

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


No: F.2(2)2019/MC/DDA/84

Dated: 6.7.2019

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 9th July, 2019 at 3.00 p.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.


(D. Sarkar)
Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri 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. Smt. Archana Agrawal
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
12. Sanjay Goyal
Municipal Councillor, East Delhi Municipal Corporation

SPECIAL INVITEES

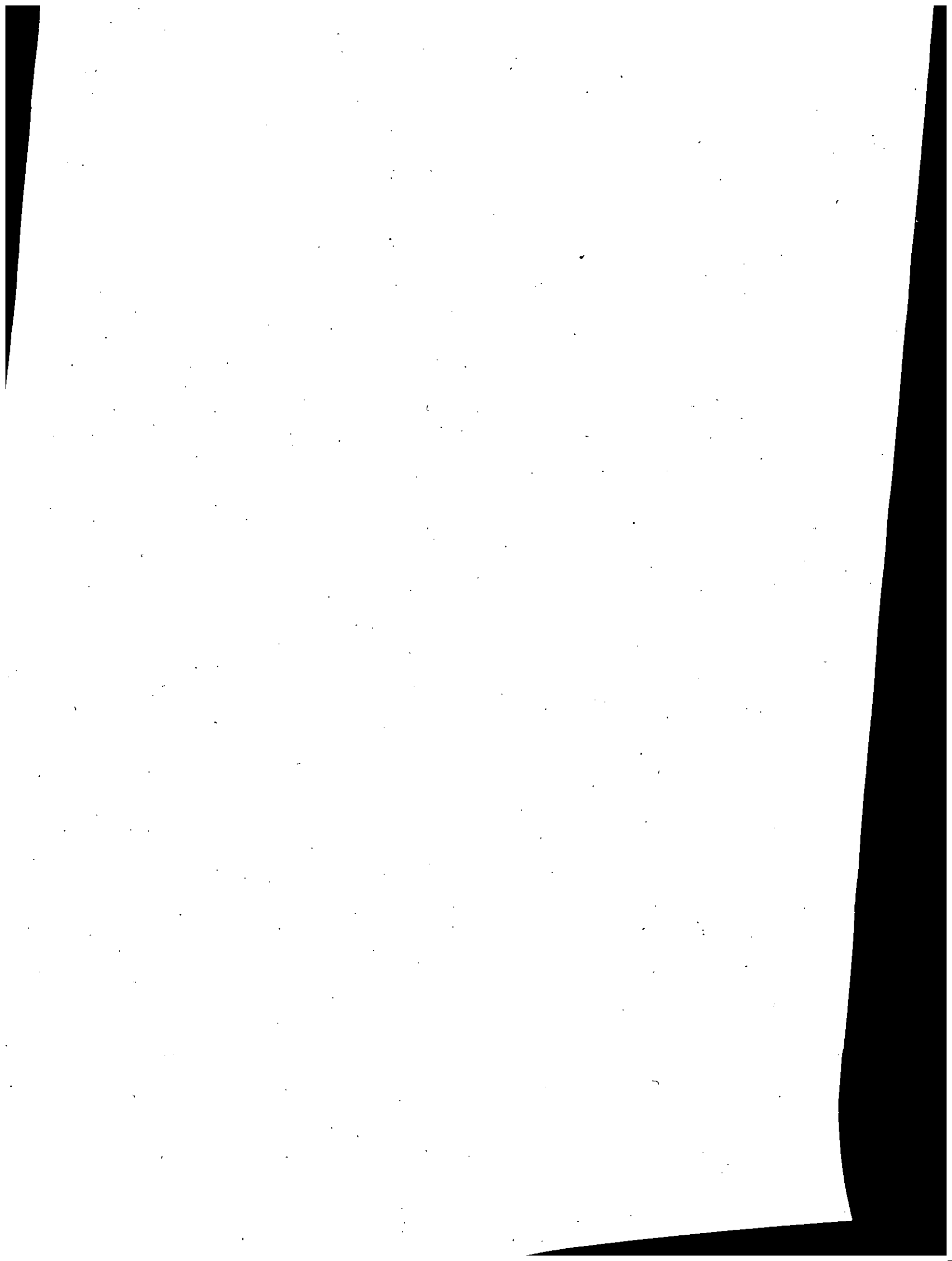
1. Shri. Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
4. Ms. Manisha Saxena
Secretary (UD), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
7. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
8. Smt. Varsha Joshi
Commissioner, South Delhi Municipal Corporation
9. Dr. Rajesh Kumar
Principal Commissioner (Housing & Sports), DDA
10. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

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

Copy for kind information to:

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



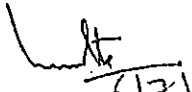
DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2019/MC/DDA/85

Dated: 6.7.2019

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Tuesday, the 9th July, 2019 at 3.00 p.m.** under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.


6/7/2019
(Rajiv Matta)
Asstt. Director (Meetings)

Encl: As above

Copy to:

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

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 9.07.2019

TIME: 3.00 P.M.

VENUE: RAJ NIWAS

DELHI

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	46/2019	Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.06.2019 at Raj Niwas. F.2(2)2019/MC/DDA	CCS
2.	47/2019	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.06.2019. F.2(3)2019/MC/DDA	CCS
3.	48/2019	Fixation of pre-determined land rates in developed areas for allotment of plots and flats in different zones of Delhi for the year 2019-20. F.Dy.CAO(LC)/DAR/2004-05	FINANCE
4.	49/2019	Grant of higher pay scale of PB-4 of Rs. 37,400-67,000/- with Grade Pay of Rs. 8700/- (Revised to Level 13 in the Pay Matrix as per 7 th CPC) to Superintending Engineers of DDA on non-functional basis - amendment in the Recruitment Rules under Section 56 of DD Act regarding. F.7(65)/2012/PB-I/Pt-II	PERSONNEL
5.	50/2019	Modification 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./Depu/PB-I	PERSONNEL

**Supplementary Agenda for the meeting of the
Delhi Development Authority fixed for 9.07.2019**

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S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	51/2019	Proposed Amendments in MPD-2021 F.20(9)/2014/MP	PLANNING
2.	52/2019	Fixation of of Addl. FAR charges for chajjas/ projections in residential plots F.5(09)2019/AO(P)DDA	FINANCE
3.	53/2019	Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi. F.5(8)2019/AO(P)DDA	FINANCE
4.	54/2019	Review of External Development Charges (EDC) leviable for Godowns in Narela. F.5(10)2019/AO(O)P/DDA	FINANCE
5.	55/2019	Involvement of school children and resident welfare Association In DDA's plantation programme F. PA/AC(LS)DDA/2019/192	LANDSCAPE

ITEM NO. 46/2019

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.06.2019.
File No. F.2(2)2019/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 14.06.2019 were circulated vide office circular No. F.2(2)2019/MC/DDA/73 & 74 dated 21.06.2019 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 14.06.2019 are submitted for confirmation of the Authority.

RESOLUTION

I. Observation made by Shri Somnath Bharti mentioned in para (ii) of 'Other Points' raised by the Members of the Authority has been recorded in the minutes as follows:

"DDA should consider allotment of land for model school at Yusuf Sarai."

The above minutes were amended as follows:

"DDA should consider allotment of land for DAV Model School at Yusuf Sarai."

II. The Authority vide Agenda Item No. 42/2019 had approved the launching of online Housing Scheme for War Widows, recipients of Gallantry Awards and for the persons who have got injured/disabled during the action/war, with a stipulation that 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 10 years from the date of possession and during the lock in period, the property may not be treated as lease-hold.

The Authority in its meeting held on 09.07.2019 revisited the above mentioned proposal and after deliberations it was decided to do away with lock in period of 10 years and that the allotment of flats to the applicants may be done on free-hold basis.

III. The remaining minutes of the meeting of the Authority held on 14.6.2019 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 14th June, 2019 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
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 Smt. Archana Agrawal,
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
Addl. Chief-Secretary (Finance), GNCTD
- 2 Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
- 3 Dr. Rajesh Kumar
Principal Commissioner (Housing, CWG & Sports)
- 4 Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 5 Shri Shripal
Principal Commissioner (Pers., Hort. & Landscape), DDA

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Ruchika Katyal
Joint 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. 28/2019

Confirmation of minutes of the meetings of the Delhi Development Authority held on 21.02.2019 and 25.02.2019.
F.2(2)2019/MC/DDA

Observation made by Shri O P Sharma mentioned in para (viii) of item No. 02/2019 has been recorded in the minutes as follows:-

"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."

The above minutes were amended as follows:-

"The unauthorized commercial activity at Rajdhani Enclave should be sealed, the encroachments at Chitra Vihar and Karkardooma cleared and paper be obtained from the RWA at Saini Enclave for contesting the matter in court"

The remaining minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019 were confirmed as circulated.

Item No. 29/2019

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 21.02.2019 and 25.02.2019.
E.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 meetings of the Authority held on 21.2.2019 and 25.2.2019:-

Shri Vijender Gupta

- i) DDA should make a policy for auctioning vacant land for one year or so, so that it can be further let out for marriages and other functions till the land is used for its intended purpose.
- ii) DDA should fill up vacant posts as per the Recruitment Regulations, by making appointments regularly at the direct entry levels in all departments. The process of promotions should be streamlined. If required, current duty charge be assigned and e-governance introduced.
- iii) Compassionate appointment be given in remaining eligible cases, if required through contractual engagement.
- iv) All cancelled leases in different categories be considered for restoration.

Shri Somnath Bharti

- i) Plots earmarked for nursery schools across Delhi be utilized for public use.
- ii) Timelines should be fixed for vacation of stay and demolition of unauthorized construction at khasra No. 277, Hauz Khas.
- iii) The report regarding cancellation of lease for land allotted to Badarpur Traders Union is flawed as the allotment had been made as per rule.
- iv) Recruitment drive be undertaken for filling vacant posts.
- v) Land available at Gautam Nagar be allotted for community services.

Shri O.P Sharma

- i) DDA should remove encroachments on right of way of roads in his constituency as per orders of Hon'ble Delhi High Court in the matter in a time bound manner. This would also provide access to DDA land earmarked for commercial complex at Chitra Enclave.
- ii) Since the land allotted to Badarpur Traders Union was through a registered lease, DDA should provide specific reasons for cancellation of the lease.
- iii) Terms and conditions of allotment of institutional land for some clubs have been unauthorisedly altered and their lease papers be got examined. They are being run for commercial purpose.

- iv) DDA should consider renewal of expired leases. Large number of persons are suffering as their leases expired long back and DDA has neither come with policy to renew them nor make the land freehold.
- v) DDA should intimate how lands are being unauthorisedly encroached for multi-storied construction on the river bed at Okhla. Action should be taken to remove the encroachment.
- vi) Since the requirements for kalyana mandapams and utsav grounds are slightly different, DDA should examine its proposals in this regard and provide for both utsav grounds and kalyana mandapams.

Shri Manish Aggarwal

- i) Several DDA plots are being unauthorisedly used by the tent mafia.
- ii) DDA should re-consider development of a mini sports complex on the available site at Vasant Gaon, which is unsuitable for housing.
- iii) Delhi Police be asked to vacate DDA land at Vasant Vihar.

Item No. 30/2019

Allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. F.1(05)2017/LSB(Resdl.)

Decision on the agenda item was deferred.

Item No. 31/2019

Implementation of provisions of Delhi Apartment Act 1986 on the line of judgment of Hon'ble High Court of Delhi in the case of O.S. Bajpai V/s Administrator (LG, Delhi) dated 28.05.2010 and 13.07.2007. F.100(11)2014/Pt.II/CL/Delhi Apptt. Act

The proposal contained in the agenda item was approved with an amendment at proposal no. (ii) of the item to be read as follows:

“Power for restoration of lease in respect of individual units/flats/apartments may be delegated to Vice Chairman, DDA.”

Item No. 32/2019

Regularization of land occupied by the refugees settled after 15 August 1950 (not covered under the Gadgil Assurance), in areas of Delhi under 'in-situ regularization'. F.S-22(7)72/OSB

The proposal contained in the agenda item was approved.

Item No. 33/2019

Furnishing of false Affidavits by registrants of Rohini Residential Scheme, 1981 for obtaining allotment of plots.
F.1(Estt.)Misc./LSB/RO/2019.

The proposal contained in the agenda item was approved with the modification in the subject head by deleting "false" before the word "affidavit" as the decision is to ignore the previous affidavits and it cannot be said that they are false without investigation.

Item No. 34/2019

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. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification.

Item No. 35/2019

Modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development.
F.3(10)2014/MP

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

Item No. 36/2019

Approval of PDR for the year 2019-20 for allotment of land to chemical traders at Holambi Kalan.
F. 100(166)2000/CL/Vol.IV

Shri O.P Sharma stated that chemical traders from Tilak Bazar area of Walled City, instead of Lal Kuan as mentioned in the agenda, were proposed to be shifted to Holambi Kalan. Therefore, agenda be accordingly corrected.

The proposal contained in the agenda item was approved.

Item No. 37/2019

Amendments in Recruitment Regulations for various posts in Staff Car Driver Cadre in DDA and making of fresh Recruitment Regulations for the posts of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II), Staff Car Driver (Grade-I), and Staff Car Driver (Special Grade).
F.1(Misc.)09/RR/SCD/PB-IV/2014

The proposal contained in the agenda item was approved.

Item No. 38/2019

Extension of time of making payment of Addl. FAR charges and Use Conversion charges.
F.2(14)17-18/AO(P)/DDA

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

Item No. 39/2019

Fixation of Pre Determined Rates (PDRs) in respect of following areas:
Rohini Residential Scheme Ph. IV & V for the financial year 2019-20.
Tikri Kalan for the financial year 2019-20 &
Narela for the financial year 2019-20.
F.2(204)2018/AO(P)/DDA

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

Item No. 40/2019

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

The proposal contained in the agenda item was approved. Suggestions be obtained from Members of the Authority on inclusion of additional areas for preparation for walk plans. More areas can be added later as areas mentioned in the agenda are not the only areas that can be taken up.

Item No. 41/2019

Proposal for launching of special on-line scheme for allotment to SC/ST.
No.F.1(42)2019/Coordn.(H)/

The proposal contained in the agenda item was approved.

Item No. 42/2019

Offering one bed room flats to the recipients of Gallantry Award, war widows and the persons who have got injured/disabled during the action/war.
F.12(Misc.)2018/2017/LIG(H)

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

“The scheme may be restricted to non-gazetted and non-commissioned officers only.”

Item No. 43/2019

Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 to add e-auctioning as mode to dispose off the unsold/vacant EHS flats of Delhi.

No. F3(11)AE(P)/RPD-10/DDA

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

Item No. 44/2019

Modification in the Agenda Item No. 53/2017 with respect to Re-fixation of factor for calculation of Minimum Reserve Price for Institutional Plots.
File No. F.12(43)I2/IL/Pt./Auction/

The proposal contained in the agenda item was approved.

Item No. 45/2019

Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.
F.3(75)2008-MP/J-62

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

'Other Points' raised by the Members of the Authority

Shri Vijender Gupta

- i) Roads under the jurisdiction of DDA at Rohini should be transferred to PWD at the earliest and till such time DDA must maintain them.
- ii) Community Halls developed by DDA are not being utilized.
- iii) For promoting land pooling, DDA should prepare a model after examining the applications received and plan to develop one sector as a model. DDA should promote sectors for which large number of applications have been received by providing motivation and counselling.
- iv) DDA should expedite DPRs and start some in-situ rehabilitation projects by October, 2019.

Shri Somnath Bharti

- i) Land available at Kumhar Basti be utilized for a community centre.
- ii) DDA should consider allotment of land for model school at Yusuf Sarai.
- iii) DDA road near Police Station Malviya Nagar be transferred to PWD.
- iv) DDA community halls at Adhchini and Gujjar Dairy be properly utilized.
- v) Water harvesting be made mandatory for DDA parks and buildings.
- vi) Dirty water from the drain at Rose Garden, Hauz Khas be diverted.
- vii) NOC should be provided for land required for installation of transformers.
- viii) Open gyms be maintained properly.
- ix) Electricity connection be provided for gazebos in Gulmohar and Deer Parks.
- x) A senior citizens' recreation centre be constructed at Gulmohar Park.

Shri O P Sharma

- i) DDA should frame proper guidelines to ensure that schools for which land has been allotted by DDA provide parking within their premises. The guidelines should also contain provisions for checking unauthorized construction and utilization of the facilities for Ramlilas and other functions within the school premises.
- ii) He informed that Court has asked DDA to reconsider its decision of regularizing the temple in Bank Colony. The temple is popular and well established so it should not be disturbed.
- iii) As DDA is unable to properly maintain roads in its jurisdiction, these be handed over to PWD/Municipal Corporations.
- iv) Development works of DDA parks in his constituency are being carried out in a haphazard manner. No security guards are available at these parks. Toilets in parks should only have urinals as otherwise they are misused.
- v) DDA should intimate status of its mega project at Karkardooma.

- vi) DDA should prioritize the removal of earmarked encroachments on roads as mentioned in the orders of 2017 of Delhi High Court in W.P. (C) 4999/2017.
- vii) Built up shops in his constituency be auctioned to prevent misuse.
- viii) Though the Authority had approved modification in the Master Plan for household industries, people have not yet benefited as the Municipal Corporations have not yet issued licences.
- ix) Norms be made in consultation with the Municipal Corporations regarding quantum of land to be allotted for various public utilities.

Shri S K Bagga

- i) DDA should improve the condition of Krishna Nagar park in AC-60.

Shri Manish Aggarwal

- i) Land allotted by DDA to schools are being utilized for unauthorized commercial activities.
- ii) Encroachment by kabariwalas at Anand Niketan be removed.
- iii) DDA community hall at Vasant Apartment be properly utilized.
- iv) Open gym be installed in vacant DDA land at Vasant Gaon.

Hon'ble Lt. Governor directed that agenda items for Authority meetings be circulated timely and meetings of the Authority shall be held on the second Tuesday of every month. If this day happens to be a holiday, the meeting be held on the next working day.

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.

ITEM NO. 47/2019

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 14.06.2019 AT RAJ NIWAS.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 28/2019</u></p> <p>Confirmation of minutes of the meetings of the Delhi Development Authority held on 21.02.2019 and 25.02.2019. F.2(2)2019/MC/DDA</p> <p>Observation made by Shri O P Sharma mentioned in para (viii) of item No. 02/2019 has been recorded in the minutes as follows:-</p> <p>No action has been taken against unauthorized commercial activities at Saini Enclave, ChitraVihar, Rajdhani Enclave and Karkardooma. These unauthorized commercial activities in residential areas should be sealed for misuse."</p> <p>The above minutes were amended as follows :-</p> <p>The unauthorized commercial activity at Rajdhani Enclave should be sealed, the encroachments at ChitraVihar and Karkardooma cleared and paper be obtained from the RWA at Saini Enclave for contesting the matter in court."</p> <p>The remaining minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019 were confirmed as circulated.</p> <p>Action: Land Management</p>	<p>The action is to be taken by EDMC. (Land Management)</p> <p>The area i.e. Saini Enclave, Chitra Vihar, Rajdhani Enclave, Karkardooma are denotified. (Engineering)</p>

2.	<p><u>Item No. 29/2019</u></p> <p>Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 21.02.2019 and 25.02.2019. F.2(3)2019/MC/DDA</p> <p>The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 21.2.2019 and 25.2.2019:-</p> <p><u>Shri Vijender Gupta</u></p> <p>(i) DDA should make a policy for auctioning vacant land for one year or so, so that it can be further let-out for marriages and other functions till the land is used for its intended purpose. Action: Land Disposal</p>	<p>Policy is being framed.</p> <p>(Land Disposal)</p>															
(ii)	<p>DDA should fill up vacant posts as per the Recruitment Regulations by making appointments regularly at the direct entry levels in all departments. The process of promotions should be streamlined. If required, current duty charge be assigned and e-governance introduced.</p> <p>Action: Personnel</p>	<p>As far as direct recruitment is concerned, DDA is making constant efforts to fill up the vacant posts in various categories. In 2016, 770 vacancies were notified in various categories. Out of these, 719 vacancies have been filled. Further, 213 posts in various categories under direct recruitment quota have been notified in 2019. The recruitment process for these posts is underway.</p> <p>As far as promotions are concerned, it is submitted that the DPC proposals are finalized before commencement of the year and the DPCs are convened on time to make timely promotions. So far, 191 promotions have been made in different cadres w.e.f. 01.01.2019.</p> <p>Regarding assignment of current duty charge, it is submitted that additional charge of following posts have been assigned from time to time under FR 49 (i) to cope with the shortage of officers at senior levels:-</p> <table border="0"> <tr> <td>1. Chief Engineer (Civil)</td> <td>:</td> <td>01</td> </tr> <tr> <td>2. Director (Hort.)</td> <td>:</td> <td>02</td> </tr> <tr> <td>3. SE (Civil)</td> <td>:</td> <td>11</td> </tr> <tr> <td>4. EE (Elect.)</td> <td>:</td> <td>01</td> </tr> <tr> <td>5. Director (Plg.)</td> <td>:</td> <td>05</td> </tr> </table> <p>(Personnel)</p>	1. Chief Engineer (Civil)	:	01	2. Director (Hort.)	:	02	3. SE (Civil)	:	11	4. EE (Elect.)	:	01	5. Director (Plg.)	:	05
1. Chief Engineer (Civil)	:	01															
2. Director (Hort.)	:	02															
3. SE (Civil)	:	11															
4. EE (Elect.)	:	01															
5. Director (Plg.)	:	05															
(iii)	<p>Compassionate appointment be given in remaining eligible cases, if required through contractual engagement.</p> <p>Action: Personnel</p>	<p>A notification for filling up of 102 vacancies arisen under quota of compassionate appointment was issued on 10.01.2019. The applicants (legal heirs of deceased employees) have submitted their revised affidavits, which</p>															

		are under scrutiny and appointments will be given on the basis of points decided by the 100 Point Formula circulated by the Ministry.	(Personnel)
(iv)	All cancelled leases in different categories be considered for restoration. Action: Land Disposal	Files are being submitted to Hon'ble LG for restoration after observing codal formalities. DDA will arrange a camp to receive applications for restoration of lease deeds on 17.07.2019, 31.07.2019 and 14.08.2019.	
(i)	<u>Shri Somnath Bharti</u> Plots earmarked for nursery schools across Delhi be utilized for public use. Action: Land Disposal	The matter is under examination.	(Planning)
(ii)	Timelines should be fixed for vacation of stay and demolition of unauthorized construction at khasra No. 277, Hauz Khas. Action: Land Management	A reminder has been issued to SDM, Hauz Khas for fresh demarcation vide letter No. 295 dated 26.06.2019 by DD(LM/SWZ). The next date of hearing of Court case is 30.07.2019.	(Land Management)
(iii)	The report regarding cancellation of lease for land allotted to Badarpur Traders Union is flawed as the allotment had been made as per rule. Action: Land Disposal	Action on determination of lease was taken on the basis of recommendations of Committee headed by the then PC(Coordn.) which found certain discrepancies in the lease deed as well as regularization process of the land.	(Land Disposal)
(iv)	Recruitment drive be undertaken for filling vacant posts. Action: Personnel	As far as direct recruitment is concerned, DDA is making constant efforts to fill up the vacant posts in various categories. In 2016, 770 vacancies were notified in various categories. Out of these, 719 vacancies have been filled. Further, 213 posts in various categories under direct recruitment quota have been notified in 2019. The recruitment process for these posts is underway.	(Personnel)
(v)	Land available at Gautam Nagar be allotted for community services. Action: Land Disposal	The area was surveyed by Engineering Wing and forwarded to Planning Wing. Planning Wing intimated that as per the LOP of Gautam Nagar, vacant land referred by Engineering Department has already been earmarked for multi level parking on land measuring 3698.29 sqm. and the same was allotted to SDMC on 28.12.2017. In the LOP of Arjun Nagar vacant land measuring about 1 ha. is earmarked for Primary School, Park & Local Shopping with an approach road of 56 meter wide connecting a 24 meter road in the neighbourhood. Further, vide letter dated 16.05.2018, 19.09.2018 and reminder dated 11.01.2019 SDMC were requested to give formal request for allotment of land for community services in the prescribed format. SDMC has finally sent their request for	

		allotment of land vide letter dated 22.02.2019 and the same is under active consideration. (Land Disposal)
(i)	<p><u>Shri O P Sharma</u></p> <p>DDA should remove encroachments on right of way of roads in his constituency as per orders of Hon'ble Delhi High Court in the matter in a time bound manner. This would also provide access to DDA land earmarked for commercial complex at Chitra Enclave.</p> <p>Action: Land Management</p>	<p>Chief Secretary, Delhi has held a meeting of all concerned on 08.01.2019 in this regard. DUSIB has to take action and payment to DUSIB is to be made by PWD for encroachment on PWD land and DDA for encroachment on DDA land.</p> <p>A letter has been written to DUSIB by DD/LM/EZ vide letter No. F.2(57)14/DD/LM/EZ/Pt.II/223 dated 20.06.2019 to provide the timeline for the same.</p> <p>(Land Management)</p>
(ii)	<p>Since the land allotted to Badarpur Traders Union was through a registered lease, DDA should provide specific reasons for cancellation of the lease.</p> <p>Action: Land Disposal</p>	<p>Action on determination of lease was taken on the basis of recommendations of Committee headed by the then PC(Coordn.) which found certain discrepancies in the lease deed as well as regularization process of the land.</p> <p>(Land Disposal)</p>
(iii)	<p>Terms and conditions of allotment of institutional land for some clubs have been unauthorisedly altered and their lease papers be got examined. They are being run for commercial purpose.</p> <p>Action: Land Disposal</p>	<p>In the last Authority meeting, issue of Great Getsby has been raised and ATR has been sent. LD Department is carrying out thorough inspection on the issues raised by Hon'ble Authority Member. A show cause notice has also been issued on 03.07.2019 to the society regarding violation of terms and conditions.</p> <p>Further action will be taken based on survey report and reply of society and the same will be intimated to Hon'ble Authority Member in due course.</p> <p>(Land Disposal)</p>
(iv)	<p>DDA should consider renewal of expired leases. Large number of persons are suffering as their leases expired long back and DDA has neither come with policy to renew them nor make the land freehold.</p> <p>Action: Land Disposal</p>	<p>It is submitted that agenda for renewal of expired lease in respect of term leases up to the period of 90 years (residential + mixed land use) is being placed before the Authority in the next meeting scheduled to be held on 9th July, 2019. With regard to placing agenda of short term lease (residential and commercial), it has been decided that the same would be placed before the Authority in the next meeting in August, 2019 as it requires detailed examination from legal/finance's point of view.</p> <p>(Land Disposal)</p>
(v)	<p>DDA should intimate how lands are being unauthorisedly encroached for multi-storied construction on the river bed at Okhla. Action should be taken to remove the encroachment.</p> <p>Action: Land Management</p>	<p>As per the report of Revenue staff, the above land was transferred to Horticulture Division-VII on 13.02.2017 and is presently under the jurisdiction of Horticulture Division-VII, DDA. A demolition programme was carried out on 02.01.2019 under the supervision of Horticulture Division-VII in the presence of Delhi Police and existing encroachment was removed.</p> <p>(Land Management)</p> <p>DDA fixed demolition in Yamuna flood plan on 1.5.2019 &</p>

		20.5.2019 but due to non-availability of police force, one demolition was not carried. Further, demolition has been re-fixed for removal of encroachments from 15.7.2018 & 18.7.2018.	(Horticulture)
(vi)	Since the requirements for kalyana mandapams and utsav grounds are slightly different, DDA should examine its proposals in this regard and provide for both utsav grounds and kalyana mandapams. Action: Planning	Utsav grounds are identified in various zones under the category of 'Multipurpose Grounds' to be used for social/religious/public functions. In addition to this temporary structures are being proposed as 'Kalyan Mandapams' in different zones for marriage/other public functions.	(Planning)
(i)	<u>Shri Manish Aggarwal</u> Several DDA plots are being unauthorisedly used by the tent mafia. Action: Engineering	Regular monitoring is being done by QRT staff and concerned Executive Engineers. DDA allows booking on DDA website for functions. However, field staff has been directed to be more careful regarding unauthorized occupation of booking sites.	(Engineering)
(ii)	DDA should re-consider development of a mini sports complex on the available site at Vasant Gaon, which is unsuitable for housing. Action: Planning	The land use of the area is 'Residential' as per the Zonal Development Plan and 'Group Housing' as per the layout plan of the area and is currently proposed for development of DDA housing as it has been found feasible to be put to its earmarked use.	(Planning)
(iii)	Delhi Police be asked to vacate DDA land at Vasant Vihar. Action: Land Management	Delhi Police has been requested to do so.	(Planning)
3.	<u>Item No. 31/2019</u> Implementation of provisions of Delhi Apartment Act 1986 on the line of judgment of Hon'ble High Court of Delhi in the case of O.S. Bajpai V/s Administrator (LG, Delhi) dated 28.05.2010 and 13.07.2007. F.100(11)2014/Pt.II/CL/Delhi Apptt. Act The proposal contained in the agenda item was approved with an amendment at proposal no. (ii) of the item to be read as follows: "Power for restoration of lease in respect of individual units/flats/apartments may be delegated to Vice Chairman, DDA." Action: Land Disposal	The proposal has been sent to Ministry of HUA after the approval of the Authority in its meeting dt. 14.06.2019. (Land Disposal)	

4.	<p><u>Item No. 32/2019</u></p> <p>Regularization of land occupied by the refugees settled after 15 August 1950 (not covered under the Gadgil Assurance), in areas of Delhi under 'in-situ regularization'. F.S-22(7)72/OSB</p> <p>The proposal contained in the agenda item was approved. Action: Land Disposal</p>	<p>Agenda has been approved by the Authority and is being forwarded to Ministry for notification. (Land Disposal)</p>
5.	<p><u>Item No. 33/2019</u></p> <p>Furnishing of false Affidavits by registrants of Rohini Residential Scheme, 1981 for obtaining allotment of plots. F.1(Estt.)Misc./LSB/RO/2019</p> <p>The proposal contained in the agenda item was approved with the modification in the subject head by deleting "false" before the word "affidavit" as the decision is to ignore the previous affidavit and it cannot be said that they are false without investigation. Action: Land Disposal</p>	<p>The issue stands resolved and possession letters are being issued after obtaining declaration to the effect that allottee had not acquired property before. 21.04.1986. (Land Disposal)</p>
6.	<p><u>Item No. 34/2019</u></p> <p>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</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification. Action: Planning</p>	<p>Central Govt. after considering DDA's proposal has notified it vide S.O. 2127(E) dated 26.06.2019. (Planning)</p>

7.	<p><u>Item No. 35/2019</u></p> <p>Modification in Master Plan for Delhi-2021 w.r.t. penalty charges for misuse under Mixed Use Development. F.3(10)2014/MP</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification.</p> <p style="text-align: right;">Action: Planning</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Housing & Urban Affairs Govt. of India, vide letter dated 21.06.2019 for its approval and issuance of final notification.</p> <p style="text-align: right;">(Planning)</p>
8.	<p><u>Item No. 36/2019</u></p> <p>Approval of PDR for the year 2019-20 for allotment of land to chemical traders at Holambi Kalan. F.100(166)2000/CL/Vol.IV</p> <p>Shri O P Sharma stated that chemical traders from Tilak Bazar area of Walled City, instead of Lal Kuan as mentioned in the agenda, were proposed to be shifted to Holambi Kalan. Therefore, agenda be accordingly corrected.</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Finance</p>	<p>The PDRs have been forwarded to MoHUA for approval vide letter No. F.100(166)/2000/CL/Vol-IV/63 dated 25.06.2019.</p> <p style="text-align: right;">(Finance)</p>
9.	<p><u>Item No. 37/2019</u></p> <p>Amendments in Recruitment Regulations for various posts in Staff Car Driver Cadre in DDA and making of fresh Recruitment Regulations for the posts of Staff Car Driver (Ordinary Grade), Staff Car Driver (Grade-II), Staff Car Driver (Grade-I), and Staff Car Driver (Special Grade). F.1(Misc.)09/RR/SCD/PB-IV/2014</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Personnel</p>	<p>The draft amendment in the RRs of the Staff Car Drivers of DDA approved by the Authority have been sent to the MoHUA for notification.</p> <p style="text-align: right;">(Personnel)</p>

10.	<p><u>Item No. 38/2019</u></p> <p>Extension of time of making payment of Addl. FAR charges and Use Conversion charges. F.2(14)17-18/AO(P)/DDA</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for consideration and approval.</p> <p style="text-align: right;">Action: Finance</p>	<p>The matter has been forwarded to MoHUA for approval vide letter No. F1(Misc.)DyCAO(LC-I)62 dated 24.06.2019.</p> <p style="text-align: right;">(Finance)</p>
11.	<p><u>Item No. 39/2019</u></p> <p>Fixation of Pre Determined Rates (PDRs) in respect of following areas: Rohini Residential Scheme Ph. IV & V for the financial year 2019-20. Tikri kalan for the financial year 2019-20 & Narela for the financial year 2019-20. F.2(204)2018/AO(P)/DDA</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for consideration and approval.</p> <p style="text-align: right;">Action: Finance</p>	<p>The PDRs have been forwarded to MoHUA for approval and notification vide letter No. F2(204)/2019/AO(P)/DDA/64 dated 26.06.2019.</p> <p style="text-align: right;">(Finance)</p>
12.	<p><u>Item No. 40/2019</u></p> <p>Draft Regulations for Enhancing Walkability in Delhi. F.1(331)2018/UTTIPEC</p> <p>The proposal contained in the agenda item was approved. Suggestions be obtained from Members of the Authority on inclusion of additional areas for preparation for walk plans. More areas can be added later as areas mentioned in the agenda are not the only areas that can be taken up.</p> <p style="text-align: right;">Action: Planning</p>	<p>As approved by the Authority, the matter has been referred to MoHUA, GoI on 26.06.2019 for approval of Central Govt. for notifying the Regulations under Section 57 of DD Act 1957.</p> <p style="text-align: right;">(Planning)</p>

13.	<p><u>Item No. 41/2019</u></p> <p>Proposal for launching of special on-line scheme for allotment to SC/ST. No.F.1(42)2019/Coordn.(H)</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Housing</p>	<p>List of approximately 400 vacant flats has been received from various branches of Housing Department. The Scheme brochure is being submitted for approval.</p> <p style="text-align: right;">(Housing)</p>
14.	<p><u>Item No. 42/2019</u></p> <p>Offering one bed room flats to the recipients of Gallantry Award, war widows and the persons who have got injured/disabled during the action/war.</p> <p>F.12(Misc.)2018/2017/LIG(H)</p> <p>The proposal contained in the agenda item was approved with the following modification:</p> <p>“The scheme may be restricted to non-gazetted and non-commissioned officers only.”</p> <p style="text-align: right;">Action: Housing</p>	<p>The Scheme brochure has been finalized. However, the matter is being placed before the Authority for removing the clause for 10 year lock-in period.</p> <p style="text-align: right;">(Housing)</p>
15.	<p><u>Item No. 43/2019</u></p> <p>Amendment in DDA (Management and Disposal of Housing Estate) Regulations, 1968 to add e-auctioning as mode to dispose off the unsold/vacant EHS flats of Delhi.</p> <p>No.F3(11)AE(P)/RPD-10/DDA</p> <p>The proposal contained in the agenda item was approved. The matter be referred to Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of DD Act, 1957.</p> <p style="text-align: right;">Action: Housing</p>	<p>Under Section 57 of DDA Act, 57, the approved agenda is to be sent for getting notified in the Office Gazette. A letter to Director (Delhi Division), MoHUA has been sent on 24th June, 2019 for notifying the amendments in the Gazette and D.O. letter regarding the same has been issued on 01.07.2019.</p> <p style="text-align: right;">(Housing)</p>
16.	<p><u>Item No. 44/2019</u></p> <p>Modification in the Agenda Item No. 53/2017 with respect to Re-fixation of factor for calculation of Minimum</p>	

	<p>Reserve Price for Institutional Plots. File No. F.12(43)12/IL/Pt./Auction/</p> <p>The proposal contained in the agenda item was approved. Action: Land Disposal</p>	<p>In the upcoming auction reserve price of Educational and Health Facility will be worked out by taking factor of residential circle rate as approved in this agenda.</p>
17.	<p>Item No. 45/2019</p> <p>Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J. F.3(75)2008-MP/J-62</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued. Action: Planning</p>	<p>(Land Disposal)</p> <p>As approved in the Authority meeting, a public notice vide S.O. 2147 (E) dated 27.06.2019 has been issued for inviting objections/suggestions within a period of 30 days. (Planning)</p>

Other Points raised by Hon'ble members of the Authority

S. No.	Subject	Action Taken Report
1.	<u>Shri Vijender Gupta</u>	
(i)	Roads under the jurisdiction of DDA at Rohini should be transferred to PWD at the earliest and till such time DDA must maintain them. Action: Engineering	Department had been mailing regular requests to PWD to take over without any result. (Engineering)
(ii)	Community Halls developed by DDA are not being utilized. Action: Engineering	At present community halls developed are open for public through online booking. However, applications have also been invited for allotting the same to RWAs/societies on license fee basis. Some community halls have been allotted to RWAs/Registered Societies on license fee basis and others are under process. (Engineering)
(iii)	For promoting land pooling, DDA should prepare a model after examining the applications received and plan to develop one sector as a	1. The applications for participation received in DDA are being monitored periodically and updation of the same in GIS database is under process. As on 04.07.2019, a total of 1127 applications have been received for about

	<p>model. DDA should promote sectors for which large number of applications have been received by providing motivation and counselling.</p> <p style="text-align: right;">Action: Planning</p>	<p>1005 hectares of land for participation under this scheme.</p> <p>2: NIUA and DDA have collectively identified one (01) sector in each of the Land Pooling Zones and draft model Layout Plans have been prepared for the same, which were presented before the Hon'ble L.G. on 21.06.2019. Once it is finalized, same shall be placed in DDA's website along with other IEC material for the ease of landowners/Developer Entities (DEs) as part of motivation and counseling of land owners.</p> <p style="text-align: right;">(Planning)</p>
(iv)	<p>DDA should expedite DPRs and start some in-situ rehabilitation projects by October, 2019.</p> <p style="text-align: right;">Action: Housing</p>	<p>Action for compliance is being taken.</p> <p style="text-align: right;">(Housing)</p>
2.	<p><u>Shri Somnath Bharti</u></p>	
(i)	<p>Land available at Kumhar Basti be utilized for a community centre.</p> <p style="text-align: right;">Action: Engineering</p>	<p>The land is temporarily handed over to DMRC. However, right of way of the approach road of this plot is not as per the requirement of CFO.</p> <p style="text-align: right;">(Engineering)</p>
(ii)	<p>DDA should consider allotment of land for model school at Yusuf Sarai.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>Vide letter dated 28.06.2019, Directorate of Education, GNCTD was requested to give formal request for allotment of land for Model School at Yusuf Sarai in the prescribed format. As and when request is received further action will be taken.</p> <p style="text-align: right;">(Land Disposal)</p>
(iii)	<p>DDA road near Police Station Malviya Nagar be transferred to PWD.</p> <p style="text-align: right;">Action: Engineering</p>	<p>The process of handing over this road to SDMC has already been taken up. Deficiency charges already deposited and road is being maintained by SDMC.</p> <p style="text-align: right;">(Engineering)</p>
(iv)	<p>DDA community halls at Adhchini and Gujjar Dairy be properly utilized.</p> <p style="text-align: right;">Action: Engineering</p>	<p>Concerned EEs have been directed to ensure optimal use of these community halls by local residents/RWAs in order to achieve the purpose for which these community halls have been built by DDA.</p> <p style="text-align: right;">(Engineering)</p>
(v)	<p>Water harvesting be made mandatory for DDA parks and buildings.</p> <p style="text-align: right;">Action: Horticulture</p>	<p>Water harvesting system exists in all parks of DDA.</p> <p style="text-align: right;">(Horticulture)</p>
(vi)	<p>Dirty water from the drain at Rose Garden, Hauz Khas be diverted.</p> <p style="text-align: right;">Action: Horticulture</p>	<p>Drain cannot be covered as per NGT directions. Installation of STP on this drain has been approved and will be installed.</p> <p style="text-align: right;">(Horticulture)</p>
(vii)	<p>NOC should be provided for land required for installation of transformers.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>Matter is under examination.</p> <p style="text-align: right;">(Land Disposal)</p>

(viii)	Open gyms be maintained properly. Action: Horticulture/Engineering	Maintenance tenders have been awarded for proper maintenance of open gyms and repair work is being attended regularly. (Horticulture)
(ix)	Electricity connection be provided for gazebos in Gulmohar and Deer Parks. Action: Horticulture/Engineering	Electricity connection will be made available within a month. (Horticulture)
(x)	A senior citizens' recreation centre be constructed at Gulmohar Park. Action: Planning	There is no specific use premises as senior citizen recreational centre provided in the Master Plan for Delhi-2021. However, senior citizen recreation room is permissible in residential plot in group housing as per MPD. Further, it was also discussed in various meetings relating to developmental issues and decided that the space for senior citizen recreation be provided in community halls or in parks. The Gulmohar park area has been transferred to Municipal Corporation and further land allocations to be done by the SDMC. (Planning)
3.	<u>Shri O P Sharma</u>	
(i)	DDA should frame proper guidelines to ensure that schools for which land has been allotted by DDA provide parking within their premises. The guidelines should also contain provisions for checking unauthorized construction and utilization of the facilities for Ramlilas and other functions within the school premises. Action: Land Disposal	A. letter No. PS/Dir.(Bldg.)/DDA/2017/D-67 dated 16.01.2018 has already been issued by the Building Department of DDA to all the MCDs to give necessary instruction to the school authorities to park the school buses inside the school premises. Regarding checking of unauthorized construction, it is submitted that the schools are to abide by the MPD norms and Building Bye-Laws. Further, for areas which are de-notified, the responsibility of checking unauthorised construction is under the jurisdiction of MCD and areas which have not been de-notified are monitored by Building Department and Engineering Wing, DDA. Further, regarding utilization of facilities for Ramlilas and other functions within the school premises, it is stated that as the area is allotted specifically for the playground, therefore other activities cannot be allowed in the school premises as per terms and conditions of lease deed/allotment letter. (Land Disposal)
(ii)	He informed that Court has asked DDA to reconsider its decision of regularizing the temple in Bank Colony. The temple is popular and well established so it should not be disturbed. Action: Land Disposal	It is intimated that, the policy of allotment of land for religious purpose is under submission to Competent Authority. Further, it is also stated that, as of now there is no policy for regularizing the encroached govt. land as temple. (Land Disposal)

(iii)	<p>As DDA is unable to properly maintain roads in its jurisdiction, these be handed over to PWD/Municipal Corporations.</p> <p style="text-align: right;">Action: Engineering</p>	<p>The matter for handing over of road has already been taken up with PWD and Municipal Corporations. However, concerned EEs are maintaining the road falling under their jurisdiction. Instructions have been issued to the field staff to resolve the estimate with MCD/PWD on priority.</p>
(iv)	<p>Development works of DDA parks in his constituency are being carried out in a haphazard manner. No security guards are available at these parks. Toilets in parks should only have urinals as otherwise they are misused.</p> <p style="text-align: right;">Action: Horticulture</p>	<p style="text-align: right;">(Engineering)</p> <p>Upgradation works in parks are in progress as per requirement and sufficient security guards have also been provided in the parks.</p> <p style="text-align: right;">(Horticulture)</p>
(v)	<p>DDA should intimate status of its mega project at Karkardooma.</p> <p style="text-align: right;">Action: Planning</p>	<p>DDA in its land at Karkardoma, East Delhi hub, measuring 30.0 ha. has tied up with NBCC for construction of group housing in this land as per MPD-2021. NBCC will prepare the designs, do the construction work from its own resources and shall be paid consultation charges as shall decided in the new MOU, to be signed with them. They 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 norms for construction of EWS housing. The design and detailed project report is being prepared by NBCC and the finalization of MOU is under process.</p> <p>The TOD policy is also in the pipeline and Karkardoma project is now being reworked in light of TOD policy.</p> <p style="text-align: right;">(Planning)</p>
(vi)	<p>DDA should prioritize the removal of earmarked encroachments on roads as mentioned in the orders of 2017 of Delhi High Court in W.P. (C) 4999/2017.</p> <p style="text-align: right;">Action: Land Management</p>	<p>Chief Secretary, Delhi has held a meeting of all concerned on 08.01.2019 in this regard. DUSIB has to take action and payment to DUSIB is to be made by PWD for encroachment on PWD land and DDA for encroachment on DDA land.</p> <p>A letter has been written to DUSIB by DD/LM/EZ on 20.06.2019 to provide the timeline for the same.</p> <p style="text-align: right;">(Land Management)</p>
(vii)	<p>Built up shops in his constituency be auctioned to prevent misuse.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>There is no vacancy report in Vishwas Nagar area. As and when the same is received these would be disposed of.</p> <p style="text-align: right;">(Land Disposal)</p>
(viii)	<p>Though the Authority had approved modification in the Master Plan for household industries, people have not yet benefited as the Municipal Corporations have not yet issued licences.</p> <p style="text-align: right;">Action: All MCDs</p>	<p>Pertains to Municipal Corporations.</p>

(ix)	Norms be made in consultation with the Municipal Corporations regarding quantum of land to be allotted for various public utilities. Action: Planning	The proposal is under process. (Planning)
4.	<u>Shri S K Bagga</u>	
(i)	DDA should improve the condition of Krishna Nagar park in AC-60. Action: Horticulture	There is no DDA park in Krishna Nagar. (Horticulture)
5.	<u>Shri Manish Aggarwal</u>	
(i)	Land allotted by DDA to schools are being utilized for unauthorized commercial activities. Action: Land Disposal	In this regard, it is stated that in most of the schools, subletting permission has been granted by the DDA for running bank, similar activities or for office purpose within the permissible limit of 25% as per policy of subletting of Institutional Plots. Further, it is stated that monitoring of any unauthorized commercial activities lies in the domain of MCD in denotified areas or by the Engineering Wing in DDA areas which are yet to be notified. In case, any such instance is reported in DDA area, immediate action is taken in accordance with terms and conditions of allotment/lease deed. If any other complaint is received against any specific school(s) then also action is initiated immediately. (Land Disposal)
(ii)	Encroachment by kabariwalas at Anand Niketan be removed. Action: Land Management	The action is being taken in consultation with Cooperative Society Branch of Land Disposal Department. (Land Management)
(iii)	DDA community hall at Vasant Apartment be properly utilized. Action: Engineering	Directions already issued to the concerned officers to ensure that this community hall is put up to maximum use by the local residents/RWAs in order to achieve the purpose for which this community hall has been built by DDA. (Engineering)
(iv)	Open gym be installed in vacant DDA land at Vasant Gaon. Action: Horticulture	DDA provides gyms only in parks/green belts. Since it is not a park, gym cannot be installed. (Horticulture)

RESOLUTION

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 14.6.2019:

Shri Vijender Gupta

- i) The matter regarding determination of lease for land allotted to Badarpur Traders Union should be examined whether it was as per policy decision or the lease had been granted incorrectly instead of further complicating the matter.
- ii) Framing of policy for auctioning of vacant land for marriages and other functions be expedited.
- iii) Roads under the jurisdiction of DDA should be handed over to PWD/ Municipal Corporations as DDA is unable to properly maintain them and provide sanitation and street lighting.
- iv) Adequate security guards and malis should be posted at all DDA parks.
- v) Open gyms in DDA parks are not maintained properly.
- vi) Land pooling scheme should be closely monitored and status intimated periodically.

Shri Somnath Bharti

- i) The recommendations of the Committee regarding cancellation of lease for land allotted to Badarpur Traders Union is flawed and whether DDA has the powers to review the lease allotment.
- ii) Since DDA has already issued notification that nursery school plots can be utilized for public use, there is no necessity for further examination of the matter.
- iii) The land at Khasra No. 277, Hauz Khas has already been demarcated three times and fresh demarcation should not be necessary.
- iv) DDA plots are available at Gautam Nagar which can be allotted for community services.
- v) Substantial DDA land is available at Kumhar Basti, a part of which can be utilized for a community centre.
- vi) SDMC disagrees that the road near Police Station at Malviya Nagar has been handed over by DDA. Considering the width of the road, it should actually be handed over to PWD.
- vii) The DDA community hall at Adchini can be utilized for underground parking.
- viii) The community hall at Gujjar Dairy is in a dilapidated condition.
- ix) The dirty water in the drain at Rose Garden, Hauz Khas emits very foul odour.
- x) Allotment of land required for installation of transformers be expedited.
- xi) Allotment of land for a senior citizens' recreation centre at Gulmohar Park is pending for a long time.

Shri O P Sharma

- i) Encroachments on ROW of roads in his constituency have not yet been removed. Since the encroachers are willing to shift, the process be expedited.
- ii) Since the land was allotted to Badarpur Traders Union on lease basis, whether DDA has the power to determine the lease.
- iii) Enquiry should be conducted how institutional lands in his constituency for Great Getsby Club, Geeta Charitable Trust, Jagriti Play School and Shubham Banquet Hall had been allotted to an individual.
- iv) Despite reports of demolition programmes, there are multiple unauthorized multi-storeyed construction on the river bed at Okhla.
- v) For land allotted to schools by DDA, action against unauthorized construction, parking and utilization for Ramlilas and other functions needs to be checked by DDA for violation of lease conditions.
- vi) Though NBCC was required to develop the mega project at Karkardooma, there has been no progress in the last five years.
- vii) The Master Plan had been modified for household industries but people have not benefited as the Municipal Corporations have put riders for obtaining NOCs for pollution and labour. DDA should send a proposal to the Ministry of Housing and Urban Affairs, Govt. of India that no such conditions are incorporated by Municipal Corporations.

Shri S K Bagga

- i) The condition of the existing 15 to 20 DDA parks in Krishna Nagar Assembly Constituency which has 4 wards be improved.

Shri Manish Aggarwal

- i) Encroachment on DDA lands at Shastri Market, South Moti Bagh; A5, Anand Niketan and Karbala, Lodhi Road be removed.

ITEM NO.48/2019

Sub: Fixation of pre-determined land rates in developed areas for allotment of plots and flats in different zones of Delhi for the year 2019-20.

File No. Dy.CAO(LC)/DAR/2004-05

1. For calculating the premium recoverable from allottees of plots and land beneath DDA flats in respect of ongoing projects i.e. Narela and Rohini Phase IV & V, the Predetermined Rates are fixed annually through Cost Benefit Analysis exercise.
2. However, in respect of other developed colonies where only few isolated plots have been left and are required to be allotted or to be used for construction of DDA housing flats, the predetermined rates in such developed areas were determined in terms of Authority's resolution numbers 60/1995 and 32/96 read with resolution No. 41/2003 till the financial year 2010-11.
3. In a specific case, while fixing PDRs for alternative allotment of a plot in Dwarka for the year 2010-11 in file No. F.2 (39)95/AO (P)/DDA/Pt.V, it was directed that, fresh exercise be undertaken to work out the PDR for the next year on the basis of current cost of development and cost of acquisition of land to be further linked with the cost of money". Accordingly, exercise for fixation of the PDRs in respect of developed areas for the year 2011-12 was undertaken by taking into consideration the existing cost of development, cost of acquisition and other overheads. The benchmark rate accordingly worked out to Rs.9001/- per sqm which turned out to be lower than the benchmark rate of Rs. 10406.72 per sqm, as worked out on the methodology prescribed vide Resolution No. 60/95 and 32/96.
4. In view of the position explained in the preceding para and in order to maintained the parity among the rates for other categories and developed areas, the PDRs for the developed areas was increased by 10% over the rates of 2010-11. Thereafter, the exercise for determining developed area land rates for the year 2011-12 as per Resolution No. 60/95 and 32/96 was not followed.

5. The PDRs for developed areas for subsequent years i.e. 2012-13 to 2018-19 were updated by 10% over the PDRs of the relevant preceding years as duly approved by Hon'ble LG.
6. Now, coming to the issue of fixation of pre-determined rates for developed areas for the financial year 2019-20, it is proposed that the same methodology as adopted for the year 2011-12 to 2018-19 may be followed i.e. to increase the existing rates as applicable for the financial year 2018-19 by 10 percent. The proposed rates for the year 2019-20 are accordingly tabulated below for kind consideration:

Pre-determined land rates in Developed areas for working out the cost of flats

(TABLE-I) (Figures in Rs. Per sq.mtr)

(1) Zone	Approved rates for the 2018-19				Rate of increase	Proposed rates for the year 2019-20			
	(2)					(3)			
	Janta/ EWS	LIG	MIG	SFS/ CGHS		Janta/ EWS (0.50)*	LIG (0.75)*	MIG (1.25)*	SFS/ CGHS (1.50)*
Central	24099	36146	60244	72290	10%	26509	39761	66268	79519
NZ, EZ, WZ, Rohini Ph. I, II & III	15064	22591	37651	45183	10%	16570	24850	41416	49701
Dwarka	16640	24958	41596	49917	10%	18304	27454	45756	54909
South	16640	24958	41596	49917	10%	18304	27454	45756	54909#

*denotes multiplier

In view of Authority Resolution No. 7/2002, Land rates for SFS/HIG flats in South Delhi are to be applied after enhancement by 20% as surcharge.

Pre-determined land rates in Developed area for Plots in Rohini Ph. I, II & III

(TABLE-II)

(Figures in Rs. Per sq.mtr)

Zone	Approved rates for the year 2018-19			Rate of Increase	Proposed rates for the year 2019-20		
(1)	(2)				(3)		
	Janta (26 Sqm)	LIG (32 Sqm.)	MIG (60 sqm)		Janta (26 Sqm) (0.75)*	LIG (32 sqm.) (1.00)*	MIG (60 sqm) (1.75)*
Rohini Ph.I, II & III	27375	36498	63873	10%	30113	40148	70260

*denotes multiplier

As per Authority's Resolution No. 32/96, VC was delegated the power to approve the land rates for developed areas. However, from the year 2006-07 onwards, such rates were approved by the Hon'ble LG. As per the directions of Hon'ble LG in August, 2018, developed areas rates for the year 2018-19 were placed before the Authority for its consideration and approval. Accordingly, for the current year too, such rates are being placed for kind consideration and approval of the Authority.

PROPOSAL

The above proposal may be placed before the Authority for consideration and approval of the PDRs for developed areas for the year 2019-20 in respect of flats and plots as shown in column 3 of TABLE-I and TABLE- II in para 6.

RESOLUTION

The proposal contained in the agenda item was approved.

ITEM NO. 49/2019

Subject: Grant of higher pay scale of PB-4 of Rs.37,400-67,000/- with Grade Pay of Rs.8700/- (Revised to Level 13 in the Pay Matrix as per 7th CPC) to Superintending Engineers of DDA on non-functional basis – amendment in the Recruitment Rules under Section 56 of DD Act regarding.

BACKGROUND NOTE

1. Based on the recommendations of 5th CPC, Ministry of Urban Development communicated the approval of Hon'ble Minister of Urban Development vide letter no.K.11011/33/99-DDIA dated 17.11.99 (Annexure-A), on the basis of proposal sent by DDA, for grant of pay scale of Rs.14300-18,300 (corresponding to Rs.4500-5700 of 4th CPC) to the Superintending Engineers after completion of 13 years of Group 'A' service. This was made effective w.e.f 1.1.1996. Accordingly, orders were issued by Personnel Department of DDA for fixing the pay of SEs in the revised pay scale of Rs. 14300-18300 after they have completed 13 years of Group 'A' service in Group 'A' vide E.O No. 1500 dated 1.12.1999 (Annexure-B). After issue of OM No.22/1/2000-CRD dated 6.6.2000 of DOPT, the said higher pay scale was/is being granted on completion of 13 years of Group-A service including four years as Superintending Engineer.
2. The OM No.22/1/2000-CRD dated 6.6.2000 was amended by DOPT vide OM no. 22/1/2000-CRD dated 20.12.2000 (Annexure-C) by stating that the functional grade of Rs. 14300-18300 will be applicable to the post of SEs and Executive Engineers may be eligible to be considered for promotion to the grade of SE only on completion of 9 years of regular service in the grade of EE including regular service, if any, rendered in non functional second grade for Executive Engineer in the pay scale of Rs.12000-16500. Therefore, the requirement of 13 years of regular service in Group 'A' service as well as four years of regular service in the scale of pay of Rs. 12000-16500 as mandated by earlier OM dated 06.06.2000 was replaced by requirement of regular service of 9 years in the grade of Executive Engineers including service in pay scale of Rs. 12000-16500 if any.
3. Following are the major differences in regard to grant of higher pay scale to Superintending Engineers as implemented in DDA with respect to what was actually implemented by DOPT for other engineering cadres:
 - 1) No cadre review in the engineering cadre was done and no revision in

- service/recruitment rules was done though this was one of the condition for implementation as mentioned in DOPT OM dated 06.06.2000 and 20.12.2000.
- 2) The post of Superintending Engineer in DDA was not placed in the higher scale of Rs. 14300-18300 on functional basis. Higher scale of Rs. 14300- 18300 was continued to be given on non functional basis.
 - 3) The functional grade of the post of SE was retained as Rs.12000-16500; though this grade was introduced as non-functional second grade for Executive Engineers in CPWD and other engineering cadres.
 4. Approval of Department of Expenditure, Ministry of Finance, to regularize the grant of higher pay scale of Rs. 14300-18300 to the SEs in DDA w.e.f. 1.1.96 as functional grade, was communicated by Ministry of Urban Development vide letter dated 6th December, 2004 (Annexure-D) subject to fulfilment of other eligibility conditions as provided in DOPT's OM dated 06.06.2000). However, DDA continued to give higher grade to SEs on non-functional basis only.
 5. In the Authority meeting held on 5.10.2012 (Annexure-E), this issue was discussed and it was decided that if PB-4 (equivalent to Rs. 14300-18300 of 5th CPC) has been given to SE's in CPWD and Delhi Government, then the same should be implemented in DDA. In pursuance to the said decision, E.O. No. 1007 dated 11.7.2014 (Annexure-F) was issued granting non-functional selection grade in PB-4 with GP Rs.8700/- to Superintending Engineers in DDA on completion of nine years of Combined Service in the grade of Rs. 15600-39100 with grade pay of Rs.7600/- of 6th CPC (functional grade of Superintending Engineer in DDA) and Rs. 15600-39100 with grade pay of Rs.6600/- of 6th CPC (functional grade of Executive Engineer in DDA). The Finance Wing of the DDA was of the view that selection grade to SEs may be granted w.e.f. 1.1.2006 which would have financial implication of Rs.6.5 crore benefiting 45 retired SEs and 9 working SEs as on 5.11.2014 (Annexure-G). The E.O. dated 11.7.2014 was not implemented and was kept in abeyance as pay scale of PB-4 can be granted only after the amendment of RRs.
 6. Subsequently, the draft RRs of Superintending Engineer and Executive Engineer, as approved by the Authority vide Resolution No. 106 dated 04.09.1976, were submitted to Ministry for approval which did not contain the provision regarding grant of PB-4 to Superintending Engineer as the same was not the part of said Authority Resolution, since dated 04.09.1976 and was being paid separately as higher pay scale on completion of 13 years of Group-A service as against 09 years of service approved subsequently in

Authority meeting dated 05.10.2012. Further, the qualifying service for promotion was also mentioned as 07 years. The Ministry has approved the RRs of Superintending Engineers and Executive Engineers modifying the eligibility service for promotion from Executive Engineer to Superintending Engineer as five years from seven years.

7. In the RRs for the post of Superintending Engineer (Civil/Electrical/Mechanical) notified by Ministry vide GSR 953(E) dated 25th July, 2017, the provisions whether 'Selection or Non Selection Post' have been shown as 'Not applicable'. However, as per guidelines issues by DoPT vide OM dated 31.12.2010 (*Annexure-H*) the word 'Selection' should be used when the promotion is proposed to be made on the basis of merit. The promotion to the post of Superintending Engineer were/are being made on merit basis and accordingly this provision needs to be modified.
8. The post of Superintending Engineer in DDA is in functional pay scale in Pay Band-3 with Grade Pay of Rs. 7600/- and, however, it is proposed to grant the Pay Band -4 with Grade Pay of Rs. 8700/- on non functional basis to the Superintending Engineer of DDA on completion of 09 years of Group-A service. In various departments the functional pay scale of the said post is already in Pay Band - 4 with Grade Pay of Rs. 8700/- and, therefore, to avoid any misinterpretation, it is proposed to clarify that the provisions under the head 'analogous posts' under the deputation provisions in the RRs for the post of Superintending Engineer (Civil/Electrical/Mechanical) notified by Ministry vide GSR 953(E) dated 25th July, 2017, include the officers in the functional pay scale in Pay Band-4 with Grade Pay of Rs. 8700/- (revised to Level-13 in the Pay Matrix as per 7th CPC) as eligible.

FINANCIAL IMPLICATIONS AND VIEWS OF FINANCE WING

The Financial implication will be much less than Rs.6.5 crore worked out by Finance (*Annexure-I*).

PROPOSAL

1. In view of the above, proposal may be forwarded to Ministry for grant of PB-4 with GP Rs.8700 to Superintending Engineers of DDA on non-functional basis on completion of 9 years of combined regular service in the grade of Superintending Engineer and Executive Engineer as circulated vide DDA's E.O. dated 11.7.2014 as the proposal has already been approved by the Authority in its meeting dated 5.10.2012.

2. The higher pay scale of PB-4 i.e. 37400-67000 with Grade Pay of Rs. 8700/- (Level-13 in the pay matrix as per 7th CPC) will be implemented from the date, the issue was discussed and approved by Authority i.e. 05.10.2012.
3. The PB-4 with Grade Pay of Rs. 8700/- (revised to Level-13 in the pay matrix as per 7th CPC) will be available upto a maximum of 30% of senior duty posts in the Cadre (i.e. posts in the PB-3 with Grade Pay of Rs. 6600/- and above i.e. EE, SE and CE) in accordance with the guidelines issued by the Central Government.
4. The modified Recruitment Rules have been drafted incorporating the following provisions in the RRs (*Annexure – J*)
 - (i) relating to grant of Pay Band-4 with Grade Pay of Rs. 8700/- (revised to Level-13 in the pay matrix as per 7th CPC) in Column No. 4;
 - (ii) mentioning that this is Selection Post in Column No. 5; and
 - (iii) clarification to the provisions relating to analogous posts in Column No.-11.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for notification under Section 56 of DD Act, 1957.

No. K-11011/33/99-DDIA
Government of India
Ministry of Urban Development
(Delhi Division)

ANNEXURE-A

Nirman Bhavan, New Delhi.
Dated: 17.11.1999.

To:
The Commissioner (Personnel),
DDA, Vikas Sadan, INA,
New Delhi.

Sub: Grant of pay scale of Rs. 14300-18300 to the
Superintending Engineers in DDA on the basis
of recommendations of the Fifth Pay
Commission.

Sir,

I am directed to refer to your letter No. F.7(106)97/PB.1/P&C(P) dated on the above subject and to say that the matter has been examined in the Ministry and it has been decided that DDA may grant the pay scale of Rs. 14300-18300 to the Superintending Engineers after completion of 3 years of Group A service. This will be effective from 1.1.1996.

This issues with the approval of Hon'ble Minister of Urban Development.

Yours faithfully,

(V.K. Misra)

Under Secretary to the Govt. of India

prospectively
over, in
Committee
existing
these
also

5291-DDIA/3
19-11-99

DDA/11/11

(V.K. Misra)

18/11/99

18/11/99

ANNEXURE-B

DEPT. DEVELOP
POLICY & CC

CHRY
SUS.)

50

No. 1500

Dated: 1.12.99

Recommendations of the 5th pay Commission, approved by the Government of India were implemented on 'as is where is basis' w.e.f. 1.1.96, as per Authority's Resolution No. 166/97.

As per recommendations of 5th pay Commission and as approved by the Government of India, Supdtg. Engineers are granted higher pay scale of Rs. 14,300/- after completion of 13 years service in Group 'A'.

All the DDOs of SES, may, therefore, fix the pay of SES in the revised pay scale of Rs. 14,300/- 10,300/- if they have completed 13 years of service in Group 'A'. This will be effective from 1.1.96.

This issued with the approval of Competent Authority.
Hindi version will follow.

(Arvind Kumar)
Commissioner (Personnel)

Dated: 1-12-99

No. F.7(146)/97/P&C(V)/7-30

Cop. 121

- 1. OGD to VC
- 2. PS to PH/EM/PC
- 3. All Chief Engineers
- 4. CVO/CA/CAO/CA(II)
- 5. PS to Commissioner (P)
- 6. All SES (Civil and Electrical)
- 7. Jt. CAs (Rohini), DDC/North Zone (East Zone/ South East and South West Zone)
- 8. SAs (P) with 50 spare copies
- 9. Sr. SO (E)C/PE/PAO (Engg.)
- 10. B.O. Book

(Suresh Verma)
Director (Personnel)

No. 22/1/2000-CRD
 Government of India
 Ministry of Personnel, Public Grievances and Pensions
 (Department of Personnel and Training)

New Delhi 110001
 December 20, 2000

OFFICE MEMORANDUM

Subject: Revised scales of pay for Executive Engineer/Superintending Engineer and equivalent in the organised Group 'A' Engineering Services - clarifications/modifications regarding.

The undersigned is directed to invite reference to the Department of Personnel and Training Office Memorandum (O.M.) No. 22/1/2000-CRD dated June 6, 2000 on the aforesaid subject which prescribes detailed norms for grant of the revised pay-scales of Rs. 12,000-16,500 (non-functional) and Rs. 14,300-18,300 (functional) to the Executive Engineer and Superintending Engineer (and equivalent in both the grades) respectively in the organised Group 'A' Engineering Services. Subsequent to the issue of the aforesaid instructions, various references/representations have been received in this Department pleading for reconsideration of certain conditions as stipulated in the instructions under reference. The issues/points raised in the aforementioned references/representations have been carefully examined in consultation with the Department of Expenditure and it has been decided to issue the following clarifications/modifications in regard to various provisions (paragraphs quoted below) of the aforementioned DoP&T O.M. dated June 6, 2000:

- (i) The first sentence of Paragraph 2, in its modified form, will now read as follows:-

Implementation of the FCPC recommendations will necessitate the restructuring of Group 'A' cadres in the Central Engineering Service, the Central Electrical and Mechanical Engineering Service and other organised Group 'A' Engineering Services.

- (ii) The conditions stipulated in Paragraph 3 will be prospective in nature, and will, as such, be effective from the date of notification of the revised Service/Recruitment Rules. Sub-paragraph 3 (a), 3 (b) and 3 (c) of the said O.M., in the modified form, will now read as follows:-

Sub-para 3 (a)

The functional grade of Rs. 14300-18300 will be applicable to the posts of Superintending Engineer and equivalent. Executive Engineer and equivalent may be eligible to be considered for promotion to the grade of Superintending Engineer and equivalent only on completion of nine years of regular service in the grade of Executive Engineer and equivalent, including regular service, if any, rendered in the non-functional second grade for the Executive Engineer and equivalent in the pay-scale of Rs. 12000-16500. Placement of personnel in the functional grade of Rs. 14300-18300 will, however, be subject to actual availability of vacancies in the grade.

Sub-para 3 (b):

It is likely that functional promotions to posts of Superintending Engineer and equivalent may be possible in some of the organised Group 'A' Engineering Services before completion of the eligibility service prescribed at sub-para 3(a) above because of the cadre

The revised eligibility conditions prescribed above is meant to provide 'guidance' for amending Service/Recruitment Rules (as already instructed/authorised vide paragraph 6 of the Office Memorandum dated June 6, 2000) for grant of promotion to the grades of the Executive Engineer/Superintending Engineer and equivalent in the organised Group 'A' Engineering Services.

4: The Cadre Controlling Authorities are counselled to attend to the problem of stagnation in the cadres under their control by better cadre management through the prescribed mechanism of cadre review which is required to be undertaken with regular periodicity.

(K.K. JHA)
Director (Establishment)

All Ministries/Departments of the Government of India

Copy to:-

1. The Union Public Service Commission, New Delhi with reference to its letter No: F-5/23(1)/2000-RR dated October 25, 2000.
2. The Comptroller and Auditor General of India, New Delhi.
3. The Department of Expenditure (Implementation Cell), New Delhi.
4. The Legislative Department, Shastri Bhavan, New Delhi.
5. Establishment (RR) Section, DoP&T.
6. Establishment (D) Section, DoP&T.
7. Cadre Review Division, DoP&T.

ANNEXURE-D

Government
Ministry of Urban
Delhi Di

Nirman Bhawan, New Delhi
Dated the 3rd December, 2004.

To

The Commissioner (Personnel)
Delhi Development Authority
Vikas Sadan,
New Delhi

Subject: Pay scales of Superintending Engineers (SEs) in
DDA.

Sir,

I am directed to refer to your letter no. F.2(67)/61/PB-
V/1875 dated 26.5.2004 on the above subject and to convey the
approval of the Department of Expenditure, Ministry of Finance to the
proposal to regularize the grant of higher pay scale of Rs. 14,300-
18,300/- to the SEs in DDA w.e.f. 1.1.96, as functional grade, subject to
fulfillment of other eligibility conditions as provided in DoPT's OM No.
22/1/2000-CRD dated 6th June, 2000.

2. You are requested to examine the representation of Shri
B.T. Manglani, Retired SE, DDA, for re-fixation of his pension in the
above said scale w.e.f. 1.1.96, in the light of the above decision.

Yours faithfully

(Pamjit Singh)
Desk Officer (DDA)

Authority Res. dated 5/10/2011

ANNEXURE-E

All the non-official members of the Authority stated that ACP benefits are not being given to DDA employees.

(i) Vice Chairman, DDA stated that all eligible staff would be given all permissible ACP benefits.

9. Shri Subhash Chopra stated that projects taken up by non-official members of the Authority were not provided budget provision. He mentioned the cases of Ashoka Garden, Sewa Singh Park and for covering the drain passing through Rose Garden, Hauz Khas.

(i) Finance Member, DDA stated that progress of only those works costing over ₹ 10 crores were considered in the meeting of the Monitoring Committee on DDA's performance budget.

(ii) Hon'ble Lt. Governor stated that funding for all works taken up by non-official members for their constituencies should be ensured and highlighted in the budget estimates. These works should also be properly reviewed.

(iii) Shri Naseeb Singh stated that though budget provision has been made for the last three years for Aastha Kunj, works have not yet been taken up.

(a) Hon'ble Lt. Governor stated that all projects should be taken up on a projectisation approach and project officers appointed for each project as it has been done for the UER project. These project officers should also be made accountable for timely delivery of projects.

10. Shri Subhash Chopra stated that the demand of Superintending Engineers for granting them Pay Band 4 has not yet been accepted by DDA though this has already been implemented in CPWD, Delhi Govt., etc.

(i) Commissioner (Personnel) stated that the proposal has been sent to MOUD for approval.

(ii) It was decided by the Authority that if Pay Band-4 has been given to SEs in CPWD and Delhi Govt., then the same should be implemented in DDA.

11. Shri Naseeb Singh stated that contractual period of officials in the Planning Department should be counted for service benefits.

(i) Commissioner (Personnel) stated that as per DOPJ rules, this could be considered if contributory provident fund had been paid by the employees. However, this was not done in DDA.

DELHI DEVELOPMENT AUTHORITY
PERSONNEL BRANCH-I

E.O. No. 1007
Dated 11/7/14

ESTABLISHMENT ORDER

The Competent Authority is pleased to approve the Non-Functional Selection Grade in Pay Band of Rs. 37400-67000/- with Grade Pay of Rs. 8700/- to Superintending Engineers (Civil / Electricals) on completion of 9 years of combined service in the grade of Rs. 15600-39100/- with grade pay of Rs. 7600/- (SE (Civil/Elect.)) and Rs. 15600-39100/- with grade pay of Rs. 6600/- (EE (Civil/Elect.)).

2. The limit of 30% of senior duty posts for the purpose of grant of NFSG shall not apply. However, other guidelines of DoPT for grant of such NFSG shall continue to be followed.
3. This issues with the approval of Competent Authority.

(Dr. S.S. Dagar)
Director (P)-I

No. P. 7 (65)/2012/PB-I/DDA/1965

Dated 11/7/2014

Copy to:

1. OSD to VC, DDA for information.
2. PS to Finance Member, DDA.
3. PS to Engineer Member, DDA.
4. PS to PC (P, I.M, Systems), DDA.
5. PS to CYO, DDA.
6. All Chief Engineers (Civil/Elect.), DDA.
7. PS to Commissioner (Personnel), DDA.
8. Chief Accounts Officer, DDA.
9. Chief Legal Advisor, DDA.
10. FA (H), DDA.
11. All SES (Civil & Elect.), DDA.
12. All Sr. AOs (CAU), DDA.
13. E.O. Book.
14. Guard file.

(Dr. S.S. Dagar)
Director (P)-I



ANNEXURE G & I

Reference pre-page note of Sr. AO(Pension)-I.

In this case Non-functional Selection Grade of Rs. 37400-67000/- with grade pay of Rs. 8700/- has been approved by the competent authority to Superintending Engineers (Civil/Elect.) on completion of 09 years combined group-A service. Vice-Chairman, DDA has referred the matter to Finance for examination. Finance Member, DDA, vide note dated 23.09.2014 on P-23/N, has ordered to work out financial impact and budgetary implications in this regard.

As per details provided by the Personnel Branch, 45 retired SEs and 09 working SEs are entitled to the proposed NFSG. Accordingly, financial implications have been worked out. An expenditure of Rs. 5,25,57,219/- (Approx.) will be incurred on arrears of pay, pension, leave salary and commutation of pension in r/o 45 retired SEs apart from expenditure of Rs. 98,53,385/- (Approx.) on account of arrears of pay to 09 working SEs as on 31.10.2014 as per statements placed on alongside.

In view of the above, the case may be placed before FM, DDA w.r. to his orders dated 23.09.2014 on P-23/N, for consideration and obtaining approval of competent authority in the matter.

Submitted please.

Jaipal
03/11/2014

A.A.O.[F&E]

Consultant[F&A]

Sr. A.O.[F&E]

C.A.O.

F.M.

Financial implications upto 31/10/14
works out to Rs. 6.50 crore (approx.)

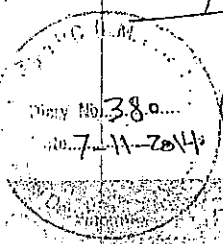
Arjun
5/11/2014

Arvind
05/11/2014

Arjun
07/11/2014

5515
10/11/14
4212
5/11/14

PC (P) in
12/11/14



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11/11/14
11/11/14

Contd. - 2/2

No. AB.14017/48/2010-Estt.(RR)
Government of India
Ministry of Personnel, PG & Pensions
(Department of Personnel & Training)

New Delhi the 31st December, 2010

OFFICE MEMORANDUM

Sub: Revision of guidelines for framing / amendment / relaxation of Recruitment Rules.

The undersigned is directed to state that instructions on framing / amendment of Recruitment Rules were issued in a consolidated form in this Department's OM No. AB.14017/12/87-Estt.(RR) dated 18.3.1988. Subsequently, a number of orders and clarifications have been issued on the subject.

2. The existing instructions have been reviewed in consultation with UPSC and consolidated in the form of "Guidelines on framing / amendment / relaxation of recruitment rules", a copy of which is enclosed. The number and the date of original OM has been referred in the relevant instructions for easy reference to the context. The Guidelines on framing / amendment / relaxation of recruitment rules along with the relevant instructions and existing model RRs are available on the DoPT website www.persmin.nic.in* in the dynamic form of Handbook on Recruitment Rules, 2010.

2. Hindi Version will follow.

(Smita Kumar)
Director (E-I)
Tel: 23092479

*(Link: Circular → Establishment → Recruitment Policies)

To

All Ministries and Departments of the Government of India

OM No. AB.14017/48/20.10-Estt.(RR) dated 31st December, 2010

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10. The Secretary, Staff Selection Commission, New Delhi
11. All the attached offices under the Ministry of Personnel, Public Grievances & Pension
12. National Commission for Scheduled Castes, New Delhi
13. National Commission for Scheduled Tribes, New Delhi
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15. Secretary, National Council (JCM), 13, Ferozeshah Road, New Delhi
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(Smita Kumar)
Director (E-I)
Tel: 23092479

PAY BAND AND GRADE PAY/PAY SCALE

3.5 Column 4 (Pay Band and Grade Pay/Pay Scale)

The full Pay Band and Grade Pay/Pay Scale should be indicated. Special pay or non-practising allowance (in respect of medical posts), if any, should also be mentioned.

SELECTION OR NON-SELECTION

3.6 Column 5 (Whether selection post or non-selection post)

When promotion is proposed to be made on the basis of merit, the word "Selection" may be used and when promotion is to be made on the basis of seniority subject to the rejection of the unfit, the word "Non-Selection" may be used. In the case of direct recruitment or deputation or absorption, the entry should be "Not Applicable". In the case of composite method of recruitment (i.e. Promotion / deputation), the words "Not Applicable" may be used.

(DOPT OM No. 35034/7/97-Estt. (D) dated 8.2.2002)

AGE LIMIT FOR DIRECT RECRUITS

3.7.1 Column 6: (Age for direct recruits)

This column may be filled by any one of the methods indicated below:-

(a) "Not exceedingyears".
(Where only the maximum age-limit is intended to be prescribed.)

(b) "Betweenandyears"

(DP&AR OM No. 2/66/71-Estt.(D) dated 6.9.75)

**MINISTRY OF HOUSING AND URBAN AFFAIRS
NOTIFICATION**

New Delhi, the _____, 2019

G.S.R. —In exercise of the powers conferred by clause (d) of sub-section (2) of section 56 of the Delhi Development Act, 1957 (61 of 1957) and in partial modification of the recruitment rules notified by Ministry of Housing & Urban Affairs vide GSR 953(E) dated 25th July, 2017, the Central Government, after consultation with the Delhi Development Authority, hereby makes the following modified Rules regulating the method of recruitment to the post of Superintending Engineer (Civil, Electrical and Mechanical) in Delhi Development Authority, namely:—

1. Short title and commencement.—(1) These rules may be called the Delhi Development Authority [Superintending Engineer (Civil/Electrical/Mechanical)] Modified Recruitment Rules, 2019.

(2) They shall come into force on the date of their publication in the Official Gazette except the provisions in column (4) which will come into effect from the date of approval of Authority on dated 05.10.2012.

2. Number of Post, classification, level in the pay matrix.—The number of posts, their classification, level in the pay matrix attached thereto shall be as specified in columns (2) to (4) of the Schedule annexed to these rules.

3. Method of recruitment, age limit, qualifications, etc.—The method of recruitment, age limit, qualifications and other matters relating thereto, shall be as specified in columns (5) to (13) of the said Schedule.

4. Disqualifications.—No person,—

(a) who has entered into or contracted a marriage with a person having a spouse living; or

(b) who having a spouse living, had entered into or contracted a marriage with any person, shall be eligible for appointment to the said post:

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 doing so, exempt any person from the operation of this rule.

5. Power to relax.—Where the Central Government is of the opinion that it is necessary or expedient to do so, it may, by an order and for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category or persons.

6. Savings.—Nothing in these Rules shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, the Other Backward Classes, ex-servicemen and other special categories of persons in accordance with the orders issued by the Central Government from time to time in this regard.

SCHEDULE

Sl.No.	Prescribed field	Existing provisions	Proposed Modified provisions	Reasons for proposed modifications
1	Name of the Post	Superintending Engineer (Civil/Electrical/Mechanical)	No change	
2	Number of Posts	Civil – 40* Electrical/Mechanical – 05* (*subject to variation depending on work load)	No change	

3	Classification	Group 'A'	No change	
4	Level in the Pay Matrix	Level-12 (Rs. 78800 - 209299/-)	Level-12 (Rs. 78800 - 209299/-) Pay Band-4 with Grade Pay of Rs. 8700/- (revised to Level-13 in the Pay Matrix as per 7 th CPC) will be granted to the Superintending Engineer (Civil/Electrical/Mechanical) on Non-functional basis on completion of 09 years of combined regular service in the grade of Superintending Engineer and Executive Engineer, which will be effective from 05.10.2012. Pay Band-4 with Grade Pay of Rs. 8700/- (revised to Level-13 in the Pay Matrix as per 7 th CPC) will be available upto a maximum of 30% of senior duty posts in the Cadre (i.e. posts in PB-3 with Grade Pay of Rs. 6600/- and above, revised to Level-11 and above in the Pay Matrix as per 7 th CPC).	The modified provisions have been proposed to incorporate the grant of Pay Band-4 with Grade Pay of Rs. 8700/- (revised to Level-13 in the Pay Matrix as per 7 th CPC) in the RRs as approved by the Authority.
5	Whether Selection Post or Non Selection Post	Not applicable	Selection Post	The modified provisions is in accordance with the DoPT guidelines issued vide OM dated 31.12.2010.
6	Age limit for direct recruits	Not applicable	No change	
7	Educational & other qualification required for direct recruits.	Not applicable	No change	
8	Whether age and educational qualification prescribed for direct recruits will apply in the case of promotees	Not applicable	No change	
9	Period of probation, if any.	Not applicable	No change	
10	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	Promotion failing which by deputation.	No change	

11	In case of recruitment by promotion or deputation or absorption, from which grade to be made.	<p>Promotion ---</p> <p>Executive Engineers (Civil or Electrical or Mechanical) with five years regular service in the grade.</p> <p>Deputation ---</p> <p>Officers of the Central Government or State Government or organisations dealing with public works or town planning ---</p> <p>(i) holding analogous post on regular basis in the parent cadre or department; or</p> <p>(ii) with five years regular service in the grade of Executive Engineer rendered after appointment thereto on regular basis in level 11 of the pay matrix.</p>	<p>Promotion ---</p> <p>Executive Engineers (Civil or Electrical or Mechanical) with five years regular service in the grade.</p> <p>Deputation ---</p> <p>Officers of the Central Government or State Government or organisations dealing with public works, or town planning ---</p> <p>(i) holding analogous post on regular basis in the parent cadre or department (The officers in the functional pay scale in Pay Band-4 with Grade Pay of Rs. 8700/- (revised to Level-13, in the Pay Matrix as per 7th CPC) are also eligible); or</p> <p>(ii) with five years regular service in the grade of Executive Engineer rendered after appointment thereto on regular basis in level 11 of the pay matrix.</p>	<p>In various departments like CPWD, the functional pay scale of the post of Superintending Engineer is Pay Band-4 with Grade Pay of Rs. 8700/-. Moreover, it has also been proposed to grant the said pay scale to SEs of DDA also and, therefore, the provisions of deputation relating to analogous posts have been made more appropriate.</p>
12	If a Departmental Promotion Committee exits, what is its composition.	<p>Vice-Chairman, Delhi Development Authority - Chairman;</p> <p>Engineer Member, Delhi Development Authority - Member;</p> <p>Finance Member, Delhi Development Authority - Member;</p> <p>Secretary, Delhi Development Authority - Member;</p> <p>A representative of Scheduled Caste/ - to be nominated by Vice-Chairman.</p> <p>Scheduled Tribe Delhi Development Authority:</p> <p>Commissioner (Personnel), Delhi Development Authority -- Member Secretary.</p> <p>Note: In event of any vacancy to the post of Finance Member or Engineer Member, Principal Commissioner shall be inducted in Departmental Promotion Committee.</p>	No change	

13	Circumstances in which Union Public Service Commission is to be consulted in making recruitment.	Not applicable	No change	
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Under Secretary to Govt. of India
Ministry of Housing & Urban Affairs

ITEM NO: 50/2019

**Sub: Modification 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./Depu/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><u>Promotion</u></p> <p>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><u>Deputation</u></p> <p>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	<p><u>Essential:</u></p> <p>(i) Bachelor's Degree in</p>

recruits	<p>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 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) has fallen 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).

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. The Additional Commissioners (Planning), presently on roll, are not eligible for promotion. Shri Chandu Bhutia will be eligible for promotion on 01.01.2021 but he will retire on 29.02.2020. The next two candidates, namely, Dr. K. Srirangan and Smt. Manju Paul, will complete the eligibility service for promotion to the post of Commissioner (Personnel) on 14.02.2021 and, therefore, as per DoP&T guidelines, would be available for promotion on 01.01.2022.
7. 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, it was proposed to absorb Smt. Leenu Sahgal as Commissioner (Planning), DDA by relaxing the provisions of Recruitment Rules. However, the Agenda No.19/2019 seeking relaxation in the RRs, was placed before the Authority in its meeting held on 21st and 25th February, 2019 but the same was deferred (Annexure 5).
8. The matter has been re-examined and it has transpired that since there is no provision of absorption in RRs of the post of Commissioner (Plg.), the same has to be incorporated by amending RRs and then only the post can be notified for inviting fresh applications on deputation by mentioning that DDA may also absorb the selected candidates on deputation.

PROPOSAL

In view of the above background, it is proposed to amend the provisions of Columns- 11 & 12 of the RRs for the post of Commissioner (Plg.) as under:

Col. No.	Particulars	Existing provisions in RRs	Proposed modified provisions
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	By promotion failing which by deputation/absorption 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 Additional Commissioner (Planning) with three years regular service in the grade failing which by Additional Commissioner (Plg.) with eight years of combined regular service as Additional Commissioner (Plg.) 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: (i) analogous post in the parent cadre/department (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>	<p>Promotion From amongst Additional Commissioner (Planning) with three years regular service in the grade failing which by Additional Commissioner (Plg.) with eight years of combined regular service as Additional Commissioner (Plg.) and Director (Planning) in DDA.</p> <p>Deputation/Absorption 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 and possessing qualifications as mentioned below: (i) analogous post in the parent cadre/department; or</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> <p>Essential qualifications:</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 15 years experience in a Planning office in development authority/local body in a Government undertaking.</p>
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After the approval of the Authority, the modified RRs incorporating the above modifications will be submitted to MoHUA for notification under Section-56 of the DD Act, 1957.

FINANCIAL IMPLICATIONS

There are no financial implications involved in the proposal.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for notification under Section 56 of DD Act, 1957.

12.	पदोन्नति/प्रतिनियुक्ति/आमेलन द्वारा भर्ती 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 द्वापदसमन 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.	बचाव	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, 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 हों जो किसी व्यक्ति को इस विनियम के प्रचालन से छूट देते हों।
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 किराी 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)79/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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7.	Age limit for direct recruits	Not exceeding 29 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?	Age: No Qualification: Yes for direct recruits & for deputation and no for promotion. Experience: No for promotion For Deputation: As mentioned in Col 12.
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: 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-4 / Rs. 37400-67000/- 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.

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(9)

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.

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

-390-

3

12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	PROMOTION 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. OR 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. 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. 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.
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 that 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 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

70741/15-4

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.	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. (iii) At least 05 years experience in a planning office in development authority or local body or in a Government undertaking. 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)
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.	(i) 75% by promotion failing which by deputation. (ii) 25% by direct recruitment.
12.	In case of recruitment by promotion / deputation / absorption, grades from which promotion / deputation / absorption to be made.	PROMOTION: 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. OR 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. OR 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. 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 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.
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

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		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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- 387 -

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.)

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.

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Diary No. 24/11/17
 Date 24/11/17
 Director (Personnel)

K-1-101/19/2016-DDII
 Government of India
 Ministry of Housing and Urban Affairs
 (Delhi Division)

Diary No. 24/11/17
 Date 24/11/17
 Director (Personnel)

89-612
 18/11/17

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

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

16.1 (Min)
 23/11/17

5794
 24/11/17

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)1996/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)/Par.II/2450 dated 21.09.2017 on the subject mentioned above.

(Handwritten signatures and initials)

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 109 (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)

CC AD(P) - I, II, IV
 MSB
 18/11/17
 9/11/16
 Director I
 25/11
 24/11
 on Gulet

- (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/6524 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 there under, 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,

(S.B. Prasad)
Tel: 23063401

O/L Under Secretary to the Govt. of India

Copy to:

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

DPA
P.B-I

No. F7(134)16/PBI/2051

Dated 14/11/17

copy to:

1. DC(D) II, III & IV for n.a. please.
2. PS to Commr (Per) DDA

AD(D) I
14/11/2017



आयुक्त कार्मिक
अधीन नं. 4504
दिनांक 01/10/18

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 दिनांक (10/10/18)
द्वारा दिनांक 6/29/18
दिनांक 3/10/18

Diary No. 3383
Date 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।

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,
गौतमबुद्धनगर।
2. श्रीमती लीनू सहगल, आयुक्त, नियोजन, दिल्ली विकास प्राधिकरण को
सूचनार्थ।
3. गार्ड फाईल।

आज्ञा से,

(सीताराम यादव)
संयुक्त सचिव।

5/17

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Diary-1
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the office.
#xhc
DD(P)-1

Diary No. ANNEXURE-4
Dated 05/01/19
Director (Personnel)

दिल्ली विकास प्राधिकरण
केंद्रीय कार्यालय
प्राप्ति एवं (निर्माण) (मुख्य)
04 JAN 2019
संख्या सं. 138

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
भूखण्ड संख्या- 01, नॉलेज पार्क-4, ग्रेटर नौएडा सिटी, जवाहीर भवन सं. 146
जिला गौतम बुद्ध नगर दिनांक 7/1/2019

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

2-15/19-1
6
A
11
22/1/19

प्रेपक:
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 कम में दिल्ली विकास प्राधिकरण के उक्त स्थापना आदेश द्वारा श्रीमती लीनू सहगल की प्रतिनियुक्ति अवधि प्राधिकरण की अनापत्ति 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 कार्यरत में होगा क्योंकि वर्तमान में स्टाफ की अत्यधिक कमी है जिसके कारण प्राधिकरण के कार्यों पर प्रतिकूल प्रभाव पड़ रहा है।

Sub. Leenu Sahgal,
Comm (PLG.)
Be put up equally

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9/1

Sh-Sati

65

भवदीय,
31/12/18
(कृष्ण कुमार गुप्त)
अपर मुख्य कार्यपालक अधिकारी

ANNEXURE-5

सूच. निदेशक (कॉ.)-I
आयरी निसिल सं. 1694
दिनांक: 8/3/19

Diary No. 1103
Date: 08/03/19
Director (Personnel)-I

**DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)**

1242
06/03/19

No. F.2(2)2019/MC/DDA/36

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.

Vijay Sahni
(V.K. Sahni)
Dy. Director (Meeting Cell)

Encl: As above.

Copy to:

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

DVA(P)-1

DD(P)-14V

2 Encl
LC
10/3/19

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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 Bajaj
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.

10/2

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.

- DDA (P) T
- ii) No decision has been taken to fill up at least 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, at least 50% of the posts should be filled up from DDA cadre to motivate DDA employees.

- DDA (P) V
- 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.

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- 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

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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.

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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. E.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.

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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)
FH(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.

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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.

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- 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.

SUPPLEMENTARY AGENDA ITEMS

FOR THE

MEETING

OF THE

DELHI DEVELOPMENT AUTHORITY

DATE: 9.07.2019

TIME: 3.00 P.M.

VENUE: RAJ NIWAS

DELHI

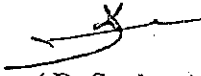
DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2(2)2019/MC/DDA/86

Dated: 8.07.2019

Sub: Supplementary agenda for the meeting of Delhi Development Authority.

In continuation to this office circular of even number dated 06.07.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for **Tuesday, the 9th July, 2019 at 3.00 p.m.** under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.


(D. Sarkar)
Commissioner-cum-Secretary
Phone No. 24623598

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 Sharina
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
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
12. Shri Sanjay Goyal
Municipal Councillor, East Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
4. Ms. Manisha Saxena
Secretary (UD), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
7. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
8. Smt. Varsha Joshi
Commissioner, South Delhi Municipal Corporation
9. Dr. Rajesh Kumar
Principal Commissioner (Housing & Sports), DDA
10. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. 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.

ITEM NO. 51/2019

**Sub: Proposed Amendments in MPD-2021
F.20(9)/2014/MP**

SYNOPSIS

- MPD-2021 was notified by the Central Government vide S.O. 141(E) dated 07.02.2007. To meet the growing demand of the commercial activities, the need for mixed use further increase as the city grew into a big urban sprawl.
- A liberalised provision of mixed use in residential areas has been adopted adhering to the requisites of the environment, while achieving better synergy between work place, residence and transportation.
- Several issues were raised by the concerned local bodies w.r.t the absence of provisions and for clarity of certain provisions already provided in MPD-2021.
- In view of this modifications in mixed use regulations were last notified vide S.O. 3026 (E) dt. 21.06.2018.
- Concerned local body as per the notification is required to approve the revised plans for any additions / alterations as per permitted use / activity subject to all statutory clearances w.r.t. relevant provisions of building bye laws, structural safety, fire safety etc.
- Now local bodies have again requested for certain clarifications & further suggested to modify the MPD-2021 for smooth implementation of various provisions in Master Plan.

1.0 BACKGROUND

- 1.1 Delhi is continuously growing. Basic infrastructure facilities could not be developed to keep pace with population and content of Mixed Use was increased. The policy aimed to balance the socio economic need and the impact of the said activity in the residential area.
- 1.2 Preparation of MPD-2041 where detailed strategies shall be worked out is underway; however, to address the problems raised by the local bodies, few issues are being addressed in MPD-2021.

2.0 PROBLEMS AND ISSUES

- 2.1 A meeting was held under the chairmanship of Vice Chairman, DDA on 11.06.2019 wherein Commissioners of Three Municipal Corporations (i.e. North DMC, South DMC and East DMC) CLA, DDA, PC (LM & Co-ordi) and various other officers were present. In this meeting various issues related to implementation of Master Plan modification, clarifications about certain clauses of MPD modifications & other issues related to on-going sealing/ de-sealing were discussed. Following this meeting, a presentation on the issues was also held on 17.06.2019 and continued on 19.06.2019 at Raj Niwas, Delhi. Also, in the meeting certain implementation issues were also presented by Addl. Commissioner, SDMC. It was deliberated that a few clarifications on the matter may be obtained by the Ld. Attorney General/ Solicitor General besides other suggestions. Accordingly a separate note has been sent to MoHUA regarding the same.
- 2.2 The matter was reviewed with respect to above suggestions and deliberations where the following issues emerged:

- i. Rationalisation of FAR

- ii. Revisiting the rates of conversion charges for LSCs in view of lower rates in similarly placed notified commercial/ mixed use areas/ stretches.
- iii. Allowing existing restaurants in Mixed Use Streets having valid license, NOC from concerned local bodies etc.*
- iv. Compounding charges for projections (Chajja) within the plot area
- v. Godown cluster – Extension of date to facilitate regularization in godown policy and rationalization of charges on the basis of circle rate, usage and area utilized
- vi. Basement-use in residential areas

* The issue relating to permissibility of eating houses (Restaurants) in Mixed land use area was deliberated in the Authority meeting held on 03.08.2012 and it was decided to amend the provisions of MPD-2021 to permit eating houses (Restaurants) in Mixed land use area. This was followed by a communication dated 27.11.2012 issued by OSD to Hon'ble L.G., Delhi to Commissioners, Delhi Municipal Corporations. However, the requisite amendment in the MPD are not made till date, hence, these installations are subjected to sealing.

Based on the above the proposal is prepared.

3.0 PROPOSAL

The proposals regarding modifications in the relevant clauses of MPD-2021 are as follows:

MPD 2021	
Existing Provisions	Proposed Amendments / Modifications
5.6.3 c. LSCs, CSCs and shop plots which are already under commercial use zone are not be liable to pay any conversion charges.	5.6.3 c. LSCs, CSCs and shop plots which are already under commercial use zone are also liable to pay conversion charges, if any.
Para 6.4.1.1 v. Owners of standalone 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.	Para 6.4.1.1 v. Owners of standalone godowns needs to get the plans approved by 31.12.2020 . 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 by 31.12.2020 . Such godowns functioning in non-conforming areas shall have to close down within the above said time period.
15.7 Other Activities 15.7.1 Subject to the general conditions given in para 15.4 and additional	15.7 Other Activities 15.7.1 Subject to the general conditions given in para 15.4 and additional

<p>conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:</p> <p>.....</p> <p>Note: No Provisions</p>	<p>conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:</p> <p>.....</p> <p>Notes: Bank lockers if part of bank shall be allowed in the respective basements of same premises.</p>
<p>15.7.5</p> <p>No Provisions</p>	<p>15.7.5 Restaurants on ground floor only with valid appropriate licenses and with all statutory clearances, as existing on or before 27.11.2012 shall only be permissible on notified mixed use streets.</p>
<p>15.9 Registration of Mixed Use Premises and Payment of Charges</p> <p>(ii) The premises under mixed use shall also be liable for payment of mixed- use charges every Year to the local body concerned at the rates notified with the approval of Central Government, for the period during which the property is put to mixed use. Such payment will be made by the property owner / allottee voluntarily before 30th June of every year in respect of the previous assessment year (April - March).</p> <p>For mixed use for the year 2006-07 and 2007-08, the property owner / allottee shall be allowed to pay one time registration charges and annual conversion charges without payment of any penalty under Clause 15.9 (v) for mixed use on or before 30.6.2009.</p>	<p>15.9 Registration of Mixed Use Premises and Payment of Charges</p> <p>(ii) The premises under mixed use shall also be liable for payment of mixed- use charges every Year to the local body concerned at the rates notified with the approval of Central Government, for the period during which the property is put to mixed use. Such payment will be made by the property owner / allottee voluntarily before 30th June of every year in respect of the previous assessment year (April - March).</p> <p>Deleted</p>

- 4.0 The proposal contained in Para 3.0 above is placed before the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 for inviting objections/ suggestion from the general public.

RESOLUTION

The proposal contained in the agenda item was approved with the following modification in para 5.6.3 c:

"LSCs, GSCs and shop plots which are already under commercial use zone are also liable to pay use conversion charges, if the upper floors designated for residential are converted to commercial."

After incorporating the above, public notice inviting objections/ suggestions be issued.

ITEM NO.52/2019

**SUB: Fixation of of Addl. FAR charges for chajjas/ projections in residential plots
F.5(09)2019/AO(P)DDA**

As per sub-clause xvii of clause 4.4.3 of MPD-2021 under the heading 'CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES', it has been mentioned that the encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height except the following:-

" a) Projections / chajjas / covered chajjas built up portion which existed before 7.2.2007 upto 1m above 3m height from the ground level shall be regularized for plot size upto 175 sqm on roads below 24m ROW in pre-1962 colonies (except for A & B category), in unplanned areas (including special area, village abadi and unauthorized regularized colonies) and re-settlement colonies. The owners /occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period of time as notified by the Government. Such projections / built up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the Government."

2. It was placed before the Committee that the rates of enhanced FAR arising out of MPD 2021 for payment of betterment charges/addl. FAR for new construction, and Penalty/compounding/special compounding charges for regularization of unauthorized construction in residential properties were notified vide S.O. No. 2955(E) dated 23.12.2008. This notification provided for regularization of unauthorized construction for addl. coverage within the sanctioned height. These rates had recently been rationalized vide Notification No. 3172 (E) dated 29.06.2018. However, charges for regularization of unauthorized construction beyond permissible FAR for chajjas/ projections in residential plots has not been specifically provided for.

The Committee was of the unanimous view that for regularization of such chajjas/ projections, addl.FAR charges may be levied at the rates notified vide S.O.no 3172(E) notified on 29.06.2018, with a stipulation that 20% surcharge may also be levied towards regularization of excess FAR.

Accordingly, the applicable charges would work out as under:

(Rates in rupee per sq.mtr)

Rates as per Notification S.O. No. 3172(E) dated 29.06.2018	Proposed rates for Addl.FAR charges for Chajjas /Projections
Residential properties: Regularization of Unauthorized Construction within permissible FAR	Residential properties: Regularization of Unauthorized Construction:
Addl. coverage within sanctioned height.	Addl.FAR charges for regularization of chajjas/ projections in case of beyond permissible FAR but within the plot area.
A&B colonies Rs.4020/- C&D Rs. 1610/-	A&B colonies Not Applicable C&D Rs. 1932/-
EF&G colonies with Plot size more than 50 sq.mtr. Rs.805/-	EF&G colonies with Plot size more than 50 sq.mtr. Rs. 966/-
EF&G colonies with Plot size upto 50 sq.mtr. Rs. 564/-	EF&G colonies with Plot size upto 50 sq.mtr. Rs. 677/-

PROPOSAL

The Authority may be requested to approve the proposal for fixation of Addl. FAR charges for chajjas/ projections beyond permissible FAR as depicted in the above table. After approval by the Authority, the proposal shall be forwarded to the Ministry of Housing & Urban Affairs, GOI, for its approval under Section 57 of Delhi Development Act, 1957 and thereafter it will be notified by DDA in the official Gazette of India.

RESOLUTION

After deliberations, the agenda item was withdrawn for re-examination.

ITEM NO. 53/2019

SUB : Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi.
F.5(8)2019/AO(P)/DDA

1. The regulations for setting up of Fuel Stations on privately owned Land in National Capital Territory of Delhi were notified vide S.O. 1244 (E) dated 08.03.2019.
2. As per these regulations, fuel stations shall be permitted on privately owned land falling in all use zones of urban areas including urban extension areas, in agricultural areas/green belt. The CNG stations shall be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to statutory clearance. The plot size for such Fuel stations will be as per prevailing Master Plan with a minimum of 30mX36m and maximum of 33mX45m (75mX40m for CNG mother station). In case the plot size is larger than the maximum size as mentioned above, the development control norms i.e. FAR coverage etc shall be as applicable to the plot size of 33mX45m only.
3. As per Clause 3(xi) of the regulations, the use conversion fee/levies, Shall be payable by the applicant as approved by the Government from time to time.
4. A Committee to review/determine the 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. Four meetings of the Committee were held on 29.05.2019, 06.06.2019 25.06.2019, and 05.07.2019 The relevant portion of the recommendations of the committee are reproduced hereunder:
 - i) As regards use conversion charges, it was submitted before the Committee that due to virtually no auction of commercial plots by DDA in the past in all zones, the market rates/Zonal Average Auction Rates(ZAAR) are not available and moreover, it has been observed that fixing the rates based on zones is not the appropriate method and thus DDA has already taken initiatives in the direction of rationalization of land rates based on different categories of Circle rates as notified by the Revenue department of GNCTD.

It was placed before the committee that the use conversion charges under the policy for allowing permitted non-industrial activities such as Residential use (Group Housing) as well as Commercial & Hospital were notified vide S.O. 3233(E) dated 03.07.2018. For deriving use conversion charges for residential properties, the average circle rates of adjoining residential areas in all the four directions i.e. East, West, North & south of respective industrial area were considered and the applicable charges were worked out at the rate of 20% of the average circle rates of adjoining residential areas. To synchronize the land rates of residential and industrial properties based on FAR (FAR for industrial plots beyond 400 sq.mtr. being 150 and FAR for residential plots as applicable for group housing being 200), the applicable charges were worked out @15% of Average circle rate. This policy also provided that in case of use of property for commercial/hospital, the rate would be 25% higher than those proposed for residential group housing. It virtually meant that for commercial properties the applicable rate would be 18.75% (15%+ 25 percent of 15%). Since, in the instant case, the permissible FAR for fuel station is below 100, it was unanimously agreed that the applicable rate of 18.75% for commercial properties(for 150 FAR) may be normalized at plot size which means 100 FAR. Accordingly the applicable percentage worked out to $18.75/1.50*100= 12.50$ percent.

It was submitted before the Committee that the policy for setting up of petrol pumps in Rural use Zone/Urban areas in National Capital Territory of Delhi was earlier vide S.O. 1258 (E) dated 31.10.2003. The rates of conversion fee approved at that point of time were as under:-

TABLE A

Sl.No.	Category	Rate of Conversion fee
1	Private land in Rural area Zones in NCT of Delhi	(a)Rs. 650/- per sq.mtr. (b)For land on Highways (Rural areas) Rs.1300/- per sq.mtr.
2.	Private land in Urban areas including (Urban extension) in NCT of Delhi	(a)Rs. 3200/- per sq.mtr (b)For land on Highways (Urban areas) Rs.3200/- per sq.mtr

It was specifically noted that while notifying the above rates, no external development charges (EDC) were proposed to be recovered and since the present policy for fuel stations is mere extension of the erstwhile policy except that now it is applicable for fuel stations which includes IGL dispensing stations and moreover the revised policy does not contain any provision for levy of EDC, no EDC may be levied now also. It was further agreed that for CNG stations, a rebate of 25% on the fee applicable for fuel station may be allowed to promote the green fuel to honour the orders of the Hon'ble Supreme Court of India to curb the rising pollution in the National Capital Region (NCR) which is in line with the policy to allow rebate in license fee in respect of properties licensed by DDA. It was observed by the Committee that the new sites for fuel stations are predominantly falling in category G & H of Circle rates and hence to derive the base rate of use conversion charges, average of circle rates of these two categories should be considered. It was further resolved that for sites in green belts in rural areas, base rate of use conversion charges may be proposed and for sites on highways in rural areas, it may be twice the base rate. As regards the sites falling in urban areas including urbanisable areas, the applicable rate may be four times the base rate irrespective of the fact whether such sites fall on highways. The committee unanimously agreed to adopt the above rates.

ii) Based on the above deliberations, a statement showing calculation of use conversion charges have been drawn as under:

TABLE-B

Table showing calculation of base rate for deriving the conversion charges for fuel stations at various locations.

Particulars	Category of colony under circle rate	circle rate	AVERAGE of Col.4	Use Conversion fee @ 12.50% of col. 4
1	2	3	4	5
Circle rates notified by the GNCTD	G H	46200 23280	34740	4400

TABLE- C

Statement showing Use conversion charges/fee for setting up Fuel Stations on Privately owned Land in National Capital Territory of Delhi.

Rs. Per Sq mtr on plot Area

Sl NO	Particulars	Conversion fee for petrol pump	Conversion fee for CNG stations (75% of Col.3)
1	2	3	4
i)	Private land in Rural areas in NCT of Delhi	a) Green Belt - Rs. 4400/- b) Highway-Rs. 8800/-	a) Green Belt - Rs. 3300/- b) Highway-Rs. 6600/-
ii)	Private land in urban area including urbanisable areas in NCT of Delhi	a) Urban area including urbanisable area - Rs. 17600/- b) Highway- Rs. 17600/-	a) Urban area including urbanisable area - Rs. 13200/- b) Highway- Rs. 13200/-

It was resolved that the payment of use conversion charges may be made either lump sum or in four equal quarterly installments. The delay in making any payment of installment on due date, shall carry simple interest @ 8% per annum.

iii) It was submitted before the committee that as per the earlier Notification dated 31.10.2003, a non-refundable processing fee of Rs. 5000/- was prescribed for scrutinizing application for planning permission. The modalities for processing of applications seeking permission for setting up of petrol pump on private land were also issued vide letter dated 22.04.2004 which would be reviewed specifically by the M/wing. The land owners with the eligibility criteria could register and express their willingness by submitting the prescribed application form, a map of the land along with Registration/Processing fee. The committee was of the view that for scrutinizing the application of Fuel stations, a non refundable fee of Rs. 10000/- may be prescribed instead of Rs. 5000/-.

PROPOSAL

The Authority may be requested to approve the proposal for levy of Use conversion charges as depicted under columns 3 & 4 of Table C and & Processing Fee in Para 4(iii) above for setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi. The proposal shall be forwarded to the Ministry of Housing & Urban Affair, GOI, under Section 57 of Delhi Development Act, 1957, thereafter for its approval before final notification by DDA.

RESOLUTION

After deliberations, the proposal contained in the agenda item was approved subject to the following:

- i) In case the permission for use of the site is sought exclusively for CNG station, the applicable use conversion charges will be 50% of those applicable for petrol pumps.
- ii) In case the permission for use of the site is sought exclusively for Electric Vehicle Charging (EVC) station, the applicable use conversion charges will be 5% of those applicable for petrol pumps.
- iii) In case the permission is sought for combined use as CNG station as well as EVC station, the applicable use conversion charges will be 25% of those applicable for petrol pumps.
- iv) In case the permission is sought for combined use as Petrol pump as well as CNG station, the applicable use conversion charges will be 75% of those applicable for petrol pumps.

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

ITEM NO. 54/2019

SUB: Review of External Development Charges(EDC) leviable for Godowns in Narela.

F.5(10)2019/AO(O)P/DDA

As per 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, were published (Annexure-A).

2. For the implementation of the said scheme, the use conversion charges at the prescribed rates depending upon under which category the godown is located and External Development charges (EDC) were approved. The recoverable amount of EDC as Rs. 3500/- per sq.mtr on plot area basis was approved and notified (Annexure B).

3. A Committee to review/determine the 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. Four meetings of the Committee were held on 29.05.2019, 06.06.2019 25.06.2019, and 05.07.2019. The relevant portion of the recommendations of the committee are reproduced hereunder:

4. While examination of applicable rates in June, 2018, 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. The godowns in Narela are utilized mainly for storage of agricultural products with a small shop/office/sales unit permissible in it.

5. After notification of rates as notified vide S.O. No. 1237(E) dated 8th March, 2019, owners of these godowns have been regularly meeting officers at various levels and representing against the levy of External Development charges (EDC) stating that it is exorbitant and should have been fixed considering the categories of colonies under Circle rates as was done for fixation of Use conversion charges applicable for godown clusters, more so because the level of infrastructure development in Narela is not at par with other localities in Delhi.

6. As per clause 6.4.1.2(viii) of the Notification S.O. No. 3027(E) dated 21st June,2018, 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.

7. It was observed by the Committee that cost of development broadly remains in the same range irrespective of the locality i.e. whether it is Narela or some other area.

8. After receipt of the report of the Committee, the matter was discussed in the chamber of VC, DDA. It was a consensus that Narela is an upcoming area, where a large number of godowns are located. After due deliberations, it was decided that in order to make the scheme for regularization of godown clusters attractive to the owners, and to motivate them to come forward at their own, the External Development Charges (EDC) may be recovered @ 25% of Rs. 3500/- per sq.mtr.on plot area basis as notified vide S.O. No. 1237(E) dated 8th March; 2019. The applicable charges would accordingly works out to Rs. 875/- per sqm. on plot area basis. This incentive may be applicable only to the owners of Godown/godown clusters in Narela to incentivize them to take steps to get their existing godowns regularized. The window period for applicability of these charges may be two years only.

PROPOSAL

The Authority is requested to approve the proposal contained under para 8 above .

RESOLUTION

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

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 संवेदशील क्षेत्र, संरक्षण तथा विरासत क्षेत्र, आरक्षित/संरक्षित वन, डीडीए फ्लैट, सहकारी समूह आवास सोसाटियों, सरकारी फ्लैट/बंगलों/नियोक्ता आवास आदि तथा उनके सन्निकट समकक्ष।

[फा. सं. के-12011/5/2018-डीडी-I]

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.

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.

- 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.*
- 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.
 - 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.
 - 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.

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.

4. एक बारगी उपयोग परिवर्तन प्रभारों और बाह्य विकास प्रभारों का भुगतान करने वाले सभी मामलों के संबंध में अधिसूचना की तिथि से तीन माह की ऋणस्थगन अवधि की अनुमति प्रदान की जा सकती है।
5. यदि स्थानीय निकाय को यह पता चलता है कि सम्पत्ति का दिल्ली मुख्य योजना-2021 के प्रावधानों का उल्लंघन करके उपयोग किया जा रहा है अथवा पूर्व में ऐसे उल्लंघनों के कारण सम्पत्ति को बुक अथवा सील किया गया है, तो ऐसे मामलों में एक बारगी उपयोग परिवर्तन प्रभारों का 0.5 गुणा जुर्माना वसूल किया जा सकता है। ये दरें केंद्र सरकार के अनुमोदन से आगे संशोधित एवं अधिसूचित किए जाने तक लागू रहेगी।

[फा. सं. एफ-5 (1)2019/ए ओ (पी)/ डीडीए]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 8th March, 2019

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.

S.O. 1237(E).—In exercise of the powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), Delhi Development Authority with the prior approval of the Central Government hereby notifies the following charges and terms & conditions for implementation of the policy for redevelopment of godown clusters in non-conforming areas as notified vide S.O. No. 3027(E) dated 21st June, 2018.

1. One time use conversion charges for standalone godowns and godown clusters may be recovered based on category of colony under Circle rates as under:-

(Amount in ₹ per sq.mtr)

Type of use	Cat. A&B	Cat. C&D	Cat. EFG&H
One-time Use conversion charges for standalone godowns and godown clusters	₹ 3064/-	₹ 2048/-	₹ 768/-

2. The External Development Charges (EDC) may be recovered @ ₹ 3500/- per sq.mtr.
3. 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.
4. 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.
5. 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.

These charges will remain in force till these are further modified and notified with the approval of Central Government.

[F. No. F 5(1)2019/AO(P)/DDA]

D. SARKAR, Commissioner-cum-Secy.

ITEM NO. 55/2019

Sub:- INVOLVEMENT OF SCHOOL CHILDREN AND RESIDENT WELFARE ASSOCIATION IN DDA'S PLANTATION PROGRAMME
F. PA/AC(LS)DDA/2019/192

1.0 Background

- i. Delhi, one of the large urban agglomeration spreading over an area of 1483sq.km, is one of the greenest metros in the country.
- ii. The city has experienced tremendous growth in the recent times, with increased pressure on its open spaces.
- iii. The total area of the Union Territory of Delhi is 148300 Ha. with 89671 Ha. under Built up and Natural features. DDA has given a lot of emphasis on creating social and physical environment to ensure quality life to the citizens of the city. Although the green area in Delhi is managed by different agencies, DDA has the largest role to play with over 5050Ha. under its jurisdiction.
- iv. DDA has played a key role in overall development and management of its green spaces, with conscious efforts towards the development of open spaces as Regional parks, City forests, District parks, Community parks, Neighbourhood parks. With approximately 783 small and big parks & 6 Biodiversity Parks under its jurisdiction, DDA has kept its commitment of upgradation and maintenance of green areas, which form the lungs of the city.
- v. Realizing that the deterioration of environment quality affects urban life, DDA has given emphasis on plantation drive every year. Last year the target for tree plantation was 10 lakhs, out of which 8.40 lakh was achieved. This year the target of Plantation is 4 lakhs and due importance is given for planting indigenous tree species. In every year Plantation drive the neighborhood residents are invited to participate.

2.0 Proposal

- 2.1. A Scheme for creating awareness among School and general public through their active participation in tree plantation and protection and involving Residential Welfare Associations (RWA's) in greening of Delhi..

Rapidly increasing population, urbanization and industrialization has placed great stress on the natural resources and open spaces in the city. We are faced with challenges of not only protecting the existing tree cover but also to increase the same in the city.

A need is therefore felt to involve all sections of society in the management protection of green cover of Delhi and to educate the public about the importance of the natural resources. Once the people become aware they will actively participate in afforestation programmes of the Govt. which will help in the conservation of the environment.

Students form a very important and crucial stakeholder group as the values about nature conservation they imbibe during their studies are likely to remain with them in rest of their life.

Hence, it is important to sensitize this stakeholder group of students at this young age, so as to become responsible environmental conscious citizens and RWA members to take care of their surroundings.

- The major objectives of the scheme
 - i) To educate and sensitize students about the importance of trees/plants etc. and their role in environment conservation.
 - ii) To inculcate in students a sense of attachment towards nature conservation.
 - iii) To motivate students in sensitizing communities towards conservation and protection of green areas.
 - iv) To enhance green cover in their surroundings through plantations.
 - v) Promote ethos of conservation of water by minimizing the use of water.
 - vi) Sensitize the students to minimize the use of plastic bags.
 - vii) The students from 6th class onwards are proposed to be involved in this scheme.
 - viii) To involve RWA's in greening of their surrounding green areas.
- Key components of the scheme
 - i) Identification of participating schools in phase I which are having Eco Clubs.
 - ii) Identification of open spaces, parks/ green belts/roads sides etc. near the schools for plantation.
 - iii) Developing the capacity of students in growing and protecting the plants / trees.
 - iv) Planting of suitable indigenous tree species and their maintenance and protection by the students.
 - v) Creating a sense of contribution and association among the students with trees / parks and encourage to carry forward the importance of plants / trees.

- vi) Organizing awareness programmes regarding environmental issues, educating children about reuse of waste material, importance of water, air and keeping their surroundings green and clean.
- vii) The students if wish can place name plaque on adopted plants/trees for sense of belongingness.
- viii) Maintaining of existing green areas and trees, creating more greenery with help of RWA's.
- ix) Sensitizing citizens of Delhi towards environment through RWA's

2.2 Implementation Mechanism for Schools

(A) Nodal officers in DDA and Schools.

- i. City level Nodal Officer:- Director (Hort.) will be designated as City level Nodal Officer
- ii. Field level Nodal Officers:- Dy. Dir. (Hort.) will be designated as Field Level Nodal Officers
- iii. School level Nodal Officers:- Principals of the Participating school will be requested to designate one teacher as the Nodal officer for a particular School.

(B) Identification of Participating Schools

Nearly 650 Schools both in Govt. and Pvt. Sector in the city are having Eco Clubs which aim to build environmental consciousness in young minds. It is proposed to cover such schools in this scheme as the students have already been engaged in carrying out activities in environmental awareness as part of Eco Clubs. These Eco Clubs get financial support from Govt. which can be supplemented by DDA. Therefore Eco Clubs will be involved in the plantation drive by DDA. The Schools which are not having Eco Clubs can also be involved in the plantation drive.

(C) Allocation of sites to selected Schools

Each selected school shall be allocated a site/park close to school by DDA by Dy. Director(Hort.). It is proposed to supply five seedlings per participating students every year (nearly 500 seedlings per year per school). The students will maintain these trees/plants for next 4 to 5 years till he/she passes out of school. The allotment will be for only maintenance of trees and will not give any other rights.

(D) Allotment Period

The allotment of sites shall be for a period of 10 to 15 years for a particular school and then it can be taken back by DDA.

(E) Preparation of Site

DDA will prepare the site for carrying out afforestation including pitting, supply of seedlings, tree guards, water etc. The gardening tools, transportation cost for students if required, cost of manure/vermi compost, light refreshment etc. will be borne by the Eco clubs. For this a grant of Rs. 25000/- will be provided to each Eco Club per year which will be used for maintenance of the planted seedlings upto 5 years, which includes cost of manure and tools etc. They may get more grants from other sources to supplement or may use Eco Club resources.

The planted area / park will be maintained by Eco Clubs by undertaking activities like maintenance of fence, weeding, watering, hoeing, replacement of casualties etc. periodically.

2.3 Implementation Mechanism for RWA's

- It is also proposed that registered RWAs adjoining to parks / green belts of DDA will also be encouraged to participate in the plantation drive of DDA. DDA will prepare the site for carrying out plantation including pitting, supply of seedlings, tree guard, water etc.
- A grant of Rs. 15000 per registered RWA will be provided annually for undertaking activities like maintenance of fence, weeding, watering, hoeing, etc. For replacement of casualties RWA should coordinate with designated field level Nodal Officer.
- RWA's may form environment sub-committee to take up this task. They may also contribute to this from their own resources.
- The members of RWAs will also be encouraged in adopting and nurturing trees/planted seedlings. The member can place name plaque on adopted plants/trees.
- RWA also to take up issues with park users to keep their surroundings green & clean.
- Organize awareness programmes regarding various environmental issues like minimizing use of water and importance of trees.

(A) Nodal officers in DDA and RWA's.

- | | |
|-----------------------------------|--|
| i. Division level Nodal Officer:- | Concerned Dy. Director (Hort.) will be designated as Division level Nodal Officer. |
| ii. Field level Nodal Officers:- | SO (Hort.) will be designated as Field Level Nodal Officer |
| iii. RWA's Nodal Officers:- | RWA's will be requested to designate one member as a Nodal Officer. |

2.4 General

- The Eco Clubs and registered RWAs will maintain a register regarding the plantation carried out by them and evaluate the survival percentage every year. They will submit the expenditure statement to DDA at the end of every financial year.
- DDA will invite schools & RWA's to participate through an advertisement. If the number of application is more, selection will be made based on available land in vicinity and preparedness.

3.0 Budget

In the 1st year it is proposed to implement this scheme in 200 schools which are having Eco Clubs. An amount of Rs. 50 lacs is expected to be incurred (@Rs. 25000/Eco Club in a school). In addition to it 100 registered RWAs are proposed to be involved in the plantation drive in the 1st year. The anticipated budget for this scheme is as below:

- 1 For 200 Eco Clubs (@Rs. 25000 per club) i.e. Rs. 50,00,000/- (Rupees Fifty Lacs)
- 2 For 100 RWAs (@Rs. 15000 per RWAs) i.e. Rs. 15,00,000/- (Rupees Fifteen lacs)

Total:- Rs. 65,00,000/- (Rupees sixty five lacs)

4.0 Benefits

The main objective of the schemes is to inculcate awareness about the importance of trees / plants in young students, so that they grow up to become part of environmentally conscious society in the years to come. It will also sensitize the students about various Eco services provided by plants and trees.

5.0 Recommendations

The proposal above is placed before the authority for approval. This will then be launched as a scheme.

RESOLUTION

After detailed discussion, the proposal contained in the agenda item was approved for school children as proposed. The proposal for RWAs be amended to the extent that money, i.e., Rs. 15,000/- will not be paid to RWAs. It was also decided that public should be involved in large numbers for the plantation programmes. Proper detailing be done for the plantation programmes and plantation be done only of indigenous plants. The plantation programmes can also be outsourced to organizations alongwith their maintenance and protection. Dense plantation can be undertaken in portions of DDA parks. Authority Members should be involved in the plantation programmes.

LAI D ON TABLE SUPPLEMENTARY AGENDA

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	56/2019	Rationalization of FAR and use conversion charges for CSCs / LSCs and Shop-cum-residence plots/ complexes / shop Plots later designated as LSCs F.2(14)2017-18/AO(P)/DDA	FINANCE
2.	57/2019	Concession/reduction in cost of EWS flats.	HOUSING

ITEM NO. 56/2019

SUB: Rationalization of FAR and use conversion charges for CSCs / LSCs and Shop-cum-residence plots/ complexes / shop Plots later designated as LSCs.
F.2(14)2017-18/AO(P)/DDA

1) Addl. FAR charges for residential properties, coop. group housing/mixed use/commercial streets and commercial properties (excluding hotel and parking plots) were notified vide S.O. No. 3172 (E) dated 29.06.2018. A copy of the Notification is annexed herewith as Annexure 'A'. The notification provides that the owners/allottees/residents/users of the premises on Residential/mixed use/commercial streets can avail Addl.FAR at rates as shown under Column 4 of the table during the window period of six months from the date of notification as per the statement given hereunder. Thereafter, the applicable rates as shown under column 5 were payable. The window period has been recently extended upto 28.06.2020 vide Notification No. S.O.2271(E) dated 1st July,2019.

TABLE- II					
Enhanced FAR charges (Rs. Per sqm.)					
	<u>As per notification dated 29.06.2018</u>	A & B	C & D	E, F & G with plots more than 50 sqm.	E, F & G with plots upto 50 sqm.
(i)	<u>Residential Properties:</u>				
	a) New Construction				
	b) Regularisation of unauthorised construction				
	<u>Residential Properties including for basement under mixed use : Rates for additional coverage within permissible FAR use of basement for professional / commercial activities leading to excess permissible area of the plot</u>	4200*	1680*	840*	588*
(ii)	<u>Additional FAR charges for co-operative group housing societies for which land was allotted by DDA</u>				
	*Rates applicable upto six months of Notification as per Col.4				
	Rates applicable after six months of Notification as per col.5	9080	3632	1816	1271

(iii)	Rates for betterment levy additional FAR charges and penalty/ compounding charges/ special compounding charges for NDMC residential areas	4200	4200	4200	4200
	Rates applicable upto six months of Notification as per Col.4				
	Rates applicable beyond six months of Notification as per col.5	9080	9080	9080	9080
(iv)	a) For LSC/CSC and Shop-cum-residential complexes (shop-cum-residence plots/shop plots)	18160	7264	3632	3632
	b) For Community centres, district centres and metropolitan city centres, non hierarchial commercial centres, central business district centres	36320	14528	7264	7264

2) Use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs were notified vide S.O. 3173(E) dated 29nd June, 2018. A copy of the Notification is annexed herewith as Annexure 'B'. The charges contained in the notification were to remain in force for a period of six months, as per the details given in the table II & III hereunder and thereafter these were to be reviewed. The validity period for applicability of these rates has further been extended upto 28.06.2020 vide Notification No.S.O.2270 (E) dated 1st July, 2019.

1	Use Conversion charges for Mixed Use and Commercial streets (per sqm built up area) as per para 5.4 of the notification dated 29.06.2018	Retail Shops	Other Activities	Professional Activities
	For MCD areas			
	Category A & B	6136	3064	1536
	Category C & D	4088	2048	1024
	Category E, F, G & H	1536	768	384
	For NDMC areas			
	Category A to H	12272	6128	3072

2.	Use conversion charges for Shop-cum-residence plot/ complexes (per sqm built up area) as per para (B) of notification dated 29.06.2018	
	Category A & B	22274
	Category C & D	14839
	Category E, F, G & H	5576

3) A Committee to review/determine the 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. Four meetings of the Committee were held on 29.05.2019, 06.06.2019 25.06.2019, and 05.07.2019. The relevant portion of the recommendations of the committee are reproduced hereunder:

4) It was placed before the committee, that after notification of the rates as mentioned in paras 1 and 2 above ,LSCs Federation of Delhi and representatives/owners of various LSCc have been regularly meeting officers at various levels and representing against the high rates of use conversion and Addl. FAR charges for planned commercial centres like LSCs/CSCs including Shop-cum-residence plots/ complexes / shop Plots later designated as LSCs as against the rates applicable for mixed use streets/commercial streets. They have submitted that when the LSCs have been granted FAR equal to mix land properties, there should not be any discrimination in the rate of Addl. FAR and there should not be two rates for the same commercial activity. Further the window period of six months have been granted for payment of charges for notified streets, but no relief was granted for LSCs. They have requested that the Addl. FAR charges for the LSCs should also be equal to the charges for residential mix use and notified streets. It was observed by the Committee that LSCs which have the facilities of parking, road, and sewer were officially authorized for commercial activity. After deliberation, the Committee recommended the following set of charges.

TABLE -IV

Statement showing Addl.FAR charges for LSC/CSC and Shop-cum-residential complexes /shop-cum-residence plots/shop plots

Existing Enhanced FAR charges (Rs. Per sqm. Built up Area)			Proposed Rates * (Rs. Per sqm. Built up Area)		
(1)			(2)		
For LSC/CSC and Shop-cum-residential complexes / shop-cum-residence plots/shop plots as per notification dated 29.06.2018			For LSC/CSC and Shop-cum-residential complexes /shop-cum-residence plots / shop plots		
A &B	C & D	E, F G & H	A &B	C & D	E, F, G & H
18160	7264	3632	4200	1680	840

* For NDMC areas, use conversion charges may be Rs. 4200/- sqm built up area for categories "A to H".

The above rates shall remain valid upto 28th June 2020 only. Thereafter, the same shall be reviewed and may be fixed as given in column 1 above. Thus, the beneficiaries will be able to avail this concession for limited period only.

TABLE -V

Statement showing the use conversion charges for Shop-cum-residence plots/ complexes / shop Plots later designated as LSCs

Rates in Rs. Per sqm built up area			
Type of Use	Categories of colonies	Existing rates as per Notification dated S.O. 3173(E) dated 29 nd June, 2018	Proposed Rates
(1)	(2)	(3)	(4)
Shop-cum-residence plots/ complexes / shop Plots later designated as LSCs	Cat. A & B	22274/-	6136/-*
	Cat. C & D	14839/-	4088/-*
	Cat. E, F, G & H	5576/-	1536/-*

* For NDMC areas, use conversion charges may be Rs. 12272/- sqm built up area for categories "A to H".

The above rates shall remain valid upto 28th June 2020 only. Thereafter, the same shall be reviewed and may be fixed as given in column 3 above. Thus, the beneficiaries will be able to avail this concession for limited period only.

Proposal

The Authority is requested to approve the additional FAR charges and Use Conversion charges as proposed in Table IV & Table V above respectively. The same shall be forwarded to the Ministry of Housing & Urban Affairs, GOI, for approval under Section 57 of Delhi Development Act, 1957. Thereafter, action for notification of these rates shall be taken by DDA.

RESOLUTION

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

अधिसूचना की तिथि से द्धः माह की बिंडो अवधि के दौरान आवासीय /मिश्रित उपयोग /व्यावसायिक स्ट्रीट्स पर परिसरों के स्वामी /आबंदिती /निवासी /उपयोगकर्ता कॉलम 4 में दर्शाई गई दरों पर तल क्षेत्रफल अनुपात (एफ.ए.आर.) का लाभ प्राप्त कर सकते हैं और इसके बाद लागू दरों का भुगतान किया जाएगा, जैसा कॉलम 5 में दर्शाया गया है। भवन अनुमति के अनुमोदन /संस्वीकृति की तिथि को यथा लागू अतिरिक्त तल क्षेत्रफल अनुपात (एफ.ए.आर.) की दरें प्रभार्य (चार्जबल) होंगी।

कॉलम 5 में दर्शाई गई दरें, केन्द्रीय सरकार के अनुमोदन से इन्हें आगे संशोधित और अधिसूचित किए जाने तक लागू रहेंगी।

[फा: सं. एफ2(14)2017-18/ए.ओ.(पी)/डी.डी.ए.]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 29th June, 2018

Fixation of rates to be applied for enhanced FAR for residential properties, Coop. Group Housing, Mixed Use/ Commercial streets and commercial properties (excluding hotel and parking plots) arising out of MPD 2021

S.O. 3172(E).—In exercise of powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the prior approval of the Central Government, hereby makes the following modifications to notification vide S.O. 2955(E) dated 23rd December, 2008: —

(Figure in ` per sq.mtr built up area)

Sl.No.	Item	Purpose/category of colony	Applicable Rates upto six months of Notification	Applicable Rates after six months of Notification
(1)	(2)	(3)	(4)	(5)
1.	(a) Residential properties. Including for basement under Mixed use rates of payment of betterment levy-/additional FAR charges for new construction and penalty/compounding/special compounding charges for regularization of unauthorized construction.	(1) <u>New Construction</u> , (2) <u>Regularization of Unauthorised construction</u> within permissible FAR A & B colonies C&D colonies EFG&H colonies With plot size more Than 50 Sqm. With plot size up to 50 Sqm.	4200/- 1680/- 840/- 588/-	9080/- 3632/- 1816/- 1271/-
	(b) Residential properties including for basement under Mixed use	The rates for additional coverage within permissible FAR-use of basement for professional/commercial activities leading to excess permissible area on the plot.		

		A & B colonies	4200/-	9080/-
		C&D colonies	1680/-	3632/-
		EFG&H colonies		
		With plot size more Than 50 Sqm.	840/-	1816/-
		With plot size up to 50 Sqm.	588/-	1271/-
2.	(c) Addl. FAR charges for cooperative Group Housing Societies for which land was allotted by DDA	A & B colonies	4200/-	9080/-
		C&D colonies	1680/-	3632/-
		EFG&H colonies	840/-	1816/-
3.	(d) Rates for betterment levy/Additional FAR charges and penalty/compounding charges/special compounding charges for New Delhi Municipal Council residential areas	1) <u>New Construction,</u> (2) <u>Regularization of Unauthorized construction within permissible FAR.</u>	4200/-	9080/-
4.	Rates for additional FAR for commercial properties (excluding hotel and parking plots)	A) For Local Shopping Centre, Convenient Shopping Centre and Shop-cum-Residence complexes (Shop-cum-residence plots/shop plots)		
		A & B colonies	18160/-	18160/-
		C&D colonies	7264/-	7264/-
		EFG&H colonies	3632/-	3632/-
		B) For Community Centres, District Centres and Metropolitan City Centres, Non-hierarchical commercial centres, Central Business District Centres.		
		A & B colonies	36320/-	36320/-
		C&D colonies	14528/-	14528/-
		EFG&H colonies	7264/-	7264/-

During the window period of six months from the date of notification, the owners/allottees/ residents/users of the premises on Residential/Mixed use/Commercial streets can avail the FAR at the rates shown in column 4 and thereafter the applicable rates will be payable as shown in column 5. The rates of additional FAR as applicable on the date of approval/sanction of Building Permit shall be chargeable.

The rates shown in Column 5 shall remain in force till these are further modified and notified with the approval of the Central Government.

[F. No. F2(14)2017-18/AO(P)/DDA]

D. SARKAR Commissioner-cum-Secy.

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 29th June, 2018

Fixation of use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs.

S.O. 3173(E).—In exercise of the powers conferred under Section 57 of the Delhi Development Act, 1957 (61 of 1957), Delhi Development Authority with the prior approval of the Central Government hereby makes the following modifications to notifications S.O.1015 (E) dated 22nd June, 2007 and S.O. No. 4117 (E) dated 29th Dec., 2017.

(A)		Modifications to Notification S.O.1015 (E) dated 22 nd June, 2007																																		
Sl. No.	Para No.	Existing Provisions	Amendments/Modifications																																	
I	5	ANNUAL MIXED USE CHARGES																																		
	5.1	<p>The premises under mixed use shall be subject to levy of Annual Mixed Use charges for the period upto which the premises remain/likely to remain under mixed use. The annual Mixed Use Charges for the Financial year 2006-07 for different categories of colonies shall be as under: -</p> <p>(a) For MCD areas: (Rates in ₹ per Sq.mtr built up area)</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Type of mixed use</th> <th>A & B Category of colony</th> <th>C & D Category of colony</th> <th>E, F, G & H Category of colony</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Retail Shops</td> <td>767</td> <td>511</td> <td>192</td> </tr> <tr> <td>2</td> <td>Other Activities</td> <td>383</td> <td>256</td> <td>96</td> </tr> <tr> <td>3</td> <td>Professional Activities</td> <td>192</td> <td>128</td> <td>48</td> </tr> </tbody> </table> <p>(b) For NDMC areas (Rates in ₹ per Sq.mtr built up area)</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Type of mixed use</th> <th>category A to H</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Retail Shops</td> <td>1534</td> </tr> <tr> <td>2</td> <td>Other Activities</td> <td>766</td> </tr> <tr> <td>3</td> <td>Professional Activities</td> <td>384</td> </tr> </tbody> </table>	S. No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F, G & H Category of colony	1	Retail Shops	767	511	192	2	Other Activities	383	256	96	3	Professional Activities	192	128	48	S. No.	Type of mixed use	category A to H	1	Retail Shops	1534	2	Other Activities	766	3	Professional Activities	384	<p>5.1.1 The Owners/allottees/residents/users of the premises under mixed use shall be liable to pay one-time Use conversion charges on mixed use/commercial streets instead of Annual mixed use charges.</p> <p>5.1.2, Owners/allottees/residents/users who have made "Onetime payment" as per Para 5.4 of the Notification S.O.1015(E) dated 22nd June,2007 or where the amount already paid in installments is 1.25 times of the "onetime payment" or more will not be required to pay any further amount. Excess payment, if any would be refunded subject to production of documentary evidence to this effect.</p> <p>5.1.3 In cases, where full amount has not been paid as on the date of notification, the balance may be paid within 90 days of such notification. Any further delay thereafter will attract simple interest @ 10% p. a.</p>	
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	5.2	The payment of annual mixed use charges shall be made by the owner/allottee/resident/user of the premises to the local authority voluntarily before 30 th June of every year in respect of the previous assessment year or part thereof, in proportions to that part. For the 2006-07, 1/4 th of the annual mixed use charges shall be paid on or before 30-06-2007 and the balance 3/4 th shall be paid on or before 30-09-2007. For the subsequent assessment years, the entire charges are to be paid on or before 30 th June of that year.	Not applicable and hence deleted.																																	
	5.3	These rates shall remain in force in respect of subsequent years also unless specifically revised and notified with the approval of the Central Government.	The charges as per para 5.4 shall remain in force for a period of six months from the date of notification and thereafter these will be reviewed.																																	

5.4	<p>The owner/allottee/resident/user of the premises shall have option to make onetime payment of mixed use charges, which shall be as follows for the year 2006-07:-</p> <p>(a) For MCD areas:</p> <p>(Rates in ₹ per Sq.mtr built up area)</p> <table border="1" data-bbox="320 472 762 725"> <thead> <tr> <th>S. No.</th> <th>Type of mixed use</th> <th>A & B Category of colony</th> <th>C & D Category of colony</th> <th>E, F, G & H Category of colony</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Retail Shops</td> <td>6136</td> <td>4088</td> <td>1536</td> </tr> <tr> <td>2</td> <td>Other Activities</td> <td>3064</td> <td>2048</td> <td>768</td> </tr> <tr> <td>3</td> <td>Professional Activities</td> <td>1536</td> <td>1024</td> <td>384</td> </tr> </tbody> </table> <p>(b) For NDMC areas:</p> <p>(Rates in ₹ per Sq.mtr built up area)</p> <table border="1" data-bbox="320 828 762 996"> <thead> <tr> <th>S. No.</th> <th>Type of mixed use</th> <th>Category A to H</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Retail Shops</td> <td>12272</td> </tr> <tr> <td>2</td> <td>Other Activities</td> <td>6128</td> </tr> <tr> <td>3</td> <td>Professional Activities</td> <td>3072</td> </tr> </tbody> </table>	S. No.	Type of mixed use	A & B Category of colony	C & D Category of colony	E, F, G & H Category of colony	1	Retail Shops	6136	4088	1536	2	Other Activities	3064	2048	768	3	Professional Activities	1536	1024	384	S. No.	Type of mixed use	Category A to H	1	Retail Shops	12272	2	Other Activities	6128	3	Professional Activities	3072	<p>The Owners/allottees/residents/users of the premises under mixed use shall be liable to pay one-time Use conversion charges on mixed use/commercial streets instead of Annual mixed use charges. One-time Use Conversion Charges for different categories of colonies shall be as under:</p> <p>(a) For MCD areas:</p> <p>(Rates in ₹ per Sq.mtr built up area)</p> <table border="1" data-bbox="791 472 1401 714"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Type of mixed use</th> <th colspan="3">Category of colonies</th> </tr> <tr> <th>A & B</th> <th>C & D</th> <th>E, F, G & H</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Retail Shops</td> <td>6136</td> <td>4088</td> <td>1536</td> </tr> <tr> <td>2</td> <td>Other Activities</td> <td>3064</td> <td>2048</td> <td>768</td> </tr> <tr> <td>3</td> <td>Professional Activities</td> <td>1536</td> <td>1024</td> <td>384</td> </tr> </tbody> </table> <p>(b) For New Delhi Municipal Council areas:</p> <p>(Rates in ₹ per Sq.mtr built up area)</p> <table border="1" data-bbox="791 817 1401 996"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Type of mixed use</th> <th>Category of colonies</th> </tr> <tr> <th>A to H</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Retail Shops</td> <td>12272</td> </tr> <tr> <td>2</td> <td>Other Activities</td> <td>6128</td> </tr> <tr> <td>3</td> <td>Professional Activities</td> <td>3072</td> </tr> </tbody> </table>	S. No.	Type of mixed use	Category of colonies			A & B	C & D	E, F, G & H	1	Retail Shops	6136	4088	1536	2	Other Activities	3064	2048	768	3	Professional Activities	1536	1024	384	S. No.	Type of mixed use	Category of colonies	A to H	1	Retail Shops	12272	2	Other Activities	6128	3	Professional Activities	3072
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5.5	<p>The payment of one time mixed use charges for the year 2006-07, may be made in four equal quarterly installments, the first installment of which shall be paid on or before 30-06-2006</p>	<p>The onetime Use Conversion charges, shall be paid by the owners/allottees/residents/users either in lump sum or in four equal quarterly installments. First such installment shall be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months thereafter. In case of any delay in making the payment, it will attract interest @8% per annum.</p>																																																																				
5.6	<p>The mixed use charges for villages and rehabilitation colonies in NDMC areas shall be equal to the charges for the various categories of MCD colonies.</p>	<p>The mixed use charges for villages in Delhi and rehabilitation colonies in New Delhi Municipal Council areas shall be equal to the charges for the various categories of MCD colonies.</p>																																																																				
5.7	<p><i>'Inserted new sub para'</i></p>	<p>In case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sqm & upto 250 Sqm, such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.</p>																																																																				
2	ONE TIME CHARGES FOR DEVELOPMENT OF PARKING																																																																					
7.1	<p>The owner/allottees/resident/user of the plot/dwelling unit under the mixed land use shall also be liable to pay one time charges for development of parking and such rate for one ECS per 50 Sqm. of plot area shall be as under for the year 2006-07.</p> <p>(a) For MCD areas:-</p> <p>A & B Category of colonies ₹ 2,10,500</p> <p>C & D category of colonies ₹ 1,49,750</p> <p>E, F & D Category of colonies ₹ 66,500.</p> <p>(b) For NDMC areas:-</p> <p>₹ 2,10,500 for one ECS Sqm of plot area.</p>	<p>Words 'one ECS per 50 Sqm. of plot area' may be read as 'one ECS per 50 Sqm. of built up area for the area under use other than residential'</p>																																																																				

	7.2	Out of the Total one time charges for development of parking 1/3 rd shall be paid on or before 30-06-2007 and the remaining 2/3 rd by 31-03-2008	The onetime charges for development of parking shall be paid by the owners/allottees/residents/users either in lump sum or in four equal quarterly installments. First such installment shall be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months thereafter. In case of any delay in making the payment, it will attract interest @8% per annum.
3	9	Penalty	
	9.1	Delay in payment of development charges for parking on mixed use charges of the relevant financial year shall be compoundable on payment of interest at 8% p.a.	Deleted
	9.2	The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan for Delhi 2021 and these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 10 times the annual conversion charges for mixed use shall be imposed.	The property found under mixed use without declaration or registration or in violation of the relevant provisions of the Master Plan of Delhi 2021 or these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 1.5 times the one-time conversion charges for mixed use shall be imposed.

(B) Modifications to Notification S.O.4117 (E) dated 29th Dec., 2017

Existing Provisions	Amendments/Modifications													
Use conversion charges on upper floors of Market like Sarojini Nagar, Khan Market and Green Park Extension etc. was fixed @ ₹ 22274/- per Sqm. builtup area	<p>1. One time use conversion charges for shop-cum-residence plots/complexes later designated as LSCs shall be as under</p> <p>(Rates in ₹ per Sqm built up area)</p> <table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Type of mixed land use</th> <th colspan="3">Category of colony</th> </tr> <tr> <th>A & B</th> <th>C & D</th> <th>P, G & H</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Shop-cum-residence plots/complexes/ shop plots later designated as LSCs.</td> <td>22274</td> <td>14839</td> <td>5576</td> </tr> </tbody> </table> <p>2. In case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sqm & upto 250 Sqm, such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges amounting to 1.5 times the applicable charges.</p> <p>3. The Use Conversion charges, shall be paid by the owners/allottees/residents/user either in lump sum or in four equal quarterly installments. First such installment shall be paid within 30 days of the notification of these rules and each subsequent installment has to be paid within a period of three months thereafter. In case of any delay in making the payment, it will attract interest @8% per annum.</p> <p>4. These rates will remain in force for a period of six months from the date of notification and thereafter these will be reviewed.</p>	S. No.	Type of mixed land use	Category of colony			A & B	C & D	P, G & H	1	Shop-cum-residence plots/complexes/ shop plots later designated as LSCs.	22274	14839	5576
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[F. No. F2(14)2017-18/AO(P)/DDA]

D: SARKAR, Commissioner-cum-Secy.

ITEM NO.57/2019

Sub: Concession/reduction in cost of EWS flats.

Background

In the DDA Housing Scheme 2019, in addition to other category of flats, DDA offered 6536 EWS flats at Narela and the tentative cost of the flats is ranging from 17.14 to 19.36 lakhs, having plinth area ranging from 35.40-37.31 sqm.

Similarly, DDA offered 960 flats at Sector V, G-7/G/8 Narela for tentative cost of Rs.10.42 lakhs having plinth area of 29.77 sqm.

These flats are meant for Economically Weaker Section and an income criterion for eligibility has also been specified in the Scheme Brochure. The income of applicants applying for EWS flats should not exceed Rs. 3 lakhs per annum and there is no income criteria for other categories.

There is also lock-in period of five years for EWS Category, from the date of issue demand-cum-allotment letter.

The Housing Scheme is also linked to Pradhan Mantri Awas Yojna (Urban) and it has been envisaged in this scheme to offer concession to the economically weaker section.

In the Housing Scheme 2019, against 6536 EWS at Pkt 1A, 1B and 1C only 1456 applicant applied for EWS flats due to higher cost of the EWS flats. Similarly against 960 flats at G/7 and G/8 Sector V, Narela, only 1286 applications have been received.

In view of the above, it is proposed to reduce the cost further so that affordable houses are provided to the economically weaker section. After detailed discussion, it has been recommended that we may offer 40% concession on construction cost for 6536 EWS flat at Pkt A1, B1 and C1, Narela and similarly 10% concession on construction cost for EWS flats at Pocket G7/G8, Sector V Narela to offer affordable housing to economically weaker section as a welfare measure.

The financial implication in this regard has been got calculated from Financial Advisor (Housing) which is to the tune of Rs. 436 crores. The financial burden in this regard will be borne by the DDA.

PROPOSAL

Taking into consideration that the income criteria of the allottee of EWS category is three lakh per annum and the persons belong to economically weaker section, it would be appropriate to reduce the cost of the EWS flats by offering 40% concession in construction cost for 6536 EWS flats at Pkt 1A, 1B and 1C, Narela and similarly 10% concession in construction cost for EWS flats at Pocket G7/G8, Sector V, Narela to offer affordable housing to economically weaker section as a onetime measure. It is also proposed to introduce a family income criterion of Rs. 10 lakhs per annum to be eligible.

Since the brochure of the scheme was approved by Authority, approval of the Authority is required for modification in terms and conditions of brochure as proposed above. The modified rates would apply to the allottees of the current scheme. As large number of flats under EWS 2019 scheme would be left over, these left over flats would be re-advertised immediately at reduced rates. This will help in making available these flats at concessional rates to economically weaker section

The above proposal is submitted for approval of the Authority.

RESOLUTION

The proposal contained in the agenda item was approved.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 9th July, 2019 at 3.00 p.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 Smt. Archana Agrawal,
Member Secretary, NCR Planning Board
- 4 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA
- 7 Shri O P Sharma, MLA
- 8 Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Dr G Narender Kumar
Principal Secretary (L&B), GNCTD
- 2 Dr. Rajesh Kumar
Principal Commissioner (Housing, CWG & Sports)
- 3 Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 4 Shri Shripal
Principal Commissioner (Pers., Hort. & Landscape), DDA
- 5 Smt. Manisha Saxena
Secretary (UD), GNCTD

LT. GOVERNOR'S SECRETARIAT

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

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. 46/2019

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.06.2019 at Raj Niwas.
F.2(2)2019/MC/DDA**

1. Observation made by Shri Somnath Bharti mentioned in para (ii) of 'Other Points' raised by the Members of the Authority has been recorded in the minutes as follows:

"DDA should consider allotment of land for model school at Yusuf Sarai."

The above minutes were amended as follows:

"DDA should consider allotment of land for DAV Model School at Yusuf Sarai."

II. The Authority vide Agenda Item No. 42/2019 had approved the launching of online Housing Scheme for War Widows, recipients of Gallantry Awards and for the persons who have got injured/disabled during the action/war, with a stipulation that 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 10 years from the date of possession and during the lock in period, the property may not be treated as lease-hold.

The Authority in its meeting held on 09.07.2019 revisited the above mentioned proposal and after deliberations it was decided to do away with lock in period of 10 years and that the allotment of flats to the applicants may be done on free-hold basis.

III. The remaining minutes of the meeting of the Authority held on 14.6.2019 were confirmed as circulated.

Item No. 47/2019

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.06.2019.
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 14.6.2019:

Shri Vijender Gupta

- i) The matter regarding determination of lease for land allotted to Badarpur Traders Union should be examined whether it was as per policy decision or the lease had been granted incorrectly instead of further complicating the matter.
- ii) Framing of policy for auctioning of vacant land for marriages and other functions be expedited.
- iii) Roads under the jurisdiction of DDA should be handed over to PWD/ Municipal Corporations as DDA is unable to properly maintain them and provide sanitation and street lighting.
- iv) Adequate security guards and malis should be posted at all DDA parks.
- v) Open gyms in DDA parks are not maintained properly.
- vi) Land pooling scheme should be closely monitored and status intimated periodically.

Shri Somnath Bharti

- i) The recommendations of the Committee regarding cancellation of lease for land allotted to Badarpur Traders Union is flawed and whether DDA has the powers to review the lease allotment.

- ii) Since DDA has already issued notification that nursery school plots can be utilized for public use, there is no necessity for further examination of the matter.
- iii) The land at Khasra No. 277, Hauz Khas has already been demarcated three times and fresh demarcation should not be necessary.
- iv) DDA plots are available at Gautam Nagar which can be allotted for community services.
- v) Substantial DDA land is available at Kumhar Basti, a part of which can be utilized for a community centre.
- vi) SDMC disagrees that the road near Police Station at Malviya Nagar has been handed over by DDA. Considering the width of the road, it should actually be handed over to PWD.
- vii) The DDA community hall at Adchini can be utilized for underground parking.
- viii) The community hall at Gujjar Dairy is in a dilapidated condition.
- ix) The dirty water in the drain at Rose Garden, Hauz Khas emits very foul odour.
- x) Allotment of land required for installation of transformers be expedited.
- xi) Allotment of land for a senior citizens' recreation centre at Gulmohar Park is pending for a long time.

Shri O P Sharma

- i) Encroachments on ROW of roads in his constituency have not yet been removed. Since the encroachers are willing to shift, the process be expedited.
- ii) Since the land was allotted to Badarpur Traders Union on lease basis, whether DDA has the power to determine the lease.
- iii) Enquiry should be conducted how institutional lands in his constituency for Great Getsby Club, Geeta Charitable Trust, Jagriti Play School and Shubham Banquet Hall had been allotted to an individual.
- iv) Despite reports of demolition programmes, there are multiple unauthorized multi-storeyed construction on the river bed at Okhla.
- v) For land allotted to schools by DDA, action against unauthorized construction, parking and utilization for Ramlilas and other functions needs to be checked by DDA for violation of lease conditions.
- vi) Though NBCC was required to develop the mega project at Karkardooma, there has been no progress in the last five years.
- vii) The Master Plan had been modified for household industries but people have not benefited as the Municipal Corporations have put riders for obtaining NOCs for pollution and labour. DDA should send a proposal to the Ministry of Housing and Urban Affairs, Govt. of India that no such conditions are incorporated by Municipal Corporations.

Shri S K Bagga

- i) The condition of the existing 15 to 20 DDA parks in Krishna Nagar Assembly Constituency which has 4 wards be improved.

Shri Manish Aggarwal

- i) Encroachment on DDA lands at Shastri Market, South Moti Bagh; A5, Anand Niketan and Karbala, Lodhi Road be removed.

Item No. 48/2019

Fixation of pre-determined land rates in developed areas for allotment of plots and flats in different zones of Delhi for the year 2019-20.
F.Dy.CAO(LC)/DAR/2004-05

The proposal contained in the agenda item was approved.

Item No. 49/2019

Grant of higher pay scale of PB-4 of Rs. 37,400-67,000/- with Grade Pay of Rs. 8700/- (Revised to Level 13 in the Pay Matrix as per 7th CPC) to Superintending Engineers of DDA on non-functional basis – amendment in the Recruitment Rules under Section 56 of DD Act regarding.
F.7(65)/2012/PB-I/Pt-II

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for notification under Section 56 of DD Act, 1957.

Item No. 50/2019

Modification 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./Depu/PB-I

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for notification under Section 56 of DD Act, 1957.

Item No. 51/2019

Proposed Amendments in MPD-2021
F.20(9)/2014/MP

The proposal contained in the agenda item was approved with the following modification in para 5.6.3 c:

"LSCs, CSCs and shop plots which are already under commercial use zone are also liable to pay use conversion charges, if the upper floors designated for residential are converted to commercial."

After incorporating the above, public notice inviting objections/suggestions be issued.

Item No. 52/2019

**Fixation of Addl. FAR charges for chajjas/ projections in residential plots
F.5(09)2019/AO(P)DDA**

After deliberations, the agenda item was withdrawn for re-examination.

Item No. 53/2019

**Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi,
F.5(8)2019/AO(P)/DDA**

After deliberations, the proposal contained in the agenda item was approved subject to the following:

- i) In case the permission for use of the site is sought exclusively for CNG station, the applicable use conversion charges will be 50% of those applicable for petrol pumps.
- ii) In case the permission for use of the site is sought exclusively for Electric Vehicle Charging (EVC) station, the applicable use conversion charges will be 5% of those applicable for petrol pumps.
- iii) In case the permission is sought for combined use as CNG station as well as EVC station, the applicable use conversion charges will be 25% of those applicable for petrol pumps.
- iv) In case the permission is sought for combined use as Petrol pump as well as CNG station, the applicable use conversion charges will be 75% of those applicable for petrol pumps.

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

Item No. 54/2019

**Review of External Development Charges (EDC) leviable for Godowns in Narela.
F.5(10)2019/AO(O)P/DDA**

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

Item No. 55/2019

**Involvement of school children and Resident Welfare Association in DDA's plantation programme.
F. PA/AC(LS)DDA/2019/192**

After detailed discussion, the proposal contained in the agenda item was approved for school children as proposed. The proposal for RWAs be amended to the extent that money, i.e., Rs. 15,000/- will not be paid to RWAs. It was also decided that public should be involved in large numbers for the plantation programmes. Proper detailing be done for the plantation programmes and plantation be done only of indigenous plants. The plantation programmes can also be outsourced to organizations alongwith their maintenance and protection. Dense plantation can be undertaken in portions of DDA parks. Authority Members should be involved in the plantation programmes.

Item No. 56/2019

**Rationalization of FAR and use conversion charges for CSCs/LSCs and Shop-cum-residence plots/complexes/shop plots later designated as LSCs.
F.2(14)2017-18/AO(P)/DDA**

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

Item No. 57/2019

**Concession/reduction in cost of EWS flats.
F.2(07)2017/EWS/Pt.**

The proposal contained in the agenda item was approved.

'Other Points' raised by the Members of the Authority.

Shri Vijender Gupta

- i) Since underground water is depleting rapidly in Delhi, STPs should be installed in a time bound manner for irrigation of all DDA parks.
- ii) For disposal of green waste bio digesters be installed in DDA parks.
- iii) The maintenance of rubberized pathways being developed in DDA parks be outsourced.
- iv) Construction of many toilets in DDA parks is incomplete and as a result they cannot be utilized.

- v) Framing of policy for allotment of land for religious institutions be expedited.
- vi) Allotment of land for Ramililas should be for 45 days as was the earlier practice instead of 30 days.
- vii) Agenda should be brought before the Authority for increasing FAR for industrial plots as the matter has already been deliberated upon by the Board of Enquiry and Hearing.
- viii) Policy regarding construction of kalyana mandapams on vacant DDA lands be framed on priority and their construction expedited.

Shri Somnath Bharti

- i) No water harvesting system has been installed in DDA parks in his constituency.
- ii) DDA should provide NOC for temporary structures for mohalla clinics on vacant DDA lands.
- iii) Water in the lake in the District Park at Hauz Khas emits very foul odour.
- iv) Land temporarily allotted to DMRC at Begampur should be taken back by DDA.

Shri O P Sharma

- i) Institutional land allotted at Preet Vihar for a community hall is being used for a club with very high membership rates. Two separate allotment orders for the land have different terms and conditions.
- ii) Rain water harvesting system should be installed in all DDA parks.
- iii) DDA parks do not have security guards which is a security risk. Closing hours of parks should also be fixed.
- iv) Equipment of open gyms in DDA parks be properly installed and secured, as equipment are being stolen.
- v) Though design for Surajmal Park had been prepared five years back, the park has not yet been developed.
- vi) Allotment of land for Ramililas should be for 45 days as per the earlier practice.

Shri Manish Aggarwal

- i) DDA land near Nanakpura Gurudwara at Moti Bagh be allotted for parking.

Hon'ble Lt. Governor thanked all the Memers, Special Invitees and senior officers for participating in the meeting.

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