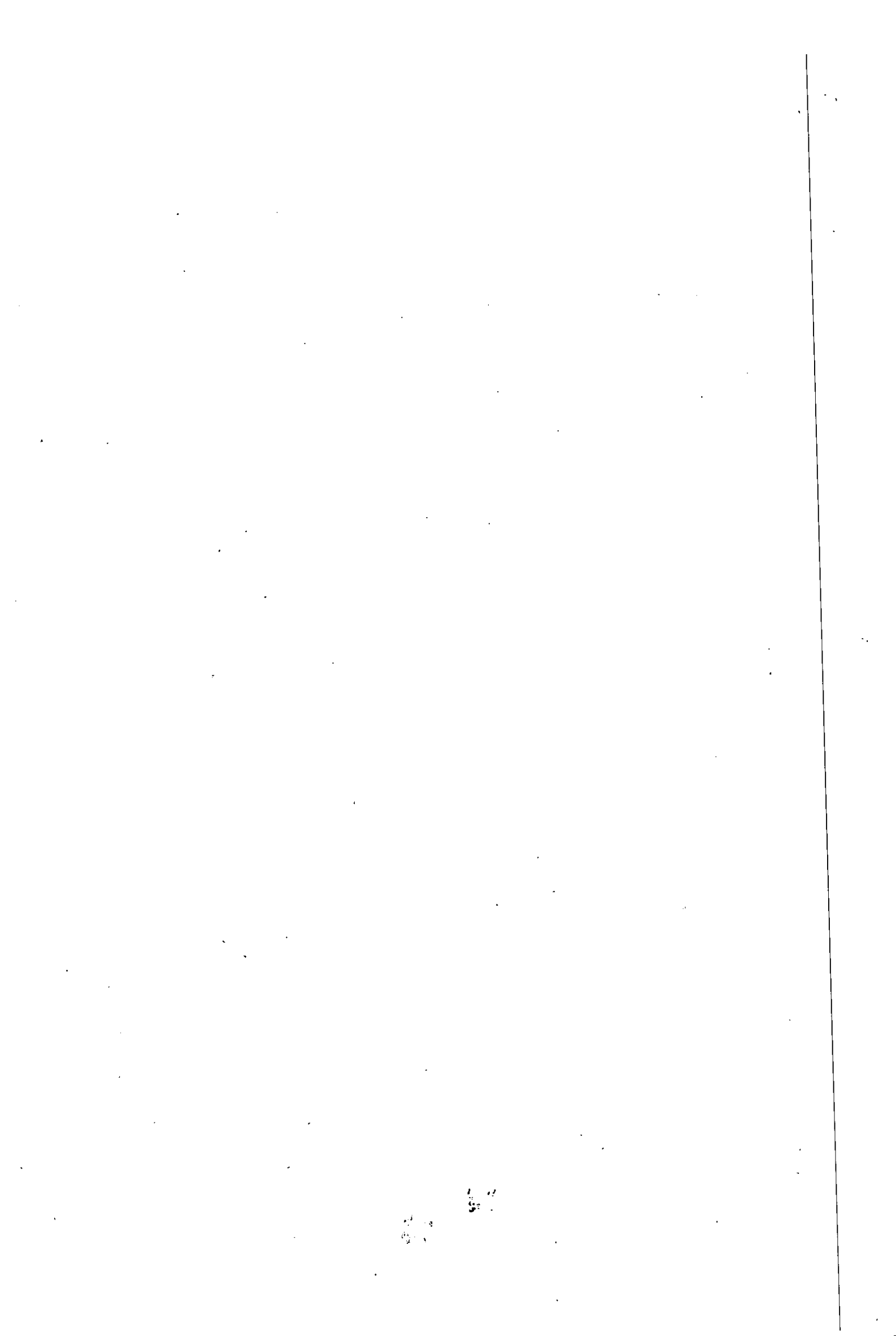
However, if the applicant is giving preference for more than one category, he/she has to deposit application money of highest category.

- iii) The applicants will have option of five localities in order of preference.
- iv) Application once submitted cannot be withdrawn.
- v) **Refund of Registration Money:**

The applicant may, satisfy himself with regard to location, cost 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 15 th day from the date of issue of demand cum allotment letter.	NIL
(ii)	From the 16 th day till 30 th day from the date of issue of demand cum allotment letter.	10% of the Application Money.
(iii)	From 31 st day till 90 th day from the date of issue of demand cum allotment letter.	50% of the Application Money.
(iv)	After 90days from the date of issue of demand cum allotment letter.	Full Application Money.

- vi) The applicant may give one or more preferences of his/her choice (maximum 05) by writing locality codes, given in Annexure 'A'. It is presumed that applicant has seen the locality before giving preferences. If any preference is not given in prescribed locality codes, Form would be considered incomplete and would be rejected. No



- iv. **Family means spouse and 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. A person who has already been allotted plot/house/flat by the DDA or any other land owning agency in Delhi, irrespective of size, shall not be eligible to apply for another flat under this Scheme.
- viii. **The income of applicants applying for EWS flats should not exceed Rs. 3 lakhs per annum.**
- ix. There is no income criterion for other categories except EWS as at (viii) above. The applicant can apply accordingly to his/her requirement and affordability.
- x. The applicant should have an account in any Bank and the particulars of the Account must be given in the 'Application Form'. It is assumed that the bank has followed 'KYC' norms of Reserve Bank of India in respect of such Account.
- xi. **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.**
- xii. 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.
- xiii. 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.

3. How to Apply: -

- i) Applicants can only apply online. For applying online, the applicant is required to visit DDA's website i.e., www.dda.org.in.

- 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 fill all preference.
- 16 Application Money and cost of flat will be deposited through NEFT/RTGS/Net Banking/ Credit/ Debit Card mode only. DDA will not bear any service charges on payments done through any mode.

Note:

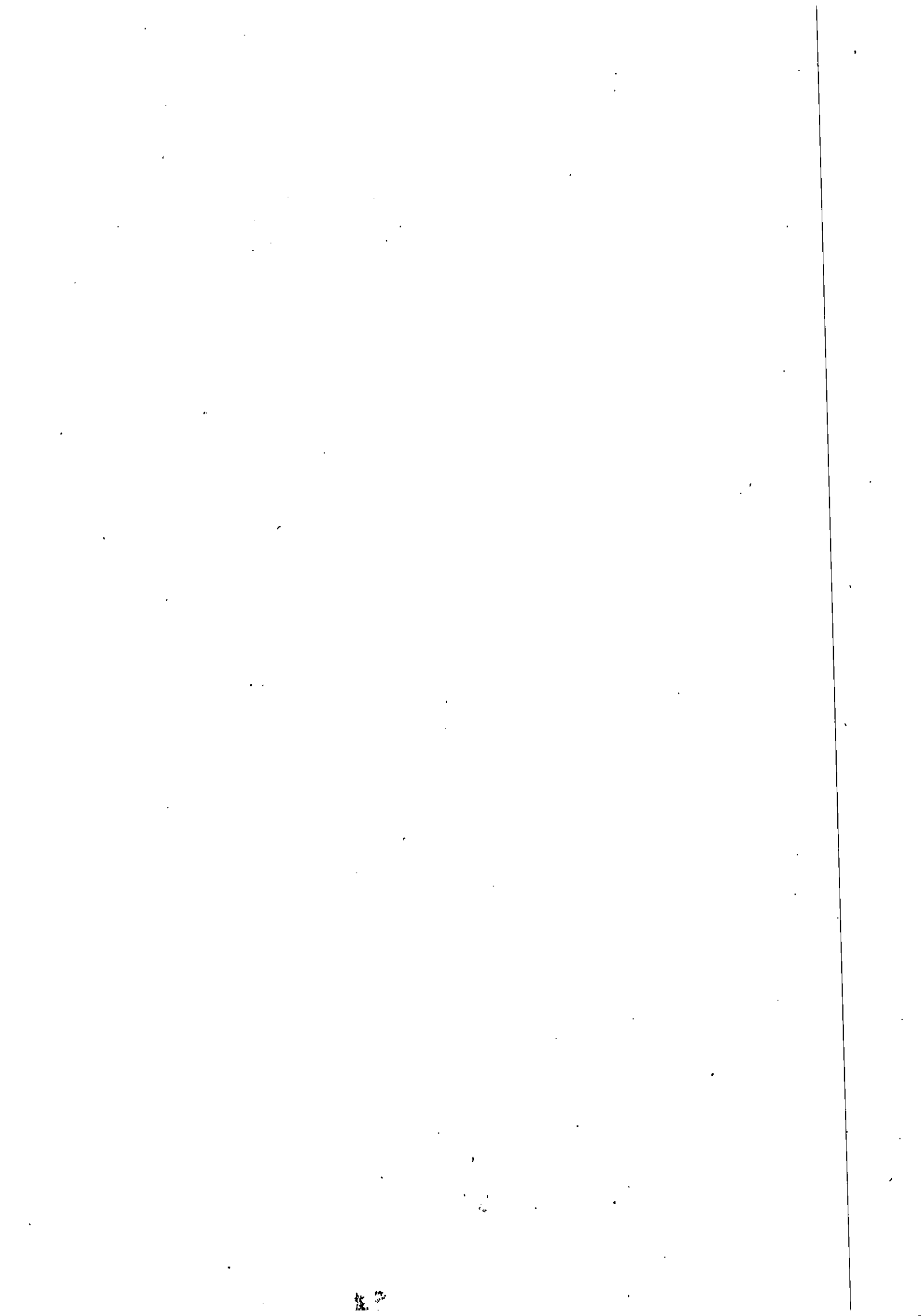
- i) Please read the instructions carefully before filling up the Application Form. In case any column is not filled up properly/filled wrongly, the liability of rejection of such application will solely rest on the Applicant.
- ii) In case of discrepancies in language, English Version will be treated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

1. 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. 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 own name or in the name of his/her spouse or in the name of his/her dependent relations including unmarried children. This rule may, however, not be applicable when the flat owned by the applicant falls in the specific scheme which stands exempted from applicability of this rule. For any clarification the applicant may contact Director (H)-I.



- 4) Permanent Account Number 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, 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).
- 6-8) 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. It would be in the interest of the applicant to give these details as it helps the DDA/ bank to contact the applicant in case of any need.
- 9) Enter Aadhar Number (optional).
- 10) Write code for the category to which the applicant belongs. The code for each category is given below:

SI 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) Mention relation of joint applicant with the applicant, in case of any reserved category.

Item No 23/2019

Subject: - Launching of Housing Scheme 2019 (Online Scheme).

No. F1(385)2019/Coordn.(H)

BACKGROUND

DDA has already launched online Running Scheme on First Come First Serve basis on 18.1.2019, as per approval of the Authority. Since the online running scheme has received an overwhelming response, it is proposed that an on-line Housing Scheme for disposal of available new housing stock may be launched in the Month of February, 2019. At present about 10300 newly constructed flats of different categories and in different localities are being proposed to be disposed of under the Housing Scheme 2019. The work of water supply and STP (Sewage Treatment Plant) facilities are likely to be completed by July, 2019 in these colonies.

SALIENT FEATURES OF THE SCHEME

INSTRUCTIONS TO FILL UP THE 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 signature.
- d) In case of joint application, 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)

C. PROPOSAL:

DDA has allotted these surrendered One Bedroom Flats to Para Military forces and Delhi Police with a provision to amalgamate two units. Around 4000 such units that can be amalgamated have already been earmarked for allotment to them. Even after allotment of amalgamable units (units that are vacant and adjacent to each other), there are around 3000 units that cannot be amalgamated as the adjacent flat is already allotted to General Public. Para Military forces are not interested in these units. DDA has launched Online Scheme with approval of Authority for disposal of these units. However, it is likely that there may not be adequate demand for all these 3000 leftover units, as around 1050 units have been booked Online since the launch of scheme on 18.01.2019. Therefore, we may offer allottees of One Bedroom flats at Narela G2 & G8, Rohini Sector 34 & 35, Ramgarh Colony and Siraspur to apply for adjacent vacant One Bedroom Flat with a permission to amalgamate the two units. This has also been communicated in the record of Discussions of the Meeting to review 'Status of Vacant flats of DDA' chaired by the Principle Secretary to the Hon'ble Prime Minister held on 29.12.2018, as one of the decisions to be implemented by DDA.

As per regulation 7 of DDA (Management & Disposal of Housing Estate) Regulations, 1968, 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. One-time relaxation of above regulation will be given to the allottees of LIG/ One Bedroom flats of Housing Scheme 2014 & 2017 located at Rohini Sector 34 & 35, Narela G-2 & G-8, Siraspur and Ramgarh Colony to apply for adjacent vacant flat.

However, this benefit will be applicable to only those allottees where the adjacent flat is vacant and available and has not been allotted to either Para-military forces or to General Public through Online Scheme.

RESOLUTION

The proposal contained in the agenda item was approved.

requested that DDA should refund the excess amount charged against the cost of these flats. Some of the allottees have also requested for allotment of LIG flats in lieu of one already allotted to them.

B. EXAMINATION:

- i. Representations have been received from many of the allottees/RWAs of one bed room/LIG flats that DDA under HS-2014 and AY-2017 has allotted EWS instead of LIG flats against the registrants who have applied for LIG flats under the aforesaid Schemes. They have inter-alia requested that either they may be refunded excess amount or be compensated by allotting regular LIG flats in lieu of one already allotted.
- ii. DDA while announcing the HS-2014 and AY-2017 had advertised in the newspapers and through Brochures about the plinth area, tentative cost, area of the flat, location, etc. Moreover, these flats were ready for inspection on the ground and DDA has not hidden any information relating to flats. During announcement of its Scheme, the disposal cost of the flats is fixed on the basis of plinth area after considering the construction, land cost and other elements which are the parts of the cost. Also flats in 2017 scheme were offered at the same rate as that in 2014 scheme.
- iii. The matter was examined thoroughly considering all aspects in respect of size of the plot, cost of the flat and other elements. Though, the details like plinth area and tentative cost of the flats were mentioned in the scheme brochure, it is also a fact that these flats were initially designed as EWS flats by Architect department and tendering was done by Engineering department by referring these flats as EWS flats. However, while including these flats in the 2014 scheme it was decided to categorize these flats as LIG/ One Bed room flats instead of EWS flats on account of certain superior specifications. The flats at Ramgarh Colony were included in 2017 Housing Scheme and offered as One Bedroom flat because of higher specifications. It is also mentioned that for a flat categorized as EWS, DDA provide some concessions in costing and allotment of these flats is then restricted to applicants of EWS category based on income criteria decided from time to time. Since these flats were categorized as LIG/One Bed room flats, no concession in costing of these flats as EWS has been given and allotment has also been made open to all categories of applicants, irrespective of Income. In view of above, following concession is proposed to be given to allottees of LIG/One Bed room flats of 2014 & 2017 scheme located at Rohini Sector 34&35, Narela G-2 &G-8, Siraspur, and Ramgarh Colony. Total no. of such allottees is 11793. The benefit is not being extended to LIG/ One Bedroom flats at Dwarka as facilities are already developed in Dwarka.

ITEM NO. 22/2019

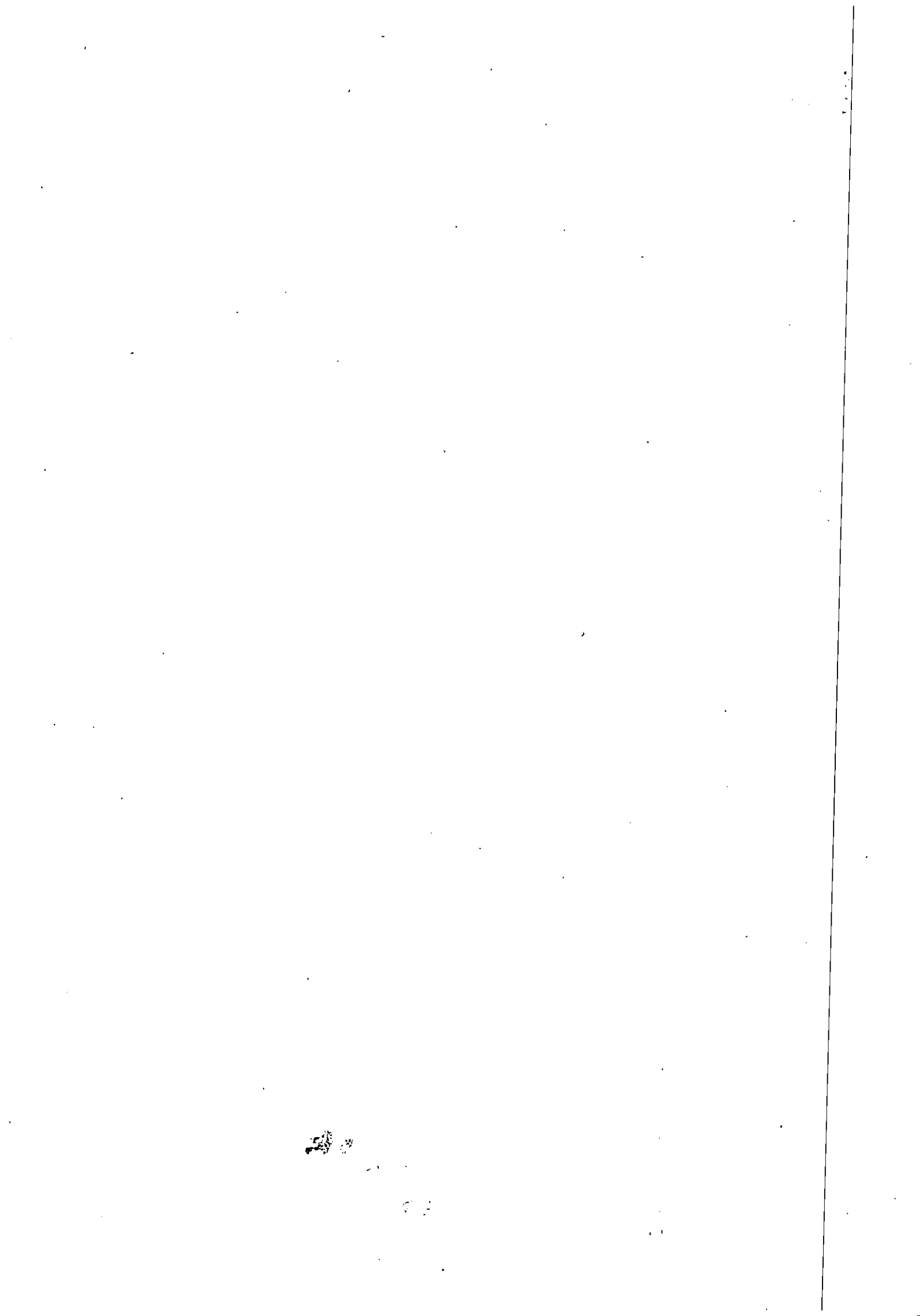
SUB: - CONCESSIONS TO BE GIVEN TO LIG/ONE BED ROOM ALLOTTEES OF HOUSING SCHEME 2014 AND AWASIYA YOJANA 2017 – ALLOTMENT OF ADJACENT VACANT FLAT FOR THE PURPOSE OF AMALGAMATION

A. BACKGROUND:

- i. DDA had offered 22494 One Bed room flats at Dwarka Sector 23B, Rohini Sector 34&35, Narela G-2 &G-8 and Siraspur to general public through its Housing Scheme-2014. About 10967 of these flats were surrendered which were again offered in the Housing Scheme-2017. 46,675 numbers of applications were received in DDA AwasiyaYojana-2017. Out of 10967 flats offered in 2017 scheme, 7630 flats have again been surrendered and only 3364 flats remain allotted. The details are as follows:

LOCALITY	SECTOR	CATEGORY	TOTAL FLATS INCLUDED IN DDA14	TOTAL FLATS ALLOTTED AS ON DATE IN DDA14	TOTAL FLATS INCLUDED IN DDAY17	TOTAL FLATS ALLOTTED AS ON DATED IN DDAY17
DWARKA	SECTOR 23B	LIG/ ONE BED ROOM	2360	1979	376	340
ROHINI	SECTOR 34	LIG/ ONE BED ROOM	8609	4416	3437	1269
ROHINI	SECTOR 35	LIG/ ONE BED ROOM	2263	1340	920	400
NARELA	SECTOR G-2	LIG/ ONE BED ROOM	2156	859	1293	281
NARELA	SECTOR G-8	LIG/ ONE BED ROOM	4266	1543	2716	558
SIRASPUR		LIG/ ONE BED ROOM	2840	611	2225	489
RAMGARH COLONY		LIG/ ONE BED ROOM	-	-	268	27
		TOTAL	22494	10748	11235	3364

- ii. Allottees/RWAs of Rohini Sector-34 & 35, Narela Pocket G-2 & G-8, Siraspur and Dwarka 23-B have continuously been representing that the flats allotted to them are of smaller size which do not meet the specification prescribed for LIG category. They have also highlighted that these flats were constructed as EWS category but DDA allotted these flats under one bed room/LIG category and



open to all categories of applicants, irrespective of Income. In view of above, following concession is proposed to be given to allottees of LIG/One Bed room flats of 2014 & 2017 scheme located at Dwarka Sector 23B, Rohini Sector 34 & 35, Narela G-2 & G-8, Siraspur and Ramgarh Colony. Total no. of such allottees is 14112.

C. PROPOSAL:

DDA has collected maintenance charges for civil and electrical maintenance from the allottees of 2014 & 2017 schemes. The purpose of this was to create a corpus and to carry out the maintenance (running and capital) from the interest earned out of the corpus in a year. In respect of allottees of LIG/ One Bedroom flats of Housing Scheme 2014 located at Dwarka Sector 23B, Rohini Sector 34 & 35, Narela G-2 & G8 and Siraspur, 50% of the charges collected for the maintenance of flats by DDA will be adjusted against the remaining 10% of the cost of flat, demand for which is yet to be raised by DDA. Refund of 50% of amount collected for maintenance will be given to the present owner of the flat i.e. purchaser or allottee as the case may be subject to verification of bonafide **including General Public, Para-Military forces and other Bulk-Buyers** and allottees of on line scheme of LIG/ One Bedroom flats of 2017 scheme located at Dwarka Sector 23B, Rohini Sector 34 & 35, Narela G-2 & G-8, Siraspur and Ramgarh Colony, as they have already deposited full cost of flat. The demand for 10% of the cost will be raised to the allottees of 2014 scheme by after adjusting 50% of the maintenance charges collected from allottees. As per terms and conditions of the 2014 & 2017 schemes, RWAs have to bridge the gap for the shortfall against the total expenditure incurred on maintenance minus the interest earned on the corpus from funds collected as maintenance charges. Also, 50% One Time Maintenance charge that is to be refunded to the allottees will be calculated excluding the GST amount, as the GST recovered from the allottees has already been deposited to Govt. of India. Hence, there will not be any financial implications of the above proposal on DDA. On the other hand, this will provide a relief equivalent to about Rs. 75,000/- per dwelling unit to the allottees.

RESOLUTION

The proposal contained in the agenda item was approved.

B. EXAMINATION:

- i. Representations have been received from many of the allottees/RWAs of one bed room/LIG flats that DDA under HS-2014 and AY-2017 has allotted EWS instead of LIG flats against the registrants who have applied for LIG flats under the aforesaid Schemes. They have inter-alia requested that either they may be refunded excess amount or be compensated by allotting regular LIG flats in lieu of one already allotted.
- ii. DDA while announcing the HS-2014 and AY-2017 had advertised in the newspapers and through Brochures about the plinth area, tentative cost, area of the flat, location, etc. Also in AY-2017, DDA has provided Standard/ Typical unit plan of Housing in respect of localities at Rohini Sector 34 & 35, Narela Sector G2 & G8, Dwarka Sector 23-B and Siraspur. Moreover, these flats were ready for inspection on the ground and DDA has not hidden any information relating to flats. During announcement of its Scheme, the disposal cost of the flats is fixed on the basis of plinth area after considering the construction, land cost and other elements which forms part of the cost. Also flats in 2017 scheme were offered at the same rate as that in 2014 scheme except in case of flats of Sector 23-B, Dwarka. Also, flats at Ramgarh Colony were included in 2017 Scheme.
- iii. The matter was examined thoroughly considering all aspects in respect of size of the plot, cost of the flat and other elements. Though, the details like plinth area and tentative cost of the flats were mentioned in the scheme brochure, it is also a fact that these flats were initially designed as EWS flats by Architect department and tendering was done by Engineering department by referring these flats as EWS flats. However, while including these flats in the 2014 scheme it was decided to categorize these flats as LIG/ One Bed room flats instead of EWS flats on account of certain superior specifications. This decision was also made applicable for LIG/ One Bedroom at Ramgarh Colony offered in 2017 Scheme to maintain parity. It is also mentioned that for a flat categorized as EWS, DDA provide some concessions in costing and allotment of these flats is then restricted to applicants of EWS category based on income criteria decided from time to time. Since these flats were categorized as LIG/One Bed room flats, no concession in costing of these flats as EWS has been given and allotment has also been made

AGENDA ITEM NO. 21/2019

SUB: - CONCESSIONS TO BE GIVEN TO LIG/ONE BED ROOM ALLOTTEES OF HOUSING SCHEME 2014 AND AWASIYA YOJANA 2017 – RETURN OF 50% OF CHARGES COLLECTED FOR MAINTENANCE

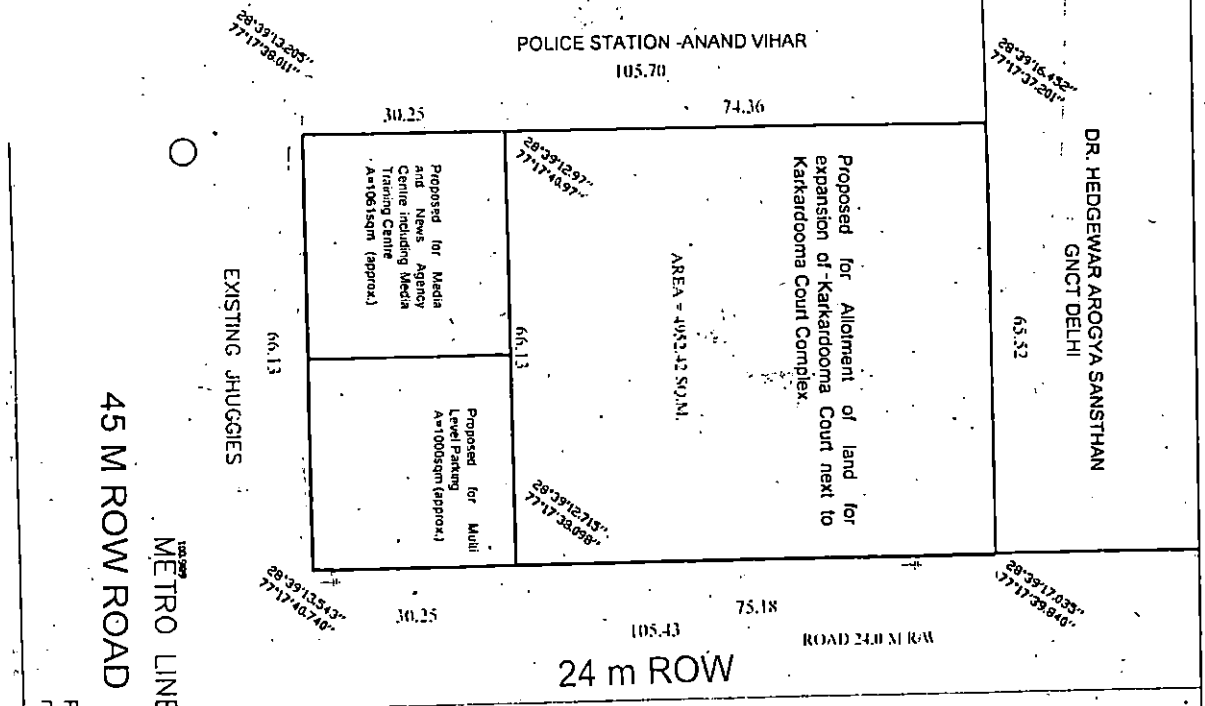
A. BACKGROUND:

- i. DDA had offered 22494 One Bed room flats at Dwarka Sector 23B, Rohini Sector 34&35, Narela G-2 &G-8 and Siraspur to general public through its Housing Scheme-2014. About 10967 of these flats were surrendered which were again offered in the Housing Scheme-2017. 46,675 numbers of applications were received in DDA AwasiyaYojana-2017. Out of 11235 flats offered in 2017 scheme, 7871 flats have again been surrendered and only 3364 flats remain allotted. The details are as follows:

LOCALITY	SECTOR	CATEGORY	TOTAL FLATS INCLUDED IN DDA14	TOTAL FLATS ALLOTTED AS ON DATE IN HS 2014	TOTAL FLATS INCLUDED IN AY-2017	TOTAL FLATS ALLOTTED AS ON DATED IN AY17
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		TOTAL	22494	10748	11235	3364

- ii. Allottees/ RWAs of Rohini Sector-34 & 35, Narela Pocket G-2 & G-8, Siraspur and Dwarka 23-B have continuously been representing that the flats allotted to them are of smaller size which do not meet the specification prescribed for LIG category. They have also highlighted that these flats were constructed as EWS category but DDA allotted these flats under one bed room/LIG category and requested that DDA should refund the excess amount charged against the cost of these flats. Some of the allottees have also requested for allotment of LIG flats in lieu of one already allotted to them.

ANNEXURE-J



Plan has been approved in 366th Screening Committee meeting held on 25.01.2019 vide item no. 02.2019

Director (AP-II) Dy. Director (Pig.) Zone E & O) Asst. Dir. (Pig.) Zone E

D.D.A

Area Planning Zone E

Note:

1. This Drawing has been prepared on the basis of TSS survey supplied by ED-9 vide drawing no. TSC/EE-ED-9/01 dated 06.12.18
2. No tree shall be cut without permission/NOC from Forest Deptt.
3. Exact dimension and area to be verified by Lands Deptt at the time of possession.
4. All statutory clearances are to be taken by the implementing agency.

Modification in the Layout Plan titled "Layout Plan- FC-17 (Revised)" w.r.t Allotment of land for expansion of Karkardooma Court next to Karkardooma Court Complex FC-17, Karkardooma, in East Delhi.

Scale	DRG NO.	
Date: 02.2019		
Pig. Asslt. (Zone E)	Asstt. Dir. (Pig.) Zone E	
Dy. Dir. (Pig.) (Zone E & O)	Director (Pig.) (AP-II)	

MINISTRY OF HOUSING AND URBAN AFFAIRS

(DELHI DIVISION)

NOTIFICATION

New-Delhi, the 17th October, 2017

S.O. 3348(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its Master Plan Modification which were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. 672(E) dated 01.03.2017 by the Delhi Development Authority in accordance with the provisions of section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, as required by sub-section(3) of section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas, no objections/ suggestions were received with regard to the proposed modifications within the stipulated time period of thirty days. Therefore, Board of Enquiry and Hearing meeting was not held.

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

4. No. therefore, in exercise of the powers conferred by sub-section (2) of section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

MODIFICATIONS:

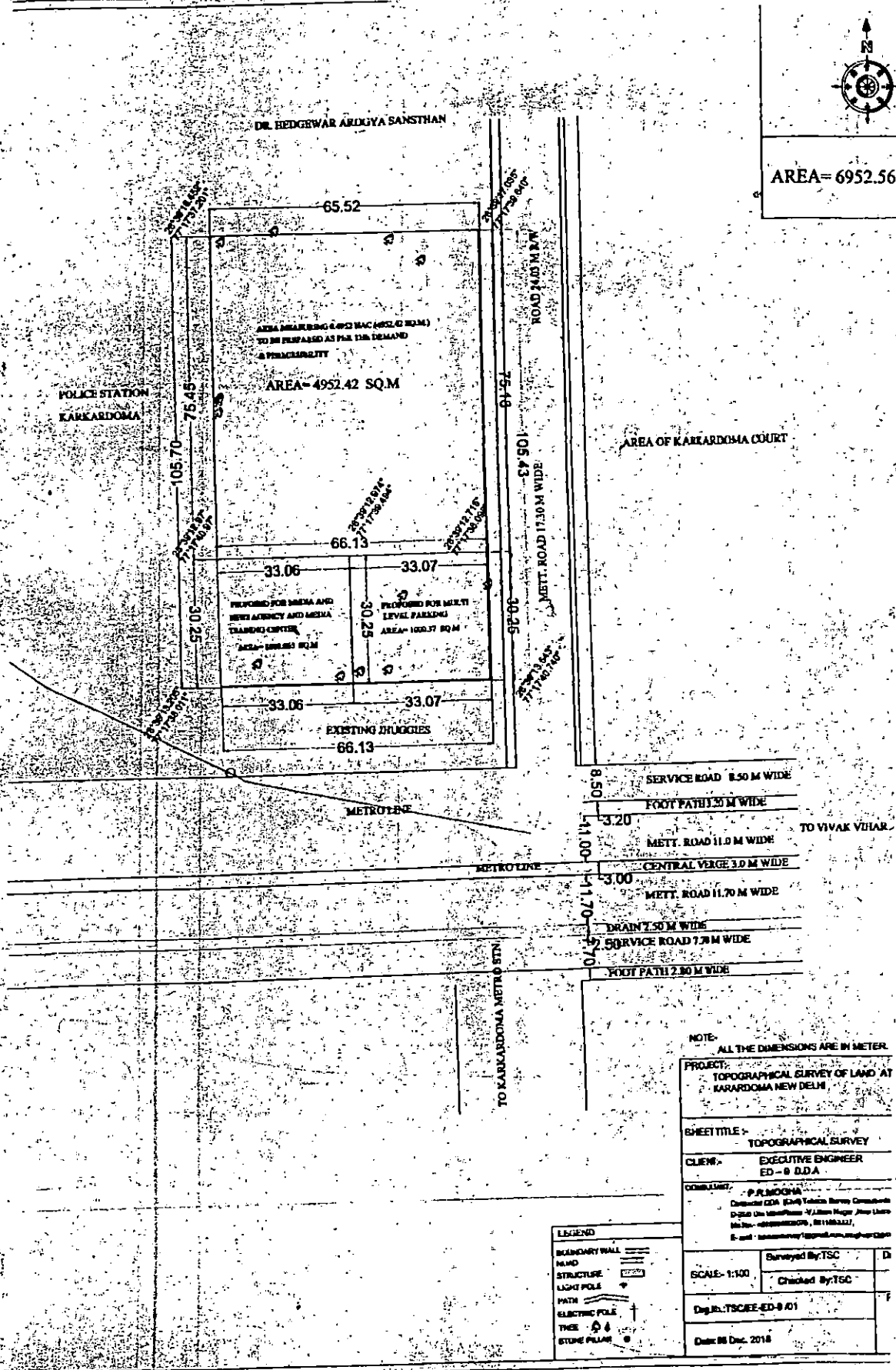
Master Plan for Delhi-2021						
Chapter 47.0 Development Controls						
Sub/ Clause 8(2) Permission of Use Premises in Use Zones						
Following use premises to be added/ modified in respective use zones:						
Sl. No.	Use Premises	Use Zones				
		RD	C ₁	C ₂	M	PS
RD	RESIDENTIAL					
viii	Multipurpose Community Hall / Barat Ghar	P	P	NP	NP	P
xi	State Bhawan/ State Guest Houses	P	P	P	P	P
G	GOVERNMENT					
iii	Government Offices (Central / State Government / Local Bodies)	NP	P	P	P	P
iv	District Court/ Family Courts	NP	P	P	P	P

[F. No. K-12011/3/2017-DD.1]

R. C. MEENA, Under Secy.



AREA= 6952.56



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 4/11/ED-8

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 4/11/ED-8

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF LAW, JUSTICE AND LEGISLATIVE AFFAIRS
5th LEVEL, C-WING, DELHI SECRETARIAT, I.P. ESTATE,
NEW DELHI-110002

ANNEXURE-F

No.F.6/41/2018-Judl./Suptlaw/11769

Dated 06 December, 2018

To

Md. Aftab Alam,
Deputy Director (IL),
Delhi Development Authority,
Institutional Land Branch,
A-213, 2nd Floor, Vikas Sadan,
INA, New Delhi-110023

D. O. No. 7415
13/12/18

Sub- Status Report for allotment of Plot No. 19 ad 21, CBD Ground Shahdara near Karkardooma Court Complex, Shahdara, Delhi for expansion of Karkardooma Court Complex, Delhi.

Sir,

Please refer to your letter No.22A(61)/IL/1612, dated 29.10.2018 addressed to the Registrar General, High Court of Delhi whereby DDA has proposed an alternative vacant plot of size 4875 sq. mtrs. located in FC-17 instead of Plot No. 19 ad 21, CBD Ground Shahdara near Karkardooma Court Complex, Shahdara, Delhi for expansion of existing Karkardooma Court Complex.

In this regard, I am directed to inform you that the Hon'ble High Court of Delhi has accepted the above proposed vacant plot of size 4875 sq. mtrs. in FC-17 for expansion of Karkardooma Court Complex.

It is, therefore, requested to kindly take the necessary steps to allot the above said land to the Govt. of NCT of Delhi on an urgent basis so that further proceedings may be initiated in this regard.

Yours faithfully,

(Lovleen)
Additional Secretary (Law, Justice & L.A.)

13/12
13/12/18

11461
 o/c
 95/c
MOST IMMEDIATE
OUT AT ONCE

HIGH COURT OF DELHI: NEW DELHI

No. 24247 DHC/Mgt. & Coord Cell/ BMCC (Karkardooma Courts) Dated: 16/11/18

From .

The Registrar General,
 High Court of Delhi,
 New Delhi

To

The Principal Secretary (Law),
 Govt. of NCT of Delhi,
 Delhi Secretariat, I.P. Estate,
 New Delhi

Subject: - Status Report for allotment of Plot Nos. 19 and 21, CBD Ground, Shahdara, near Karkardooma Court Complex, Shahdara, Delhi for expansion of Karkardooma Court Complex, Delhi.

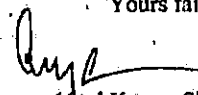
Sir,

I am directed to refer to the Minutes of the Meeting of Building Maintenance and Construction Committee (Karkardooma Courts Complex) wherein letter No. F.22A(61)16/IL/1612 dated 29.10.2018 issued by Md. Aftab Alam, Dy. Director (IL), DDA (copies enclosed) has been considered in which the DDA has expressed their inability for allotment of Plot No. 19 and 21, CBD ground, Shahdara for expansion of Karkardooma Court Complex and further proposed an alternative vacant plot of size 4875 sq.mtrs. located in FC-17 across the road in front of existing Karkardooma Court Complex for expansion of Karkardooma Court Complex. I am to further state that the proposal for said plot of size 4875 sq. mtrs. in FC-17 for expansion of Karkardooma Court Complex has been accepted.

I am further directed to request you to kindly take necessary action to procure the possession of said plot for the expansion of Karkardooma Court complex, at the earliest.

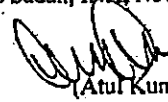
Encl. As above

Yours faithfully,


 (Atul Kumar Sharma)
 Registrar (Mgt & Coord.)
 For Registrar General

24248-50
 Endst. No. _____ DHC/Mgt.&Coord Cell/ BMCC (Karkardooma Courts) Dated: 16/11/18

1. The Secretary (PWD), Govt. of NCT of Delhi, Delhi Secretariat, I.P. Estate, New Delhi.
2. The Chief Project Manager (OPD), PWD, GNCTD, 13th floor, M.S.O. Building, I.P. Estate, New Delhi.
3. The Dy. Director (IL), DDA, A-216, 2nd floor, Vikas Sadan, INA, New Delhi-110023 for necessary action.


 (Atul Kumar Sharma)
 O.S.D. (Mgt & Coord.)
 For Registrar General

ATTENDANCE SHEET

As per file/letter No. F 22 A(61) 16 / I.L. / 1628 dated 30.10.18 issued by Dy. Dir.(IL) DDA, regarding Allotment of land for expansion of Karkardooma Court next to Karkardooma Court Complex F.C. 17 Karkardooma


The joint inspection has been carried out on 02.11.18 and the site under reference has been shown to the following concerned officers/officials as under:-

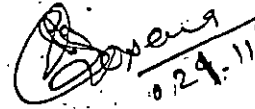
S.No.	Name	Designation/Department	Tel./Mobile No.	Email	Signature
1.	Sh. Sunil Gupta	A.E (Survey) / L.D	9968285434	-	
2.	K.K. Saxena	J.E (Survey) / L.D	9654904535	-	
3.	Laxmi Kumar	Dy. Dir (Arch) HUPW	986820867	-	
4.	ANANTI KITEY	A.D (PLG.) Zone E	9960040050	-	
5.	S.H. Tripathi	Asst. LM/02	8851757333	-	
6.	A.L. Mehta	Asst. L.D	8860000708	-	

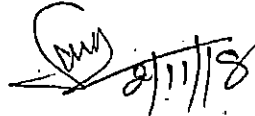
44714

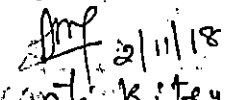
thereof report required to be taken from
D.2 ~~A~~ N.L - I

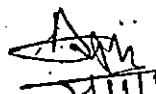
Submitted for f.n. 4 12l


(Sunil Gupta)
A.E (Surrey) / I.D


(K. K. SAXENA)
J.E (Surrey) / I.D


(S. N. Tripathi)
KGO / C.M (E. Z)


(Ananti Kitey)
A. D (Ply) / Zone E


A. Umesh
A. D (Ply) / E2

The joint inspection has been carried out on 02.11.18 in presence of the D.D.A's officers / official & their attendance sheet is placed opposite at D-93/C. The inspection has been carried out vide letter issued by D.D.(E.L) as per letter No F 22 A(61)16 / E.L 11628 dated 30.10.18.

The said site i.e. F.C-17 has been identified at site & found free from any type of encroachment. The comments of the different branches of D.D.A as follows.

1. Planning Deptt (Zone B) :- I agree for the said site, the matter will be placed before the Screening Committee but before that T.S.S is to be taken from the Engineer division i.e. E.E / E.D-9. The area according to L.O.P is 4875.00 m² approximately.
2. L.M (E.Z) Deptt :- No litigation / court case on the said land as on date as per statement of the L.M (E.Z). In case any court case is pending under Section 24(3) / under new L.A act

451/c

429/c

2	Land measuring 4500 Sqm at Plot No. 8, District Centre, Shastri Park	<p>This piece of land has been handed over to PWD. It was informed by PWD in meeting held on 31.05.2018 that conceptual plan for construction of Court complex has been prepared which is to be submitted to the Hon'ble High Court of Delhi for approval.</p> <p>It was further informed by the Registrar General, Hon'ble High Court in meeting held on 31.05.2018 that Hon'ble High Court has already granted permission to deploy watch & ward staff over the said plot of land.</p> <p>Revised Estimate for Rs. 89,02,000/- vide PWD letter dated 7.8.2018 has been received for construction of boundary wall on the plot of land. The file is under consideration with Hon'ble Minister Law Office for grant of administrative approval and expenditure sanction since 25.08.2018.</p> <p>Chief Secretary further directed in the meeting held on 22.10.2018 that the conceptual plan be submitted by PWD to High Court within a week.</p>	<p>The file for administrative approval and expenditure sanction for Rs. 89,02,000/- for construction of boundary wall on the plot is under submission with Hon'ble Minister of Law, Govt. of NCT of Delhi since 25.08.2018.</p>
		<p>Registrar General, Hon'ble High Court of Delhi has requested for allotment of extra land adjacent to the 4500 sqm. allotted land. DDA has informed that additional land cannot be allotted and a plot has been earmarked near Karkardooma Court complex for construction of multi-level parking.</p> <p>Chief Secretary directed in the meeting held on 22.10.2018 that factual position be intimated to the concerned departments in writing.</p>	<p>It was directed in the meeting that conceptual plan may be furnished to Hon'ble High Court of Delhi at the earliest.</p> <p>It was informed in the meeting by the DDA that Plot No. 17 measuring approximately 4875 sqm. in place of plot No. 19 & 21 may be considered for allotment. PWD was directed to inspect the area and submit feasibility report.</p>

ANNEXURE-A

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023

No. F.224(61)16/IL/1612

Dated: 29/10/2018

To
The Registrar General,
High Court of Delhi,
New Delhi

Sub: - Status Report for allotment of Plot Nos. 19 and 21, CBD Ground, Shahdara, near Karkardooma Court Complex, Shahdara, Delhi for expansion of Karkardooma Court Complex, Delhi.

Sir,

This is in furtherance of meeting with Hon'ble Mr. Justice A.K. Chawla of Building Maintenance and Construction Committee (BMCC) held on 25.10.2018 and 26.10.2018 on the subject cited above.

The matter was discussed in details on the allotment of plot number 19 and 21 CBD ground Shahdara for expansion of Karkardooma Court Complex. In this regard, it was intimated that, if this is to be considered it will affect the planning of entire CBD Shahdara and would also require a string of clearances and approvals from various authorities for revising the plan of CBD Shahdara involving lot of time for processing the same which could be anywhere between 1-2 years. If the BMCC is still of the opinion that the same plot must be allotted then DDA will initiate the proposal for the same at the earliest on confirmation of the same.

Alternatively, there is a vacant plot of size 4875 Sqm located in FC-17 which is just across the road in front of existing Karkardooma Court Complex, which is bigger in size and it can also be allotted quickly as the same is not forming part of the CBD Shahdara and is part of public and semi-public use (PSP) and can be allotted subject to fulfilment of codal formalities. BMCC may also consider the alternate option suggested above.

Further it may be noted that, Facility Centre (FC) is a part of Public and Semi-public land use and as per MOUHA notification S.O.No. 3348 (E) dated 17.10.17 District Court / Family Court is permitted in PSP landuse. Further, as per MPD 2021 Lawyers Chamber is permitted in District Court / Family Court.

A.A.
(Md Aftab Alam)
Dy. Director (IL)

9c

452/c

-430/c- (B)

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF LAW, JUSTICE & LEGISLATIVE AFFAIRS
8TH LEVEL, C-WING, DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI-110002

Minutes of meeting held in the chamber of the Chief Secretary, Govt. of NCT of Delhi on 01.11.2018 at 6:00 p.m. in compliance of the order dated 27.04.2015 and 28.01.2016 of the Hon'ble High Court of Delhi in the case WPP(C) No. 3269/2014 & C.M. No. 8677/2014 in the matter "R.K. Kapoor, Advocate Vs. High Court of Delhi & Ors."

In connection with the directions of the Hon'ble High Court of Delhi in the above mentioned case, 13th meeting was convened in the Conference Room of the Chief Secretary, Govt. of NCT of Delhi on 22.10.2018 at 3:00 p.m. to discuss the progress made by various departments in respect of the decisions taken in previous meetings for identifying appropriate parcels of land for development of additional court infrastructure. The meeting was attended by the following officers:

1. Mr. S.P.S Premi, OSD (BMCC), High Court of Delhi, New Delhi.
2. Mr. Gagan Nagal, Deputy Registrar, High Court of Delhi, New Delhi.
3. Mr. Vikas Dhawan, Admn. Officer (J), High Court of Delhi, New Delhi.
4. Mr. A.K Mendiratta, Principal Secretary (Law, Justice & L.A.), Govt. of NCT of Delhi.
5. Mr. Umesh Mishra, Engineer-in-Chief, PWD, Govt. of NCT of Delhi.
6. Mr. Subu R., Commissioner (Land), DDA.
7. Dr. G. Narendra Kumar, Principal Secretary (Land & Building), Govt. of NCT of Delhi.
8. Mr. Sanjeev Rastogi, Chief Project Manager (OP), Public Works Department.
9. Mr. S.R. Jaiwal, Deputy Director (Arch.) EZ, DDA.
10. Mr. V.M. Rai, Addl. CLA.
11. Mr. R.K. Handa, Asst. Dir. (Plg.)
12. Mr. Irfan Haider Khan, Asst. Architect, PWD.
13. Mr. Naushad Ahmed Khan, Additional Standing Counsel (Civil), Govt. of NCT of Delhi.

Discussion regarding various pieces of land under consideration was held and recommendations/decisions taken thereto are annexed herewith.

- xi. The proposal was placed before the Screening Committee meeting held on 25.01.2019 vide item no. 02/2019 and decision of the meeting is reproduced below.

"The proposal was discussed in which it was deliberated that in clause 13.11 of MPD 2021 it is mentioned that "The norms shall be applicable in case of PSP facilities / premises, for which specific development controls have not been specified." Accordingly, it was decided that the development control norms of Government landuse category as per table 8.2 of MPD 2021 will be applicable.

ii) As per Sub/ Clause 8(2) Permission of Use Premises in Use Zones the proposal will be placed in the Authority.

Based on the above, the proposal was recommended for consideration of the Authority.

- xii. As per MPD-2021, Table 8.3- 'Definition and Permissible Use Premises in sub Use Zones', following is mentioned:

Table 8.3 Definitions and Permissible Use Premise in Sub Use Zones

Category	Definition	Activities Permitted
District Courts/ Family Court	Premises used for the offices of Judiciary.	Court, Residential (maximum 5% of FAR), Canteen, Restaurant, Ancillary services and Retail shop, Library, Dispensary, Administrative offices, Banks, Post offices, Police post, Fire post, Lawyer's chamber.

3.0 Proposal:

The proposal has been formulated in view of recommendation of the Screening Committee meeting held on 25.01.2019 vide item no. 02:2019 with respect to permissibility of District Court in 'Public & Semi- Public facilities' use zone under sub-clause 8(2) of MPD-2021 (Refer proposed plan at Annexure J).

4.0 Recommendation:

The proposal at Para 3.0 is placed before the Authority for its approval.

RESOLUTION

The proposal contained in the agenda item was approved.

- ii. Subsequently, a site measuring 1061 sq.m. was approved FC-17 for 'Media and News Agency Centre including Media Training Centre' in 353rd Screening Committee meeting held on 18.01.18 vide item no. 06:2018. Rest of the area measuring 4875.85 sq.m. to be prepared as per demand and permissibility (Annexure-D).
- iii. IL Department in its file bearing no. F22A(61)/IL mentioned that the Registrar General, High Court of Delhi vide its letter no. 24247DHC/Mgt. & Coord Cell/BMCC (Karkardooma Courts) dated 16.11.18 stated that the proposal of above said plot in FC-17 for Karkardooma Court has been accepted. (Annexure-E).
- iv. Additional Secretary (Law, Justice and L.A), GNCTD vide letter no. F6/41/2018-Judl./Suptlaw/1409 dated 06.12.18 to IL Department; DDA had informed that the Hon'ble High Court of Delhi has accepted the proposed vacant land of the size 4875 sq.m in F.C-17 for expansion of Karkardooma Court Complex had requested to allot the above said plot to GNCTD. (Annexure-F)
- v. As per TSS provided by Engineering Division-9, DDA vide drawing no. TSC/EE-ED-9/01, the area of the site under reference in Facility Centre-17 is 4952.42 sq.m. (Annexure-G).
- vi. Earlier, due to typographical error the area of the site under reference was shown as 4955.68sqm in the Screening Committee Meeting held on 25.01.2019. However, as per TSS provided by the Engineering Department, the area may be considered as 4952.42 sqm for Authority Meeting.
- vii. IL Department vide note dated 07.12.18 in the file no. F22A(61)/IL had mentioned that DD. LM/EZ vide note dated 19.11.18 had intimated that aforesaid land is free from any litigation.
- viii. The site under reference is located adjacent to District Court, Karkardooma, adjoining to Police Station, Anand Vihar and is approachable from 24 m. wide road as per Zonal Development Plan of Zone 'E' and approved Layout Plan titled "Layout Plan FC-17"
- ix. The land use of the site u/r is "Public and Semi-Public" as per MPD-2021 and Zonal Development Plan of Zone-'E'. (Annexure-H).
- x. As per MoUHA notification S.O 3348(E) dated 17.10.17, District Court/Family Court is permitted in Public Semi Public land use (Annexure-I)

10

10

ITEM NO. 20/2019

Project Name/Title: Modification in the layout Plan titled "Layout Plan-FC-17 (Revised)" w.r.t 'Expansion of Karkardooma Court Complex'.

F3(76)99-MP

Synopsis:

Modification in the layout Plan titled "Layout Plan-FC-17 (Revised)" w.r.t 'Expansion of Karkardooma Court Complex' as per Sub/ Clause 8(2) 'Permission of Use Premises in Use Zones' of MPD-2021

1.0 Background:

- i. IL Department vide letter no. F.22A(61)16/IL/1612 dated 29.10.18 to High Court of Delhi mentioned the following **(Annexure-A):**

"Alternatively, there is a vacant plot of size 4875 Sqm located in FC-17 which is just across the road in front of existing Karkardooma Court Complex, which is bigger in size and it can also be allotted quickly as the same is not forming part of the CBD Shahdara and is a part of public and semi-public use (PSP) and can be allotted subject to fulfilment of codal formalities. BMCC may also consider the alternate option suggested above."

- ii. Subsequently, a meeting was held under the chairmanship of Chief Secretary, GNCTD on 01.11.18 in which representatives of Delhi High Court, Commissioner (LD) DDA, Director (Plg) AP-II, Dy. Director (Arch) DDA were present. CLD, DDA mentioned in the meeting that site measuring 4875.85 sq.m in Facility Centre-17, near Karkardooma Court is vacant and may be allotted for expansion of the Karkardooma Court **(Annexure-B):**
- iii. A joint site inspection was conducted by IL Department, DDA in which representatives of Planning, Engineering, Architecture, Land Management, Land disposal DDA were present. The report of joint site inspection is placed at **Annexure-C.**

2.0 Examination:

- i. Earlier, a modification in the Layout Plan titled 'Layout Plan FC-17' w.r.t "Multi-level Parking" measuring 1000 sq.m. was approved in 353rd Screening Committee Meeting held on 28.09.17 vide item no.104:2017.

ANNEXURE-5

PC (P, Hort. & LS)

Dy. No. 204

Date 17-1-19

Annexure-5

-38

PS/Commn(Plg.) DDA/2019/10-04-

To,
The Vice-Chairman,
Delhi Development Authority
VikasSadan,
New Delhi

Sl. No. 299
Dated. 18/1/19
Director (Personnel) (Asst.)-I
उप निदेशक
व्यक्तिगत विभाग
दिनांक 18/1/19

465
18/1/19

319
17/1/19

Sir,

Kindly take reference of the letter dt.31.12.18 (copy enclosed) where it has been mentioned by Greater Noida Industrial Development Authority (GNIDA) that the time period of the deputation of the undersigned cannot be extended beyond 25.2.2019 and if I don't join back, then the time period will automatically assumed completed. In this letter, My parent organization has requested that either I should be relieved from DDA on 25.2.2019 or I may be absorbed at Delhi Development Authority. Here, it is worth mentioning that now the services of the undersigned have been centralized and the control is at the Department of Industries, Uttar Pradesh Government from where I was granted extension upto 31st May 2019 only, of which my organization has not taken any reference.

In reference to above, I would like to mention that the undersigned is working on the important issues of, planning like MPD-2041, Land Pooling Policy, TOD policy, walkability, transportation and network of various areas and other such important issues in the Delhi region. These areas of work are Planning specific and the undersigned would like to be involved in such works. If your goodself is interested in keeping the undersigned in the Organization, it is requested that I may be absorbed at the DDA at the post of Commissioner(Plg.) till my superannuation.

I have also come to know that two(2) of the Addl. Commissioners will be due for promotion in the year 2022 against one post of Commissioner(Plg.). Here I would also like to mention that the undersigned is expert in the field of Landscaping, Horticulture, Infrastructure and Computer related works and has also worked in these fields at my parent organization. Therefore, in the year 2022 I can work in either of the above mentioned departments, wherever the Organization desires.

Com(P)

17/1/19

DD(P)-1

DD(P)-1

In the light of the above facts, it is requested that my application may be considered for absorption in your Organization of DDA.

Leenu
16/1/19
(LeenuSahgal)
Commissioner(Plg.)

Copy to: PC (personnel) for kind consideration.

Sh. Smiti

Sh. Anil K. Ti

18/1/19

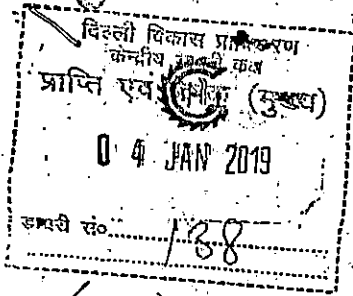
21-01-19

Diary No. 9/11/19

ANNEXURE-4

Dated: 21/12/19

Director (Personnel)



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण उप निदेशक (का.)-1
 मुखण्ड संख्या- 01, नॉलेज पार्क-4, ग्रेटर नौएडा सिटी, जयपुरी मिरिस रोड, 146
 जिला गौतम बुद्ध नगर दिनांक 21/12/2019

पत्रांक: ग्रे0नौ0/अ.मु.का.अ./कार्मिक/2018/1200
 दिनांक 31/12/2018

Dir (P)-1
 21/12/19
 21/12/19

प्रेषक:

अपर मुख्य कार्यपालक अधिकारी
 ग्रेटर नौएडा प्राधिकरण।

सेवा में,

Director (Pers.)-1,
 Personnel Branch-1,
 Delhi Development Authority,
 B-311, Vikas Sadan, INA,
 New Delhi.

महोदय,

कृपया अपने स्थापना आदेश दिनांक 28.11.2018 का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा श्रीमती लीनू सहगल, महाप्रबन्धक (नियोजन एवं वास्तुकला) ग्रेटर नौएडा प्राधिकरण जोकि वर्तमान में आयुक्त (नियोजन) के पद पर दिल्ली विकास प्राधिकरण में प्रतिनियुक्ति पर कार्यरत हैं, की प्रतिनियुक्ति अवधि सक्षम अधिकारी के अनुमोदनोपरान्त दिनांक 31.05.2019 तक तक बढ़ाये जाने की सूचना ग्रेटर नौएडा प्राधिकरण को प्रेषित की गई है।

अवगत कराना है कि प्राधिकरण के कार्यालय आदेश दिनांक 26 फरवरी 2018 द्वारा श्रीमती लीनू सहगल, महाप्रबन्धक (नियोजन एवं वास्तुकला) को दिल्ली विकास प्राधिकरण में आयुक्त (नियोजन) के पद पर प्रतिनियुक्ति हेतु इस शर्त के साथ कार्यमुक्त किया गया था कि "प्रतिनियुक्ति अवधि केवल एक वर्ष के लिए ही होगी। एक वर्ष पूर्ण होते ही प्राधिकरण से इनका धारणाधिकार (Lien) स्वतः ही समाप्त हो जाएगा।" श्रीमती लीनू सहगल की प्रतिनियुक्ति अवधि दिनांक 25.02.2019 को समाप्त होगी।

उपर्युक्त के क्रम में दिल्ली विकास प्राधिकरण के उक्त स्थापना आदेश द्वारा श्रीमती लीनू सहगल की प्रतिनियुक्ति अवधि प्राधिकरण की अनुमति के बिना बढ़ाये जाने का कोई औचित्य नहीं है क्योंकि इनकी प्रतिनियुक्ति की अवधि दिनांक 25.02.2019 के उपरान्त स्वतः ही समाप्त मानी जायेगी। अतः आपसे अनुरोध है कि श्रीमती लीनू सहगल को इनकी प्रतिनियुक्ति अवधि समाप्ति की तिथि 25.02.2019 के उपरान्त अवश्य ही कार्यमुक्त कर दिया जाये अथवा उक्त तिथि से पूर्व ही उन्हें दिल्ली विकास प्राधिकरण में ही समायोजन करा लिया जाये। यदि श्रीमती लीनू सहगल प्रतिनियुक्ति अवधि समाप्ति की तिथि से पहले ही ग्रेटर नौएडा प्राधिकरण में वापिस आ जाती है तो यह प्राधिकरण कार्यहित में होगा क्योंकि वर्तमान में स्टाफ की अत्यधिक कमी है जिसके कारण प्राधिकरण के कार्यों पर प्रतिकूल प्रभाव पड़ रहा है।

Sub. Leena Sahgal,
 comm (PLG)
 Report equally

8/11
 Sh-Sats.

भवदीय,

31/12/19

(कृष्ण कुमार गुप्त)

अपर मुख्य कार्यपालक अधिकारी

संख्या-2402/77-4-18-25जीएन./18

प्रेषक: सीताराम यादव,
संयुक्त सचिव,
उत्तर प्रदेश शासन।
सेवा में,
आयुक्त (कार्मिक),
दिल्ली विकास प्राधिकरण,
कार्मिक (शाखा-1),
नई दिल्ली।

उप निदेशक (कार्मिक)
आयुक्त (कार्मिक)
दिनांक 3/10/18

Diary No. 3383
Dated 01/10/18
Director (Personnel)

औद्योगिक विकास अनुभाग-4 लखनऊ : दिनांक 28 सितम्बर, 2018
विषय: श्रीमती लीनू सहगल, महाप्रबन्धक, ग्रेटर नोएडा की प्रतिनियुक्ति
अवधि बढ़ाए जाने के सम्बन्ध में।

महोदय,
उपर्युक्त विषयक अपने पत्र संख्या-एफ 7(2016)/Plg/Dep/PB-1/2554,
दिनांक 14.08.2018 का कृपया संदर्भ ग्रहण करने का कष्ट करें।

2. इस सम्बन्ध में मुझे यह कहने का निदेश हुआ है कि शासन द्वारा सम्यक
विचारोपरान्त श्रीमती लीनू सहगल, महाप्रबन्धक (नियोजन/वास्तुकला) की
प्रतिनियुक्ति अवधि दिनांक 26.02.2019 से दिनांक 31.05.2019 तक बढ़ाए जाने का
निर्णय लिया गया है।

3. कृपया उक्त के सम्बन्ध में आवश्यक कार्यवाही करने का कष्ट करें।

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भवदीय,

(सीताराम यादव)
संयुक्त सचिव।

संख्या- (1)/77-4-18 तददिनांक

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण,
गोतमबुद्धनगर।
2. श्रीमती लीनू सहगल, आयुक्त, नियोजन, दिल्ली विकास प्राधिकरण को
सूचनार्थ।
3. गार्ड फाईल।

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आज्ञा से,
(सीताराम यादव)
संयुक्त सचिव।

173

- (vii) GSR 305 (E) dated 14.05.2013 (pertaining to the post of Principal Commissioner (Monitoring and Coordination).
- (viii) Notification No. F.7(45)95/L&B/LA/6624 dated 27.06.1997 (pertaining to the post of Private Secretary).
- (ix) GSR 693 (E) dated 15.09.2011 (pertaining to the post of Assistant Protocol Officer).
- (x) GSR No. 706 (E) dated 07.10.1999 (pertaining to the post of Statistical Assistant and Senior Statistical Assistant).
- (xi) GSR 609(E) dated 23.09.2005 (pertaining to the post of Stenographer Grade C/PA).

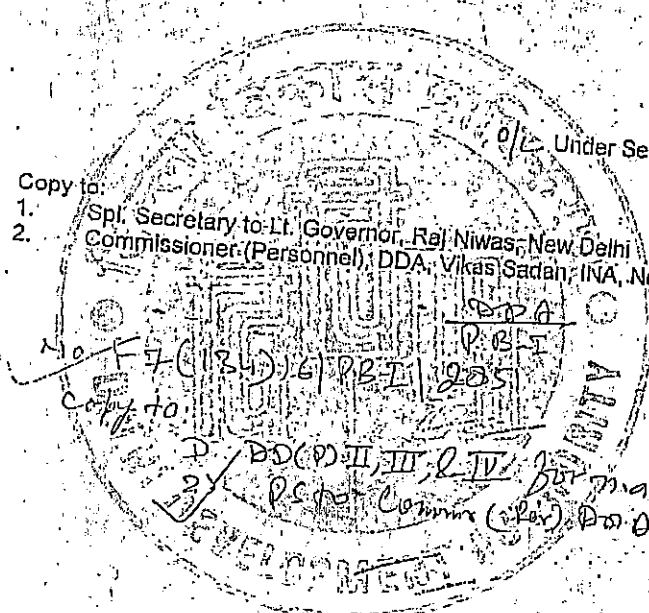
3. The ex-post-facto approval to the aforesaid RRGs has been granted in order to rectify procedural irregularities and also to regularize the appointments made thereunder, as per the opinion given by Department of Legal Affairs. All these RRGs are open to review and scrutiny as and when a complaint is received or any inconsistency is detected in the RRGs.

4. This issues with the approval of Minister of State (Housing & Urban Affairs)(I/C).

Yours faithfully,

[Signature]
 O/L Under Secretary to the Govt. of India
 (S.B. Prasad)
 Tel: 23063401

- Copy to:
1. Spl. Secretary to Lt. Governor, Raj Niwas, New Delhi
 2. Commissioner (Personnel), DDA, Vikas Sadan, INA, New Delhi.



No. F.7(134)G/PB.I/205
 Copy to

Dated 14/11/17

please.

[Signature]
 A.D(P) I
 14/11/2017

Diary No. 2133

Date 23-11-17

Director (Personnel)

Diary No. 2133

Date 23-11-17

Director (Personnel)

K-11011/9/2016-DDII
Government of India
Ministry of Housing and Urban Affairs
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated the 10th November, 2017

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

Subject: Ex-post-facto approval of the Recruitment Regulations framed by DDA under Section 57 of the DD Act, 1957.

Sir,
The undersigned is directed to refer to DDA's letters No. F.7(143)1096/PB-I/2415 dated 13.09.2017, F.7(141)2010/Vol.V/PB-I/DDA/2720 dated 26.10.2017 and F.7(31)2000/PB-1/AD(Arch)/Part.II/2450 dated 21.09.2017 on the subject mentioned above.

[Handwritten signature and initials]
D/L (11/11/17)
23/11/17

In continuation of this Ministry's letter of even number dated 13.01.2017, the Ministry hereby conveys its ex-post-facto approval to the following Recruitment Regulations (RRGs) framed by DDA under Section 57 of the DD Act, 1957 and got notified in the Gazette:

- (i) GSR 706 (E) dated 07.10.1999 read with corrigenda GSR 50 (E) dated 13.01.2000, GSR 190 (E) dated 27.02.2003 and GSR 943 (E) dated 11.12.2003 (pertaining to Assistant Director (Arch))
- (ii) GSR 691 (E) dated 15.09.2011 (pertaining to Addl. CLA)
- (iii) GSR 505 (E) dated 15.05.2015 (pertaining to Addl. Commissioner (Planning))
- (iv) GSR 505 (E) dated 15.05.2015 (pertaining to Commissioner (Planning))
- (v) GSR 100 (E) dated 15.02.2007 (pertaining to Assistant Engineer (Civil and Electrical/Mechanical))
- (vi) GSR 24 (E) dated 06.01.2015 (pertaining to Assistant Director (Ministerial))

[Handwritten notes and signatures]
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8.	Educational and other qualifications required for direct recruits.	Bachelor's Degree in Planning/Architecture from a recognized University/Institution or equivalent.
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists?	No.
10.	Period of probation, if any.	Two years
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by direct recruitment
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<u>Promotion</u> From amongst Planning Draftsman with 05 years regular service in the grade.
13.	If a DPC exists, what is its composition.	Senior Level DPC for group 'B' Officers prescribed for the post and as notified from time to time by DDA.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
15.	Disqualification	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living or (b) Who having spouse living has entered into or contracted a marriage with any person; Shall be eligible for appointment to any of the said posts. Provided that the Central Government/ Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing, exempt any person from the operation of these regulations.
16.	Power to Relax	When the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.

[F. 7(56)2010/PB I]

D. SARKAR, Commissioner-cum-Secy.

12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	PROMOTION From amongst Planning Assistants with 03 years regular service in the grade and a degree in Planning/Architecture/Civil Engineering or equivalent from a recognized university or institution OR From amongst Planning Assistants with 06 years of regular service in the grade. Note: The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post by the officers in the feeder grade.
13.	If a DPC exists, what is its composition.	Senior Level DPC for group 'A' Officers prescribed for the post and as notified from time to time by DDA.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
15.	Disqualification	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living; or (b) Who having spouse living has entered into or contracted a marriage with any person. Shall be eligible for appointment to any of the said posts, Provided that the Central Government/ Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing, exempt any person from the operation of these regulations.
16.	Power to Relax	When the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.

**RECRUITMENT REGULATIONS FOR THE POST OF PLANNING ASSISTANT IN
DELHI DEVELOPMENT AUTHORITY.**

1.	Name of Post	Planning Assistant
2.	No. of Post	52 (Subject to variation dependent on work load)
3.	Classification	Group 'B'
4.	Pay Band & Grade Pay / Pay Scale	PB-2 Rs.9300-34800/- Grade Pay : Rs.4600/-
5.	Whether Selection Post or Non-Selection Post	Non-Selection
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable
7.	Age limit for direct recruits	Not exceeding 30 years (Relaxable in accordance with the instructions or orders issued by the Central Govt.)

		Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
5.	Disqualification	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living or (b) Who having spouse living has entered into or contracted a marriage with any person. Shall be eligible for appointment to any of the said posts. Provided that the Central Government/Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of these regulations.
6.	Power to Relax	When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.

**RECRUITMENT REGULATIONS FOR THE POST OF ASSISTANT DIRECTOR (PLANNING) IN
DELHI DEVELOPMENT AUTHORITY**

Name of Post	Assistant Director (Planning)
No. of Post	42 (Subject to variation dependent on work load)
Classification	Group-'A'
Pay Band & Grade Pay / Pay Scale	PB-3-Rs.15600-39100/- Grade Pay : Rs.5400/-
Whether Selection Post or Non-Selection Post	Selection Post
Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable
Age limit for direct recruits	Not Exceeding 35 years (Relaxable for Govt. servants in accordance with the instructions or orders issued by the Central Govt.)
Educational and other qualifications required for direct recruits:	ESSENTIAL: (i) Bachelor's Degree in Planning/Architecture/Civil/Municipal Engineering or Master Degree in Geography/Sociology/Economics from a recognized university/Institute or equivalent. ii) Post graduation in Planning with specialization in any of the field of Town/City/Urban/Housing/Transport/Environmental planning from a recognized university/Institute or equivalent. DESIRABLE: i). Degree / Diploma in Geographic Information System (GIS) /Geo-Informatics or equivalent from a recognized University / Institute. ii) Associate Membership of the Institute of Town Planners (India)
Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists?	No
Period of probation, if any.	Two years
Method of recruitment, whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods.	Direct recruitment : 50% By Promotion : 50%

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7.	Age limit for direct recruits	Not exceeding 40 years, (relaxable for Government Servants in accordance with the instructions or orders issued, by the Central Government).
8.	Educational and other qualifications required for direct recruits.	<p>ESSENTIAL:</p> <p>(i) Bachelor's Degree in Planning/Architecture/Civil/Municipal Engineering or Master Degree in Geography/Sociology/Economics from a recognized university, Institute or equivalent.</p> <p>ii) Post graduation in Planning with specialization in any of the field of Town/City/Urban/Housing/Transport/ Environmental planning from a recognized University/Institute or equivalent.</p> <p>iii) At least 05 years experience in a planning office in development authority or local body or in a Government undertaking.</p> <p>DESIRABLE:</p> <p>i) Degree/diploma in Geographic Information System (GIS) /Geo-Informatics or equivalent from a recognized University / Institute.</p> <p>ii) Associate Membership of the Institute of Town Planners (India)</p>
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	No
10.	Period of probation, if any.	Two years for direct recruits
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods.	<p>(i) 75% by promotion failing which by deputation.</p> <p>(ii) 25% by direct recruitment</p>
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<p>PROMOTION:</p> <p>From amongst Assistant Directors (Planning) with at least 05 years regular service in the grade and a post graduate degree in Physical/Town/City/Urban/Regional/ Housing/Transport/Environmental Planning or equivalent from a recognized university/institution.</p> <p>OR</p> <p>From the post of Asstt. Director (Planning) having 07 years regular service in the grade and degree in Planning/Architecture/Civil Engineering or equivalent from a recognized university/institution.</p> <p>OR</p> <p>From the post of Asstt. Director (Planning) with a diploma in Planning/Architecture/Civil Engineering or equivalent from a recognized university/institution having at least 08 years regular service in the grade.</p> <p>Note: The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post</p> <p>Deputation:</p> <p>Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./ Development Authorities /Public Sector Undertakings/ Autonomous Bodies having 05 years experience.</p>
13.	If a DPC exists, what is its composition.	Senior Level DPC for group 'A' Officers prescribed for the post and as notified from time to time by DDA.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the

12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<p>PROMOTION</p> <p>From amongst the Deputy Directors (Planning) with five years' regular service in the grade and Possessing Post Graduate Degree in the field of Physical/Town/City/Urban/Regional /Housing/Transport/Environmental Planning or equivalent from a recognized University /Institute.</p> <p>OR</p> <p>From the post of Deputy Director (Planning) having 07 years regular service in the grade possessing degree in Planning/Architecture/Civil Engineering or equivalent from a recognized university/institution.</p> <p>Note: The eligibility list for consideration for promotion shall be prepared with reference to the date of completion of the prescribed qualifying service, as prescribed above, in the respective grade/post.</p> <p>Deputation:</p> <p>Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./Development Authorities /Public Sector Undertakings/ Autonomous Bodies having 05 years' experience.</p>
13.	If a DPC exists, what is its composition.	Senior Level DPC for group 'A' Officers prescribed for the post and as notified from time to time by DDA.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
15.	Disqualification	<p>No person:</p> <p>(a) Who has entered into or contracted a marriage with a person having a spouse living; or</p> <p>(b) Who, having spouse living has entered into or contracted a marriage with any person.</p> <p>Shall be eligible for appointment to any of the said posts. Provided that the Central Government/ Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of these regulations.</p>
16.	Power to Relax	When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing, relax any of the provisions of these regulations in respect to any class or category of persons or posts.

**RECRUITMENT REGULATIONS FOR THE POST OF DEPUTY DIRECTOR (PLANNING) IN
DELHI DEVELOPMENT AUTHORITY**

1	Name of Post	Deputy Director (Planning)
2	No. of Post	30 (Subject to variation dependent on work load)
3	Classification	Group - 'A'
4	Pay Band & Grade Pay / Pay Scale	PB-3 Rs.15600-39100/- Grade Pay : Rs.6600/-
5	Whether Selection Post or Non-Selection Post	Selection Post
6	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable

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13.	If a DPC exists, what is its composition.	Senior Level DPC for group 'A' Officers prescribed for the post and as notified from time to time by DDA.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
15.	Disqualification	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living or (b) Who having spouse living has entered into or contracted a marriage with any person, Shall be eligible for appointment to any of the said posts. Provided that the Central Government/ Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing, exempt any person from the operation of these regulations.
16.	Power to Relax	When the Chairman, Delhi Development Authority, is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect to any class or category of persons or posts.

RECRUITMENT REGULATIONS FOR THE POST OF DIRECTOR (PLANNING) IN DELHI DEVELOPMENT AUTHORITY

1.	Name of Post	Director (Planning)
2.	No. of Post	14 (Subject to variation dependent on work load)
3.	Classification	Group 'A'
4.	Pay Band & Grade Pay / Pay Scale	PB-3 Rs.15600-39100/- Grade Pay Rs.7600/-
5.	Whether Selection Post or Non-Selection Post	Selection Post
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable
7.	Age limit for direct recruits	Not applicable
8.	Educational and other qualifications required for direct recruits.	Not applicable
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	Not applicable
10.	Period of probation, if any.	Not applicable
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation / absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by deputation

15.	Disqualification	No person: (a) Who has entered into or contracted a marriage with a person having a spouse living; or (b) Who having spouse living has entered into or contracted a marriage with any person, Shall be eligible for appointment to the said posts. Provided that the Central Government may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing, exempt any person from the operation of these regulations.
16.	Power to Relax	Where the Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations with respect to any class or category of persons.

**RECRUITMENT REGULATIONS FOR THE POST OF ADDITIONAL COMMISSIONER (PLANNING) IN
DELHI DEVELOPMENT AUTHORITY**

1.	Name of Post	Additional Commissioner (Planning)
2.	No. of Post	04 (Subject to variation dependent on work load)
3.	Classification	Group 'A'
4.	Pay Band & Grade Pay / Pay Scale	PB-4 Rs.37400-67000/- Grade Pay: Rs.8700/-
5.	Whether Selection Post or Non-Selection Post	Selection Post
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable
7.	Age limit for direct recruits	Not applicable
8.	Educational and other qualifications required for direct recruits.	Not applicable
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists	Not applicable
10.	Period of probation, if any.	Not applicable
11.	Method of recruitment; whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by deputation.
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	Promotion: From amongst the Director (Planning) with 05 years' regular service in the grade. Deputation: Officers holding analogous posts in the parent cadre/department on regular basis under the Central or State Govt./Development Authorities / Public Sector Undertakings/ Autonomous Bodies having 05 years experience.

7.	Age limit for direct recruits	Not exceeding 59 years (Relaxable in accordance with instructions or orders issued by the Central Govt.)
8.	Educational and other qualifications required for direct recruits.	<p>Essential:</p> <p>(i) Bachelor's Degree in Planning/Architecture/Civil/Municipal Engineering or Master Degree in Geography/Sociology/Economics from a recognized university/Institute or equivalent.</p> <p>(ii) post Graduation in Planning with specialisation in any of the field of Town/City/Urban/Housing/Transport / Environmental planning from a recognized University/Institution or Equivalent.</p> <p>(iii) At least 15 years experience in a Planning office in development authority /local body or in a Government undertaking.</p> <p>Desirable:</p> <p>i) Degree/Diploma in Geographic Information System (GIS)/Geo-informatics or equivalent from a recognized University/Institute.</p> <p>ii) Associate Membership of the Institute of Town Planner (India).</p>
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists?	<p>Age : No</p> <p>Qualification : Yes for direct recruits & for deputation and no for promotion.</p> <p>Experience : No for promotion</p> <p>For Deputation : As mentioned in Col 12.</p>
10.	Period of probation, if any.	01 years for Direct Recruits
11.	Method of recruitment, whether by direct recruitment or by promotion, or by deputation /absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by deputation and failing both by direct recruitment.
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	<p>Promotion: From amongst Addl. Commissioners (Planning) with 03 years regular service in the grade failing which by Addl. Commissioner (Planning) with 08 years of Combined regular service as Addl. Commissioner (Planning) and Director (Planning) in DDA.</p> <p>Deputation: 02 Officers under the Central or State Govt. / Development Authorities / Public Sector Undertakings / Autonomous Bodies & possessing qualifications and experience prescribed for direct recruits holding on regular basis: (i) Analogous post in the parent cadre / department (ii) Post in PB-1 / Rs. 47400-67000/- with Grade pay Rs. 8700/- and 03 years service in the grade in the parent cadre / department.</p>
13.	If a DPC exists, what is its composition.	Senior Level DPC for group 'A' Officers prescribed for the post and as notified from time to time by DDA.
14.	Savings	Nothing in these regulations shall affect reservations, relaxation of age limit or other concessions required to be provided for the Candidates belonging to the Scheduled Castes, the Scheduled Tribes and other special categories in accordance with the orders issued by the Central Govt. from time to time in this regard.

12.	पदोन्नति/प्रतिनियुक्ति/आमेलन द्वारा भती के मामले में उस ग्रेड का नाम जिससे पदोन्नति/प्रतिनियुक्ति/आमेलन किया जाना है।	पदोन्नति ग्रेड में 05 वर्षों की नियमित सेवा रखने वाले योजना द्वापदसमैन में से।
13.	यदि कोई विभागीय पदोन्नति समिति है तो उसका गठन क्या है ?	पद के लिए समूह 'ख' अधिकारियों के लिए विनिर्दिष्ट और दि.वि.प्रा. द्वारा समय-समय पर यथा अधिसूचित वरिष्ठ स्तरीय विभागीय पदोन्नति समिति।
14.	वचाव	इन विनियमों में ऐसा कुछ नहीं है, जिससे कि इस संबंध में केन्द्रीय सरकार/दिल्ली विकास प्राधिकरण द्वारा इस समय-समय पर जारी आदेशों के अनुसार अनुसूचित जाति, अनुसूचित जनजाति, भूतपूर्व सैनिक और अन्य विशेष वर्गों को मिलने वाले आरक्षण, आयु-सीमा में छूट और अन्य रियायतों पर प्रतिकूल प्रभाव पड़े।
15.	अयोग्यता	कोई भी ऐसा व्यक्ति जिसने (क) ऐसे व्यक्ति से विवाह किया हो अथवा विवाह करने का अनुबंध किया हो जिसकी पत्नी/पति जीवित हो अथवा (ख) पति या पत्नी के जीवित रहते, किसी ऐसे व्यक्ति से विवाह कर लिया हो अथवा विवाह करने का अनुबंध किया हो, उक्त पद की नियुक्ति के योग्य नहीं होगा, बशर्त कि ऐसे व्यक्ति एवं दूसरे पक्ष पर लागू स्वीय विधि के अंतर्गत, केन्द्रीय सरकार/दि.वि.प्रा. ऐसे विवाह की अनुमति को संतोषप्रद मानती हो तथा ऐसा करने के लिए अन्य आधार भी हो जो किसी व्यक्ति को इस विनियम के प्रचालन से छूट देते हैं।
16.	शिथिल करने की शक्ति	जब अध्यक्ष की यह राय हो कि ऐसा करना आवश्यक अथवा समीचीन है, तो वह लिखित रूप में कारण रिकार्ड करके व्यक्तियों अथवा पदों के वर्ग अथवा श्रेणी के संबंध में इन नियमों के किसी भी उपबंध को आदेश द्वारा शिथिल कर सकते हैं।

[सं. एफ. 7(66)2010/का.शा.-1]

डी. सरकार, आयुक्त-सह-सचिव

**DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH - I)
NOTIFICATION**

New Delhi, the 15th May, 2015.

G.S.R. 505 (E).—In exercise of the power conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with the Sub-rule (4) of Rule 3 of the Delhi Development (Miscellaneous) Rules, 1959 and in supersession of the Recruitment Regulation notified vide notification No. F.9 (52)70/PB-I dated 23rd September, 1982 and notification No. F.7(92)98/PB-I dated 07.10.1999 read with corrigendum published in notification No. F.7(92)98/PB-I dated 13.01.2000, the Delhi Development Authority hereby make/amend the Recruitment Regulations with the previous approval of the Central Government for the posts of Commissioner, Addl. Commissioner, Director, Deputy Director, Assistant Director and Planning Assistant of Planning cadre as under:

RECRUITMENT REGULATIONS FOR THE POST OF COMMISSIONER (PLANNING) IN DELHI DEVELOPMENT AUTHORITY

1.	Name of Post	Commissioner (Planning)
2.	No. of Post	01 *Subject to variation dependent on work load.
3.	Classification	Group-'A'
4.	Pay Band & Grade Pay / Pay Scale	PB-4 Rs.37400-67000/- Grade Pay : Rs.10,000/-
5.	Whether Selection Post or Non-Selection Post	Selection Post
6.	Whether benefits of added years of service admissible under Rule-30 of the Central Civil Services (Pension) Rules, 1972.	Not Applicable

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FINANCIAL IMPLICATIONS

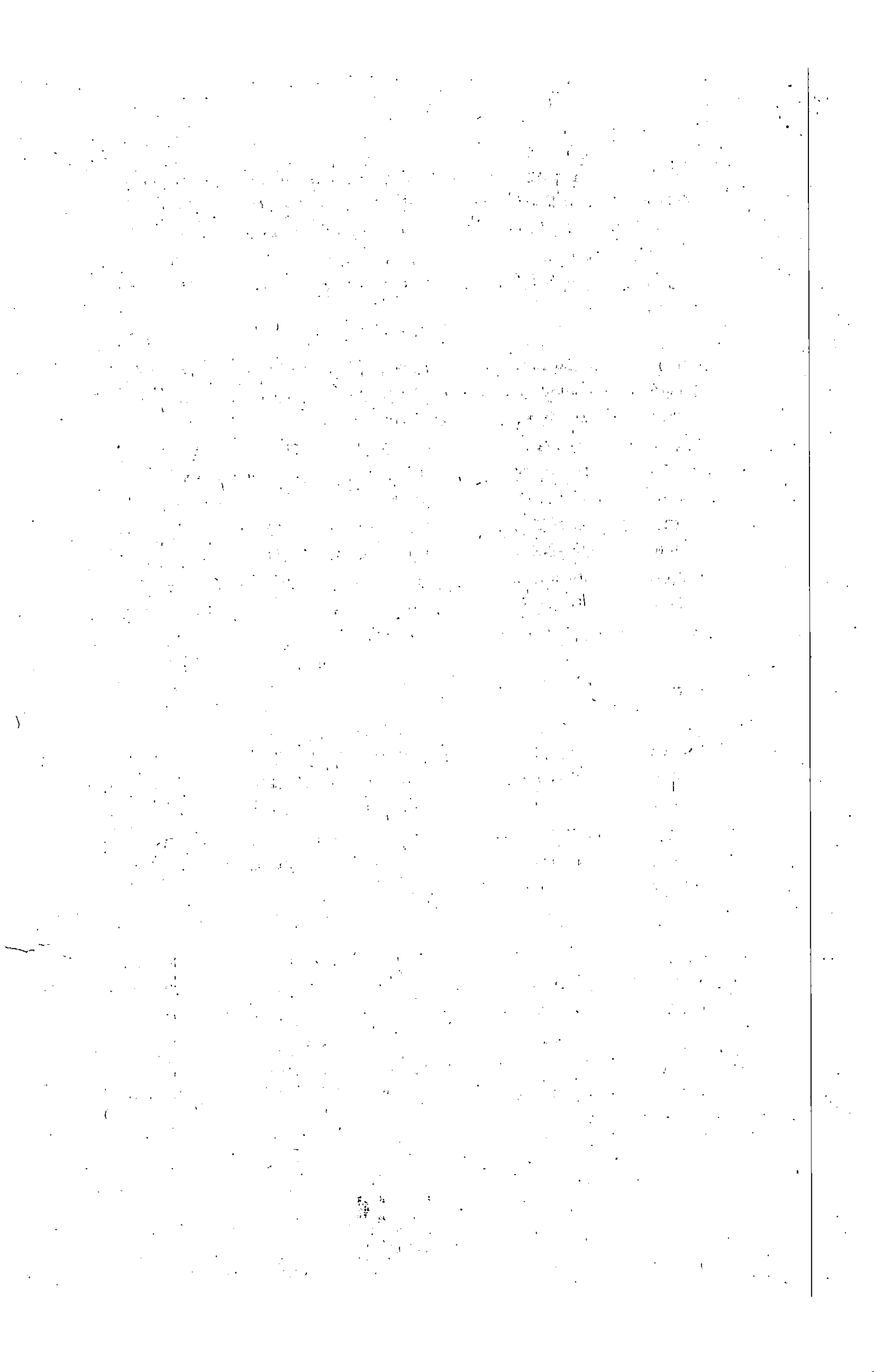
There are no financial implications involved in the proposal.

PROPOSAL

1. The RRs do not prescribe 'Absorption' as one of the methods of recruitment. However, the RRs contain a provision of "power to relax" which prescribe that where the Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing, relax any of the provisions with respect to any class or category of persons.
2. In past, DDA has absorbed few officers, who were on deputation, in relaxation of concerned RRs, in the interest of department.
3. It is proposed to relax the provisions of the RRs for the post of Commissioner (Planning) so as to make a provision of absorption of the officer working on deputation, in DDA. This will enable DDA to absorb Smt. Leenu Sahgal, GM, GNIDA in DDA as Commissioner (Planning) in the interest of department and public at large. She has also given consent for absorption vide her letter dated 16.01.2019 (Annexure-5). Her performance as Commissioner (Planning) is par excellent.

RESOLUTION

The agenda item was deferred.



5. The work of Planning Department has increased manifold and the works like MPD 2041, Land Pooling Policy, TOD policy, walkability, transportation and network of various areas and other such important issues in the Delhi Region are on the top of its agenda. Hence, an officer of the level of Commissioner (Planning) needs to be in position for smooth functioning of the planning department.
6. Smt. Leenu Sahgal (date of birth is 07.09.1963) possesses Bachelor degree in Architectural Engineering and Post Graduation in Urban Planning. She joined GNIDA on 02.07.1991 and had also worked in DDA during February, 1990 to April, 1991. Hence, she had adequate experience and educational qualifications as prescribed in the RRs for Deputation. The parent department of the said officer is not willing to extend the deputation tenure beyond 31.05.2019. The department was not able to fill up the post of Commissioner (Planning) on deputation earlier as the response was not adequate. Even at the time of selection of Smt. Leenu Sahgal only one application of her was received. Hence, further efforts to fill up the post by deputation is not expected to be successful and in that even the work of the department will suffer badly. Hence, Smt. Leenu Sahgal may be absorbed as Commissioner (Planning), DDA.
7. The Land Pooling Cell has been operationalized which needs a separate Commissioner (Planning), apart from other officers from Engineering, Ministerial, etc. The matter regarding creation of posts for said Cell is in process and keeping in view the priorities attached to the said policy, the additional posts including the post of Commissioner (Planning) will be got created with the approval of Ministry.
8. As stated hereinbefore, the Additional Commissioners(Planning), presently on roll, are not eligible for promotion. Shri Chandu Bhutia will be eligible for promotion in 2021 but he will retire on 29.02.2020. The next two candidates, namely, Dr. K. Srirangan and Smt. Manju Paul will become eligible for promotion on 01.10.2022. On creation of additional posts, as stated in para 7 above, the promotional avenues of DDA's Addl. Commissioners(Plg.) would not be impaired.

STATE OF TEXAS,
COUNTY OF [illegible]

Know all men by these presents, that [illegible]
[illegible] of the County of [illegible] State of Texas

do hereby certify that [illegible]
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	<p>in any of the field of Town/City/Urban/Housing /Transport/Environmental planning from a recognized University/Institute or Equivalent.</p> <p>(iii) At least 15 years experience in a Planning office in development authority/local body in a Government undertaking.</p> <p>Desirable:</p> <p>(i) Degree/Diploma in Geographic Information System (GIS)/ Geo-informatics or equivalent from a recognized University/Institute.</p> <p>(ii) Associate Membership of the Institute of Town Planner (India).</p>
Power to Relax	Where the Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations with respect to any class or category of persons.

2. The post of Commissioner (Planning) fall vacant on 01.06.2017 after retirement on superannuation Shri S.P. Pathak, Commissioner (Planning) on 31.05.2017.
3. The Additional Commissioners (Planning) of DDA were not eligible for promotion and, therefore, it was decided to fill the post by deputation, as prescribed in RRs. After completing the formalities, Smt. Leenu Sahgal, General Manager, Greater Noida Industrial Development Authority was appointed as Commissioner (Planning) on deputation basis initially for one year with the approval of Hon'ble LG. She has joined on 27.02.2018.
4. The parent department of Smt. Leenu Sahgal has extended the period of deputation only upto 31.05.2019 with a stipulation that thereafter, she may either be relieved or may be absorbed in DDA, vide letter dated 28.09.2018 read with letter dated 31.12.2018 (Annexure 3 & 4).

1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all entries are supported by proper documentation and receipts.

3. Regular audits should be conducted to verify the accuracy of the records and identify any discrepancies.

4. The second part of the document outlines the procedures for handling cash and credit transactions.

5. Cash transactions should be recorded immediately and accurately, with proper receipts issued to the customer.

6. Credit transactions should be recorded separately and monitored closely to ensure timely payment.

7. The third part of the document provides guidelines for managing inventory and stock levels.

8. Inventory should be counted regularly and discrepancies should be investigated and resolved promptly.

9. The fourth part of the document discusses the importance of maintaining accurate financial statements.

10. Financial statements should be prepared regularly and reviewed by management to ensure their accuracy.

11. The fifth part of the document outlines the procedures for handling customer complaints and disputes.

12. Customer complaints should be handled promptly and fairly, with a focus on resolving the issue and improving the customer's experience.

13. The sixth part of the document provides guidelines for managing employee performance and productivity.

14. Employee performance should be monitored regularly and feedback should be provided to help them improve their work.

15. The seventh part of the document discusses the importance of maintaining accurate tax records.

16. Tax records should be maintained accurately and filed on time to avoid penalties and interest.

17. The eighth part of the document provides guidelines for managing the company's overall financial health.

18. The ninth part of the document discusses the importance of maintaining accurate sales records.

19. Sales records should be maintained accurately and reviewed regularly to identify trends and opportunities.

20. The tenth part of the document outlines the procedures for handling customer returns and refunds.

21. Customer returns should be handled promptly and fairly, with proper documentation and receipts issued.

22. The eleventh part of the document provides guidelines for managing the company's overall financial health.

23. The twelfth part of the document discusses the importance of maintaining accurate financial statements.

24. The thirteenth part of the document outlines the procedures for handling customer complaints and disputes.

25. The fourteenth part of the document provides guidelines for managing employee performance and productivity.

26. The fifteenth part of the document discusses the importance of maintaining accurate tax records.

ITEM NO.19/2019

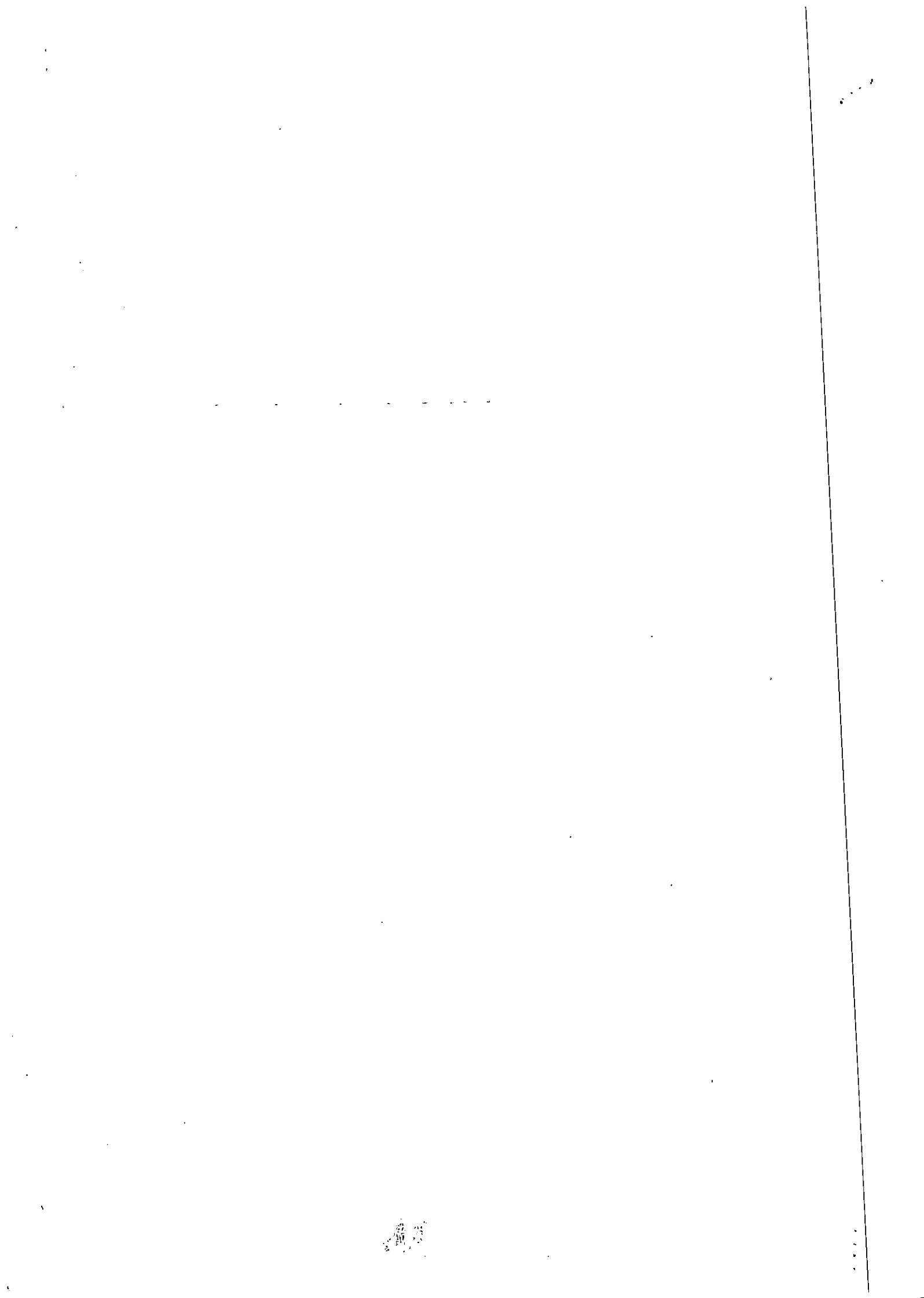
Subject: Relaxation in the Recruitment Rules for the post of Commissioner (Planning) in Pay Band-4 of Rs.37,400-67,000/- with Grade Pay of Rs.10,000/- (revised to Level 14 in the pay matrix as per 7th CPC).

F.7(206)/2016/Pig./Deputation/PB-I.

BACKGROUND NOTE

1. The Recruitment Rules for the post of Commissioner (Planning) were notified by DDA vide GSR 505(E) dated 15.05.2015, which *inter alia* provides the method of recruitment as under. The said RRs have been ex post facto approved by the Ministry vide letter dated 10.11.2017 (Annexure 1 & 2):

Col. of RRs	Provisions in RRs
Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by deputation and failing both by direct recruitment
In case of recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption to be made.	<p>Promotion From amongst Addl. Commissioners (Planning) with 03 years regular service in the grade failing which by Addl. Commissioner (Planning) with 8 years of Combines regular service as Addl. Commissioner (Planning) and Director (Planning) in DDA.</p> <p>Deputation Officers under the Central or State Govt./Development Authorities/Public Sector Undertakings/Autonomous bodies & possessing qualifications and experience prescribed for direct recruits, holding on regular basis:</p> <p>(i) analogous post in the parent cadre/department</p> <p>(ii) Post in Pay Band-4, Rs.37,400-67,000/- with Grade pay Rs.8700/- and 03 years service in the grade in the parent cadre/department.</p>
Educational and other qualifications required for direct recruits	<p>Essential:</p> <p>(i) Bachelor's Degree in Planning/Architecture/Civil/Municipal Engineering or Master Degree in Geography/ Sociology/ Economics from a recognized university/Institute or equivalent.</p> <p>(ii) Post Graduation in Planning with specialization</p>



Annexure -A

Grid Charges 459
 Const. Cost 22,483

Land
 Cost/Factor 7,615 0.60

Interest pd months

10% 24

18.00%

GST

OTM - 15%

Dep Chrg

10%

Scheme/Flat No.	Plinth Area	Const. Cost	DC	Interest during Constructi on Period	OTM	Electrical Maint. (Rs.1,50,000/- for M.S. flats)	GST on OTM(4) & Elect. Maint.(5)	Land Cost	Total of Const + Land Cost	Total Cost	Reduction
	2	3			4	5	6	7	8	9	10
1											

Narela Sec. G-7 & 8 (Multistorey EWS flats with lift) PKT 4 & 5

Actual											
Area	35.06	804,347	80,435	176,956	132,717	150,000	50,889	160,189	1,221,927	1,555,533	
After Reduction of : 50% OTM+ 100% Deptt. Charges+ 100% Interest during Constricrion period											
Area	35.06	804,347	-	-	66,359	75,000	25,445	160,189	964,536	1,131,339	424,194

On the basis of above proposed methodology, the total cost of a 35 Sq.mtr. (multistoried) EWS flat at Narela will work out to Rs. 11,31,300/- as against the actual cost of Rs. 15,55,500/-. Thus, it will result into a relief of Rs. 4,24,200/- per flat.(Details attached as Annexure "A"). The quantum of relief may vary depending upon the plinth area of the flats

PROPOSAL FOR CONSIDERATION OF THE AUTHORITY:

4. Authority may be requested to consider that in respect of EWS flats constructed by DDA , the following concessions be granted in costing:

(1) Waiver of Departmental charges.

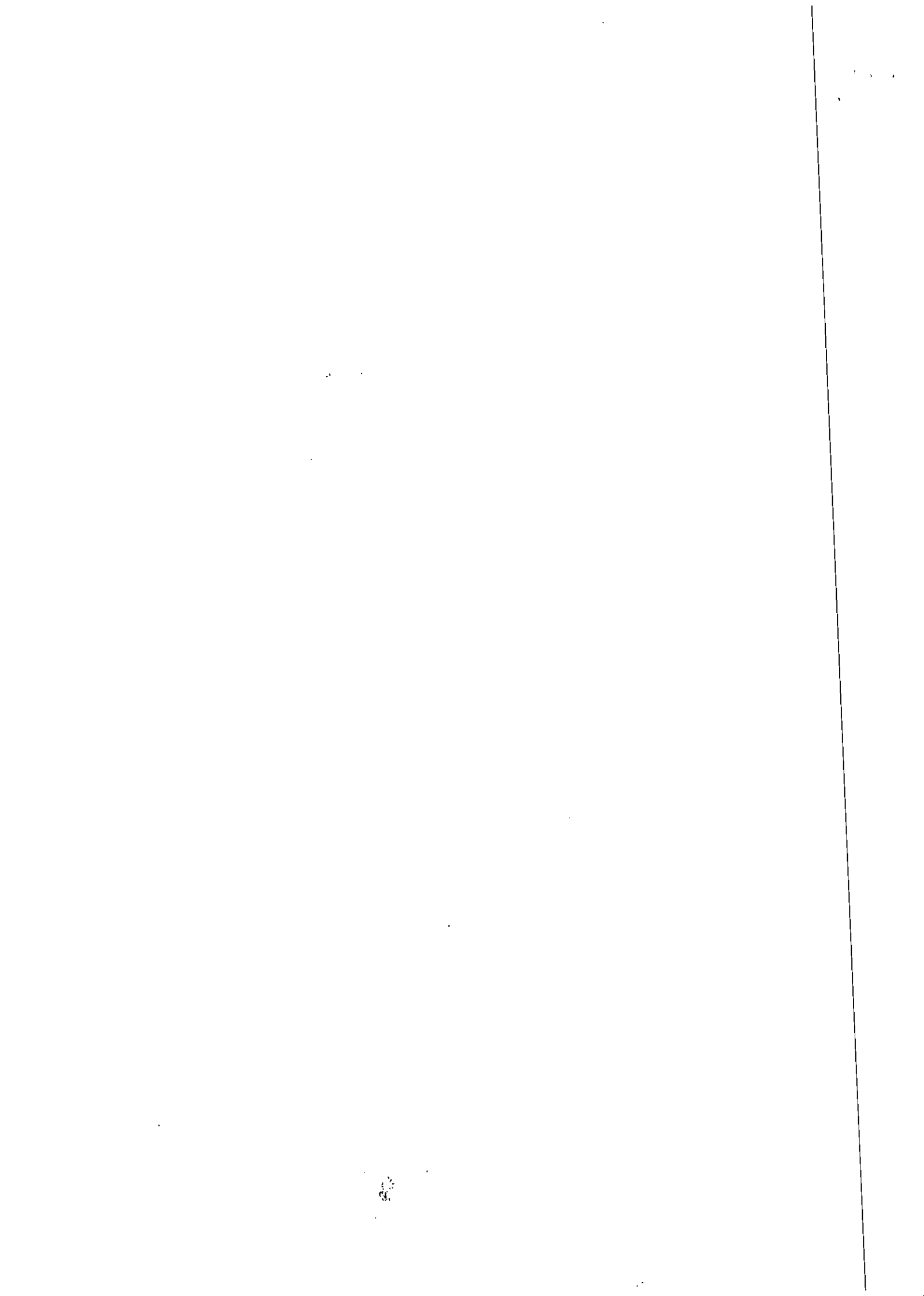
(2) Waiver of interest during construction period.

(3) Waiver of 50% of One Time Maintenance charge for Civil and Electrical works.

(4) Since a number of concessions are being offered under this category (EWS) while working the cost of the flats, the allottees would not be entitled to sell/transfer or otherwise part with the possession of the flat in any manner for a period of Five years from the date of possession.

RESOLUTION

The proposal contained in the agenda item was approved.



ii) **Electrical works:** It is charged at the flat rate of Rs. 30,000/- upto 5 storied flats and Rs.1,50,000/- on multistoried flats

iii) **GST @ 18%** is levied on One Time Maintenance Charges. (both Civil and Electrical)

2.(F) **Land Cost:** Land cost is determined as per methodology duly approved by the Competent Authority. In respect of developing areas, the applicable rates are duly notified in the Gazette of India after approval by the MOHUA.

3. Over the period, due to change in technology adopted for construction and specifications, increase in plinth area rate has been observed which is also applicable for EWS flats. In order to provide some relief to the weaker sections of the society, concessions as enumerated hereunder may be offered while working out the cost of newly built up EWS/Janta flats.

- DDA can consider waiver of Departmental charges being levied @10%, and also interest during construction period i.e.@ 10% for 18/24 months, as the case may be. This may give relief to the extent of Rs.80,500/- and Rs. 1,77,000/- respectively, as worked out for a test case of EWS flats in Sector G 7 & 8, Pocket 4&5 (Multi storied flats) with lift.
- DDA may consider relief to the extent of 50% in One Time Maintenance Charges (Both Civil and Electrical). This will give relief to the extent of Rs. 1,66,800/-approx. per flat.

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ITEM No. 18 /2019

SUBJECT:- REVIEW OF PARAMETERS USED FOR COSTING OF EWS/JANTA FLATS.

F.21(2131)/HAC/2019/DDA

As per Authority's Resolution No. 7/2002, the method of Costing of built up flats was switched over from actual costing to Standard Costing. In respect of EWS flats, the costing of flats is being done as given hereunder:

2(A) Construction Cost : The construction cost of flats is worked out on the basis of Plinth Area. As per the laid down policy, the Plinth Area Rate for Construction is determined on the basis of Average Rate of completed housing schemes during the preceding one year. If such rates are not available due to non-completion of a Housing Scheme during the relevant year, the approved rate of preceding period are updated linking it to the CPWD Cost Inflation Index.

(B) Grid Charges: Grid charges are added @ Rs. 459/- per sqm.

(C) Departmental Charges: Departmental charges are added @ 10% of {construction cost + Grid charges.}

(D) Interest during construction period: Interest during construction period is added @ 10% for 18 months for 4/5 storied flats, and for 24 months for multistoried flats.

(E) One Time maintenance Charges:

i) Civil Works: One time maintenance charges are recovered @ 12% upto 5 storied flats and 15% on multistoried flats and is worked out on total construction cost, i.e. Construction cost + Grid charges + Departmental charges.

9. Apart from traditional works of Acquisition of land, its Development & disposal, Construction of houses, commercial estate, etc., DDA is also venturing into areas like Construction of flyovers, Construction of Master Plan/ UER Roads, Construction of Community Halls, up-gradation of sports and horticultural facilities, bio-diversity parks, supporting cultural activities, retrofitting of old commercial complexes etc. These works will provide a fillip for civic amenities and will go a long way in strengthening infrastructure facilities with a view to provide a better quality of life to citizens of Delhi.

10. It is planned to release funds for various schemes/ projects by linking requirement of funds with the physical progress as reflected by the Zonal Chief Engineer concerned as per the data/ information supplied by them. This would facilitate effective monitoring of various projects/ schemes besides improving the cash flow management.

11. In accordance with the provisions contained in Rule - 6, Sub Rule - 4 of DDA Budget & Accounts Rules, 1982, the consolidated estimates, so finalized, are required to be placed before the Authority for approval.

Proposal

In view of above, the matter is placed before the Authority for consideration and approval of Revised Budget Estimates for 2018-19 and Budget Estimates for 2019-20 as contained in the annexures. Approval may also be given for utilization of Revised Budget Estimates of 2018-19 pending confirmation of minutes of this meeting by the Authority. On approval, funds will be released to the Divisions/ Zonal CAUs by the Chief Accounts Officer, DDA on demand, both for Revised Budget Estimates 2018-19 and Budget Estimates 2019-20.

RESOLUTION

1. The Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were discussed.
2. After due deliberations, the Revised Budget Estimates for the year 2018-19 and Budget Estimates for the year 2019-20 were approved by the Authority.

Other Projects

- i) Protection of land
- ii) D/o of Main Land & C/o 60M & 45M MP Road Dwarka Ph-II.
- iii) D/o land in Sector-34 Ph IV & V Rohini.
- iv) D/o Land in SECT. 36 & 37 PH.IV & V Rohini
- v) D/o Land at Rohini Ph IV, & V, Sh: C/o Peripheral STM WTR DN ALG Help RD
- vi) Land Protection Works Yamuna Area
- vii) Upgradation of district centre Nehru Place Ph-I
- viii) Fencing of Vacant Land (North Zone)
- ix) Rejuvenation and restoration of River Yamuna.
- x) Maintenance of Sports Infrastructure and Recreational activities
- xi) M/o Schemes Under Nazul A/C II Rohini
- xii) Maintenance of various Schemes under NA- II EZ

3. The Revised Budget Estimate Expenditure for the year 2018-19 and Budget Estimates for 2019-20 have been slated at Rs. 5651.44 Crore and Rs. 6967.62 Crore respectively. Budget Estimates for 2019-20 contains provision of Rs.466.10 Crore for acquisition of land and payment of enhanced compensation, Rs. 2318.72 Crore for development of land and Rs. 3021.46 Crore for Construction of houses and shops. Similarly, the Revised Budget Estimate 2018-19 contains provision of Rs. 226.43 Crore for acquisition of land and payment of enhanced compensation, Rs.1792.24 Crore for development of land and Rs. 2471.59 Crore for Construction of houses and shops.

4. Provision of Rs.73.38 crores has been kept in BE 2019-20 for new schemes as per Annexure -III of Volume -I of Budget Booklet.

5. A provision of Rs. 1029.36 Crore in Revised Budget Estimates 2018-19 and Rs. 1259.37 Crore in Budget Estimates 2019-20 has been made under Nazul Account-II for maintenance, beautification, up-gradation and renovation of greens of Delhi. Further, a provision of Rs. 261.86 Crore in Revised Budget Estimates 2018-19 and Rs. 340.40 Crore in Budget Estimates 2019-20 has also been made under this head for maintenance and upgradation of Sports Complexes.

6. The Revised Budget Estimates for Receipt 2018-19 and Budget Estimates 2019-20 have been pegged at Rs. 4218.79 Crore and Rs. 5476.98 Crore respectively, with major contribution to revenue during next year from disposal of land and houses. Other sources of revenue are mainly from interest on Investment, Ground Rent, Misc. Compounding Fees etc.

7. Salient features of the Budget are given in Volume-I of the Budget Booklet (Annexure-I, II & III).

8. Volume-II of the Budget Booklet (Annexure-IV) comprises of scheme-wise detailed budget proposals for both receipts and payments under the three heads of account as stated in para 1 above.

presently maintained by Archaeological Survey of India. Chief Architect, HUPW has worked out the development plan for carrying out the development works in the area and to be put in the Screening Committee for approval. Development works will be taken up after approval of the Competent Authority.

- c) Development of Aravali Bio-Diversity Park, North of Vasant Vihar. DDA has also planned to develop the second Bio-Diversity park over the ruminants of Ridge area and rocky outcrop over the large area near Vasant Vihar popularly called Muradabad Pahari and Kusumpur Paahari in consultation with Delhi University.

2. Schemes having provision of Rs. 50.00 Crore and above (GDA schemes) and Rs. 5.00 Crore and above (NA-II schemes) in the Budget are as under:-

Housing

- i) In situ rehabilitation C/o 3000 M.S. DUs CC site, A-14, Kalkaji Extn.
- ii) C/o HIG DUs Pkt. 9B, Jasola in 15745 Sqm. Land including electrical & internal development work
- iii) C/o 346 Cat. II M.S. flats at Sec. 16B, Pkt III, Dwarka Ph-II
- iv) C/o 821 DUs (600 2 bedroom & 221 EWS) in Bakkarwala
- v) C/o 1246 HIG houses (MS) at Sector-19, Dwarka Ph-II
- vi) C/o 1568 DUs (600 Cat. II, 968 EWS) Pkt. 5 Sec 14, Ph-II, Dwarka
- vii) C/o 24660 LIG & 4855 EWS houses in Narela Gr. I & II. (Turnkey Project)
- viii) C/o mixed houses in Sector A-1 & A-4, Narela
- ix) C/o 625 2-BHK, 350 3-BHK & 376 EWS DU'S in Pkt-3, Sec-A-1 to A-4, Narela
- x) C/o 225 3-BHK, 420 2-BHK & 250 EWS DU'S Pkt-6, Sec-A-1 to A-4 Narela
- xi) C/o 325 2-BHK, 170 3-BHK & 193 EWS Houses earmark in Pkt-7 Sec A1-A4 Narela
- xii) C/o 250 3-BHK, 600 2-BHK, & 320 EWS DU'S P -9, S -A-1 A-4, Narela
- xiii) C/o 1750 2-BHK, 900 3-BHK & 1016 EWS DU'S Pkt-11, Sec-A-1 to A-4, Narela
- xiv) C/o 750 2-BHK, 325 3-BHK & 412 EWS DU'S in Pkt-13 Sec-A-1 to A-4, Narela
- xv) C/o 520 2-BHK, 250 3-BHK & 294 EWS DU'S in Pkt-14, Sec-A-1 to A-4 Narela

Infrastructure Development

- i) C/o Flyover UER-I
- ii) C/o 80 M Master Plan Road from GT Road Western Yamuna Canal.
- iii) D/o 171 Hect. Of Land & C/o Peripheral 45M R/o road for IFC Gazipur
- iv) D/o Golf Facility Centre at Qutab Golf Course SH: C/o Club House
- v) Upgradation of play fields parks at various Sports Complexes
- vi) C/O Sports Complex (Sec-17), Dwarka PH-II
- vii) Re-Development of Qutab Golf Courses
- viii) Providing & Installation of Open Gyms in DDA Parks in all over Delhi

PROMOTION OF SOCIO-CULTURE AMENITIES

DDA is planning to construct Socio Culture Centres in Rohini, CBD Shahdara and Mayur Vihar and the same are likely to be completed by 2021. Three commercial centres Nehru Place, Bhikaji Cama Place and Basant Lok Community Centres have been identified for retrofitting. The project envisages upgrading and improving the facilities for markets, piazzas, amenities and over all experience. During the year 2017-18, DDA has completed 10 Nos. Community Halls. As on date, 17 nos. community halls are in progress, 22 nos. community halls are in planning stage & 12 no. community halls are at conceptual stage.

PROMOTION OF SPORTS

DDA is perhaps the only urban development organization in the country which has undertaken development of sports in a major way with a view to provide easy affordable access for the larger public to sports facilities. It has added 18 sports complexes and 2 golf courses to arena of sports activities in Delhi.

BEAUTIFYING DELHI/ HERIATAGE PRESERVATION

a) Millennium Park

In order to beautify Delhi, the entire land between Railway Line and Ring Road starting from ISBT Sari Kale Khan to Bhairon Mandir Marg which at one time used to be a sanitary landfill site, had been developed for landscape. A millennium park is being developed with construction of viewing gallery at Shanti Stupa (Millennium Park).

- | | | |
|----|--------------------------------------|-------------|
| a) | Total length of park along Ring Road | About 2KMs |
| b) | Total length of the walkways | About 5KMs |
| c) | Total length of Jogging track | About 6 KMs |

For greening of the park, the treated effluent from Dr. Sen Nursing Home Nallah (Sewerage Treatment Plant) is being utilised. This sanitary landfill site has been converted into a beautiful marvel of landscape, avenues and pathways designed with reference to Humayun's Tomb which forms an impressive back drop.

Phase-1 of this project has been completed and inaugurated by the then Hon'ble Urban Development Minister on 17.06.2012. Work for construction of viewing gallery near stupa is in progress and likely to be completed by April, 2019.

b) D/o Sultangarhi Tomb Conservation Complex, Vasant Kunj.

Sultangarhi Tomb, the Mazaar of Sultan Nasiruddin Mehmood, son of Sultan Litmish, was built in the year 1236AD in Rangpuri Pahari (Alias Malikpur Kohi) area on Mehrauli-Mahipalpur Road. It has been decided to develop 25 hact. (62 acre) area surrounding the monument. Sultangarhi Tomb comes under the Heritage Zone and it is

HIGHLIGHTS OF BUDGET

COMMITMENT FOR PROVIDING HOUSES

As on date, 57718 houses are in progress at various locations of Delhi i.e. Dwarka, Rohini, Narela, Kalkaji Extn, Jailorwala Bagh, Jasola, Vasant Kunj etc. A brief detail of houses in progress as on 01.04.18, likely to be completed and in planning stage are is as under:

S. No.	Description	SFS/ HIG	MIG	LIG	EWS/ JANTA	Total
1.	Houses in progress as on 01.04.18	4,615	8,879	20,215	24,009	57,718
2.	Houses likely to be completed up to 31.03.19	703	1,555	16,296	10,116	28,670
3.	Houses in Pipeline	3,429	3,131	2,635	4,235	13,430

DEVELOPMENT OF LAND FOR CITY GROWTH

DDA is continuing its process of development of land for expanding the city limits as per the Master plan. The new sub-cities under development are Dwarka, Narela and Rohini. The main physical infrastructure facilities provided in these sub-cities like roads, sewerage, drainage, water supply, power lines etc. To transform Delhi into a World class city, it was decided to develop the vacant area available at Dwarka (200Hac.), Rohini (259Hac.) and Narela (218Hac) as per the smart city norms. However due to non availability of land, it is not possible at Narela and Rohini sub city. Revised RFP is being prepared for Dwarka. The proposal shall envisage the overall integration with the rest of the city enhancing the overall image, liveability, quality of life, value of the existing and future assets of DDA and the residents of this respective sub-city.

REHABILITATION OF SLUM SQUATTERS

Pilot projects on in-situ rehabilitation are already under progress in A-14, Kalakaji, Jailorwala Bagh and Kathputli Colony. Different models have been initiated, however, for the successful implementation, it requires effective administrative support. The present statuses of in-situ rehabilitation project are as under:-

- 1) C/o 3024 EWS DU's at Kalkaji Extension. Present progress is 78%. The work is likely to complete by June, 2019.
- 2) C/o 1675 EWS DU's at Jailorwala Bagh: The project is being undertaken on Design and Built model. Present progress is 22.50% & likely to be completed by Dec, 2019.
- 3) C/o 2800 EWS DU's at Katputli Colony: The project is being undertaken on PPP model. Present progress is 5% and likely to be completed by Dec, 2019.

ITEM NO. 17/2019

**SUB: REVISED BUDGET ESTIMATES FOR THE YEAR 2018-19 AND
BUDGET ESTIMATES FOR THE YEAR 2019-20.**

File No. 4(3) Budget/2018-19/RBE

P R E C I S

The presentation of DDA budget is divided into the following 3 parts:-

a) Nazul Account-I

This account records transactions pertaining to the old Nazul estates entrusted to Delhi Improvement Trust under Nazul Agreement 1937, which was taken over by Delhi Development Authority as successor of the Delhi Improvement Trust. Under the said agreement 1937, Trust was authorized to manage the said Nazul Estates on behalf of Government by carrying out necessary improvement and development of the same.

b) Nazul Account-II

This account primarily exhibits the receipts and expenditures pertaining to the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi.

c) General Development Account

This account records transactions of houses, shops, various deposit works and MOR land.

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S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	17/2019	Revised Budget Estimates for the Year 2018-19 and Budget Estimates for the year 2019-20. F. 4(3)Budget/2018-19/RBE	FINANCE
2.	18/2019	Review of parameters used for costing of EWS/Janta Flats. F.21(2131)/HAC/2019/DDA	FINANCE
3.	19/2019	Relaxation in the Recruitment Rules for the post of Commissioner (Planning) in Pay Band-4 of Rs.37,400-67,000/- with Grade Pay of Rs.10,000/- (revised to Level 14 in the pay matrix as per 7 th CPC). F.7(206)/2016/Plg./Deputation/PB-I.	PERSONNEL
4.	20/2019	Modification in the layout Plan titled "Layout Plan-FC-17 (Revised)" w.r.t. 'Expansion of Karkardooma Court Complex'. F.3(76)99-MP.	PLANNING
5.	21/2019	Concessions to be given to LIG/One bed room allottees of Housing Scheme 2014 and Awasiya Yojana 2017-Return of 50% of Charges collected for maintenance. F.1(372)2018/Coord.(H)	HOUSING
6.	22/2019	Concessions to be given to LIG/One bed room allottees of housing scheme 2014 and Awasiya Yojana 2017- Allotment of adjacent vacant flat for the puspose of amalgamation. F.1(372)2018/Coordn.(H)/Part-II.	HOUSING
7.	23/2019	Launching of Housing Scheme 2019 (Online Scheme). F.1(385)2019/Coordn.(H)	HOUSING
8.	24/2019	Regarding costing of EWS flats at Shivaji Marg. F.2(07)2017/EWS/Pt.	HOUSING
9.	25/2019	Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968. F.1(380)/2018/Coordn.(H)/Pt.	HOUSING
10.	26/2019	Proposal for fixation of charges for redevelopment of godown clusters in non-conforming areas for implementation of policy notified vide S.O. No. 3027(E) dated 21 st June, 2018. F.5(1)2019/AO (P)/DDA.	FINANCE
11.	27/2019	Development of East Delhi Hub (EDH) at Karkardooma, Delhi CE(EZ)/9(35)2017/EDH/DDA	PLANNING

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 25.02.2019

TIME: 10.00 A.M.

VENUE: RAJ NIWAS

DELHI