

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


No. F.2(2)2019/MC/DDA/99

Dated: 7.8.2019

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

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 13<sup>th</sup> August, 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. 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 Katyál  
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(3)2019/MC/DDA/100

Dated: 7.8.2019

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

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 13<sup>th</sup> August, 2019 at 3.00 p.m. under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.



( V. K. Salmi )

**Dy. 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: 13.08.2019**

**TIME: 3.00 P.M.**

**VENUE: RAJ NIWAS**

**DELHI**

## INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	58/2019	Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.07.2019 at Raj Niwas. F.2(2)2019/MC/DDA	CCS
2.	59/2019	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 9.07.2019 F.2(2)2019/MC/DDA	CCS
3.	60/2019	Modification in the existing policy guidelines for resitment/shifting of Petrol Pump/Gas Godown existing on the land of DDA. F.13(17)93/CRC	LAND DISPOSAL
4.	61/2019	Extension of time for completing construction on the residential plots allotted by DDA in r/o Rohini Residential Scheme-1981. PA/DDI/LAB(RO)2017/CF/DDA	LAND DISPOSAL
5.	62/2019	Proposal for launching Online Runging Scheme for commercial built-up properties. F.25(21)2018/CE/Pl	LAND DISPOSAL
6.	63/2019	The proposal relating to policy for renewal of 90 years expired term leases of residential as well as mixed land-use in 23 Nazul Estates under Old Scheme Branch of DDA upto 31.12.2021. F.PS/C(LD)2019/OSB	LAND DISPOSAL
7.	64/2019	Permission to undertake Survey and In-situ Redevelopment/Rehabilitation of clusters in Delhi. F.2(03)2019/PMAY(JSR)	HOUSING
8.	65/2019	Proposed change of land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F. F.20(03)2019-MP	PLANNING
9.	66/2019	Inclusion of villages/ (part village) in the list of villages for development in the Land Pooling Zones. F. 15(7)/2013-MP	PLANNING
10.	67/2019	Investment of DDA Pension Fund Trust in 8.69% IL&FS Financial Services Ltd.-NCD; F.6(1)2015-16/A/CS(M)	FINANCE
11.	68/2019	Modification of powers delegated to the officers of Engineering Wing of DDA. F.WAB.1(76)Vol.4:/Secy.-2017	ENGINEERING

**Supplementary Agenda for the meeting of the  
Delhi Development Authority fixed for 13.08.2019**

**INDEX**

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	69/2019	Amendment in the Nazul Rule-1981(Rule-4) with respect to allotment of institutional plots of Old Age Home. F.1(01)19/Policy/II	LAND DISPOSAL
2.	70/2019	Policy for disposal of Group Housing plots through auction. F.1(Misc.)2019/GH/Auction	LAND DISPOSAL
3.	71/2019	Proposed Amendments in MPD-2021 with amalgamation of residential plots upto 200 sq.m. F.20(1)/2013/MP	PLANNING
4.	72/2019	Incurring inevitable expenditure for the works "Comprehensive Mobility Plan for Dwerka (K-II Zone)", Delhi. F.1(332)2019/UTTIPEC	PLANNING
5.	73/2019	Proposal regarding proposed change of land use of an area measuring 26 ha (64.22 acres), from "MANUFACTURING" TO "RECREATIONAL", located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS), falling in Zone- "O" for Development of ECO PARK. F.3(56)89-MP/Pt-I	PLANNING
6.	74/2019	Proposal regarding change of land use of an area measuring 19800 sq.m. from 'Recreational' to 'Public Semi-Public' located at Shastri Park for Development of Community Sports Centre falling in planning Zone-F. F.20(7)2019-MP	PLANNING
7.	75/2019	Development of 30 hectares DDA land at Kerkardooma. F.11(01)2010/UTTIPEC/Vol-III(part)	PLANNING
8.	76/2019	Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021-suggested by GNCTD. F.17(5)2007/MP	PLANNING
9.	77/2019	Fixation of charges for processing and examination of layout plans by DDA for enabling the planned development of privately owned lands. F.5(5)2019/AO(O)P/DDA	FINANCE

**ITEM NO. 58/2019**

**Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.07.2019.**  
File No. F.2(2)2019/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 9.07.2019 were circulated vide office circular No. F.2(2)2019/MC/DDA/91 & 92 dated 12.07.2019 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 9.07.2019 are submitted for confirmation of the Authority.

**RESOLUTION**

- i) Observation made by Shri Somnath Bhatt mentioned in para No. viii) of Item No. 47/2019 has been recorded in the minutes as follows:  
"The community hall at Gufyar Dairy is in a dilapidated condition."  
The following is to be added to the para of the minutes:  
"The first floor of the community hall should be repaired/constructed."
- ii) Observation made by Shri Somnath Bhatt mentioned in para No. xi) of Item No. 47/2019 has been recorded in the minutes as follows:  
"Allotment of land for a senior citizens' recreation centre at Gulmohar Park is pending for a long time."  
The above minutes were amended as follows:  
"DDA to consider construction of a Community Centre at Gulmohar Park."
- iii) The remaining minutes of the meeting of the Authority held on 9.7.2019 were confirmed as circulated.

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 9<sup>th</sup> July, 2019 at 3.00 p.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 Shalendra 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 Shari, 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&P), 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. Matilsha Saxena  
Secretary (UII), 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 Wide Agenda Item No. 47/2019 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 informally 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.

- li) 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.
- lii) The land at Khastra 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) SIDMC 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 Adchiri 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 Guimohar 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 Badarganj 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 Gatsby 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-storied construction on the river bed at Okhla.
- v) For land allotted to schools by DDA, action against unauthorized construction, parking and utilization for Ramilas 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 Karkardocma, 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 to be improved.

Shri Manish Agarwal

- i) Encroachment on DDA lands at Shastri Market, South Moti Bagh, A5, Anand Niketan and Karbala, Lodhi Road to 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 7<sup>th</sup> 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 7<sup>th</sup> CPC).  
F.7(206)/2016/Plg./Depu/PB4

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 DP 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 DP 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 UD 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 Vllender 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 Ramilias 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 Bhatti

- 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 D P Sharma

- i) Institutional land allotted at Praet 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 Ramilias 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 Members, Special Invitees and senior officers for participating in the meeting.

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

**ITEM NO. 59/2019**

**ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 9.07.2019 AT RAJ NIWAS.**

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><b>Item No. 46/2019</b></p> <p>Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.06.2019 at Raj Niwas.</p> <p><b>E2(2)2019/MC/DDA</b></p> <p>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:</p> <p>"DDA should consider allotment of land for model school at Yusuf Sarai."</p> <p>The above minutes were amended as follows:</p> <p>"DDA should consider allotment of land for DAV Model School at Yusuf Sarai."</p> <p><b>Action: Land Disposal</b></p>	<p>In this regard, it is stated that the mode of allotment of institutional land has been changed from allotment to auction vide Gazette notification dated 19.04.2006. Hence, the request of DAV Model School, Yusuf Sarai cannot be acceded to. The same has been intimated to the school authorities vide letter dated 16.07.2019 under intimation to the Hon'ble Authority Member.</p> <p style="text-align: right;">(Land Disposal)</p>
ii)	<p>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</p>	<p>The Scheme has been launched from 02.08.2019.</p> <p style="text-align: right;">(Housing)</p>



	<p>property may not be treated as lease-hold.</p> <p>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.</p> <p style="text-align: right;"><b>Action: Housing</b></p>	
<p>2.</p>	<p><b>Item No. 47/2019</b></p> <p><b>Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.06.2019.</b> E.2(3)2019/MC/111A</p> <p>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:</p> <p><b>Shri Vijender Gupta</b></p> <p>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.</p> <p style="text-align: right;"><b>Action: Land Disposal</b></p>	<p>Action on determination of lease was taken on the basis of recommendations of Committee headed by the then Principal Commissioner (Coordination) which found certain discrepancies in the lease deed as well as regularization process of the land. Accordingly, the lease has been determined with the approval of the Competent Authority before filing suit under Section 31, Special Relief Act. As per the decision of the Authority, a detailed note has been sent on 11.06.2019 to Ministry of HUA along with the view of the Members of the Authority on the issue.</p> <p style="text-align: right;">(Land Disposal)</p>
<p>ii)</p>	<p>Framing of policy for auctioning of vacant land for marriages and other functions be expedited.</p> <p style="text-align: right;"><b>Action: Land Disposal</b></p>	<p>File with requisite proposal has been submitted to Competent Authority on 31.07.2019 for consideration and approval.</p> <p style="text-align: right;">(Land Disposal)</p>

iii)	<p>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.</p> <p><b>Action: Engineering</b></p>	<p>Efforts are being made for handing over roads and field staff are pursuing the matter with MCD and PWD. However, in case of PWD, GNCTD, the response has not been encouraging.</p> <p>(Engineering)</p>
iv)	<p>Adequate security guards and malis should be posted at all DDA parks.</p> <p><b>Action: Personnel/Horticulture</b></p>	<p>Adequate security guards and malis have been provided in parks.</p> <p>(Horticulture)</p>
v)	<p>Open gyms in DDA parks are not maintained properly.</p> <p><b>Action: Horticulture</b></p>	<p>The tender for maintenance of open gyms is in place and repairs/maintenance are being attended to regularly.</p> <p>(Horticulture)</p>
vi)	<p>Land pooling scheme should be closely monitored and status intimated periodically.</p> <p><b>Action: Planning</b></p>	<ol style="list-style-type: none"> <li>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 22.07.2019, a total of 1898 applications have been received for about 1769 hectares of land for participation under this scheme.</li> <li>2. Spatial Planning and detailing of sectors w.r.t tradable FAR, additional Development Controls, vertical mixing, integration of blue-green infrastructure, verification of sector delineation, ground truthing of sectors, etc., are under process and the first draft has been discussed with NIUA.</li> <li>3. For spreading awareness about the Land Policy among land owners, IEC material has been prepared in the form of pamphlets which are being distributed at SDM offices and field camps organized. These pamphlets have been uploaded on DDA website on 28.03.2019. A video clip highlighting the policy features, eligibility, benefits, etc., as part of Nukkad Natak has also been prepared and uploaded on DDA website.</li> <li>4. Moreover, three (03) help desks have been set up at SDM offices, namely; Alipur, Kanjhawala</li> </ol>

		<p>and Najafgarh for the ease of farmers and land owners.</p> <p>5. DDA has initiated a Public Outreach programme in collaboration with NIUA and local stakeholders for creating mass awareness about the Land Pooling scheme. As of now, 10 field camps have already been conducted in the following villages:</p> <ul style="list-style-type: none"> <li>➤ Village Mukhmelpur on 11.07.2019 (Thursday)</li> <li>➤ Village Ujwa on 13.07.2019 (Saturday)</li> <li>➤ Village Puthi Khurū on 14.07.2019 (Sunday)</li> <li>➤ Village Bawana on 14.07.2019 (Sunday)</li> <li>➤ Village Bajitpur Thakran on 14.07.2019 (Sunday)</li> <li>➤ Village Neelwal on 17.07.2019 (Wednesday)</li> <li>➤ Village Ladpur on 19.07.2019 (Friday)</li> <li>➤ DC Office Karjlawala on 19.07.2019 (Friday)</li> <li>➤ Village Surhera on 22.07.2019 (Monday)</li> <li>➤ Village Muhammadpur Ramzanpur on 24.07.2019 (Wednesday)</li> </ul> <p>6. Officials of Planning and Land Management Departments of DDA and National Institute of Urban Affairs (NIUA) have interacted with about 3000 landowners/ farmers/ stakeholders during the awareness programme.</p> <p>7. Further, preparation of draft forms, Agreements &amp; Certificates required during the processing of assembly and development under Land Pooling have been taken up and the first draft has been shared with NIUA for their observations and comments.</p> <p style="text-align: right;">(Planning)</p>
	<p><u>Shri Somnath Bharti</u></p> <p>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</p>	<p>Action on determination of lease was taken on the basis of recommendations of the Committee headed by the then Principal Commissioner (Coordination) which found certain discrepancies in the lease deed as well as regularization process of the land.</p>

	to review the lease allotment. <b>Action: Land Disposal</b>	Accordingly, the lease has been determined with the approval of the Competent Authority before filing suit under Section 31, Special Relief Act. As per the decision of the Authority, a detailed note has been sent on 11.06.2019 to Ministry of HUA along with the view of the Members of the Authority on the issue. <b>(Land Disposal)</b>
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. <b>Action: Planning</b>	As per MPD-2021 many neighborhood facilities are permissible in nursery school sites according to the layout plan, where no such facilities are available in the vicinity. The facilities are: i. Post Office ii. Community Hall cum Library iii. Dispensary iv. Health Centre v. Creche and Day care centre vi. Electric Sub Station (11 KV) vii. Cooperative Store viii. Milk Booth ix. Fine Arts School x. Maternity Home xi. Child Welfare Centre (Charitable) Further, in MPD-2021 Nursery School as use premise has been discontinued. Therefore, the utilization of Nursery School sites lying vacant in various areas of Delhi may be considered for allotment for various uses as per the earlier MPD by modifying the layout plan as per the requirement/demand of the area. <b>(Planning)</b>
iii)	The land at Khastha No. 277, Hauz Khas has already been demarcated three times and fresh demarcation should not be necessary. <b>Action: Land Management</b>	A reminder has been issued to SDM, Hauz Khas for fresh demarcation vide letter dated 26.06.2019 by Deputy Director (T M/SWZ). The next date of hearing of court case is 30.09.2019. <b>(Land Management)</b>
iv)	DDA plots are available at Gautam Nagar which can be allotted for community services. <b>Action: Land Disposal</b>	TSS of Arjun Nagar area was carried out. As per LOP 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 neighborhood. Further, vide letter dated 16.05.2018, 19.09.2018 and reminder dated 11.01.2019 SDMC was requested to give formal request for allotment of land for community services in the prescribed format. SDMC finally sent their request for allotment of land for Multi Level Parking

		vide letter dated 22.02.2019. A joint inspection was also carried out on 13.07.2019 in the presence of Hon'ble M.A. Shri Somnath Bharti. It was observed that due to narrow road, construction of Multi Level Parking is not feasible. The same is being intimated to SDMC also and they will be requested to give formal request for allotment of land for some other community services as Multi Level Parking is not feasible at the site.  (Land Disposal)
v)	Substantial DDA land is available at Kurihar Basti, a part of which can be utilized for a community centre.  <b>Action: Land Disposal</b>	It seems that the area is near village Haux Raut and the status of DDA vacant land in this area is not clear. However, this area of village Haux Raut is in the jurisdiction of SDMC and the development plan of the area is to be prepared by SDMC. However, to ascertain exact status of vacant DDA land, 155 of the area would be done.  (Planning)
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.  <b>Action: Engineering</b>	The deficiency charge amounting to Rs. 5,09,706/- of the said road has been paid to SDMC vide letter no. F1(342)/ER/SWD-5/2018/DDA/152 dated 22.03.2018. The road is now being maintained by SDMC.  (Engineering)
vii)	The DDA community hall at Adchini can be utilized for underground parking.  <b>Action: Planning</b>	The Community Hall under reference falls in Recreational land use as per ZDP of Zone-F under MPD-2021 and as per provisions under MPD-2021 (Para-12.14: Parking), "Creation of underground parking structures within or under green recreational open spaces is prohibited under all circumstances".  (Planning)
viii)	The community hall at Gujjar Dairy is in a dilapidated condition.  <b>Action: Engineering</b>	As reported by concerned Executive Engineer, the condition of said community hall is satisfactory. However, an estimate for minor repair works as well as provision for making this community hall accessible/divyang friendly is being framed. Directions have already been issued to concerned officers to ensure that this community hall is put to maximum use by the local residents/RWA.  (Engineering)

ix)	<p>The dirty water in the drain at Rose Garden, Hauz Khas emits very foul odour.</p> <p style="text-align: center;"><b>Action: Horticulture</b></p>	<p>The open drain passing through Rose Garden is coming from R.K. Puram side and joins the main open drain which is coming from Katwaria Sarai side. The foul smell comes from this DJB open drain. DJB has been requested to treat the sewer/drain water before it is released to open drain passing through Rose Garden.</p> <p style="text-align: right;">(Horticulture)</p>
x)	<p>Allotment of land required for installation of transformers be expedited.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>No specific case has been mentioned by Hon'ble Authority Member. The matter was discussed telephonically with representative of Hon'ble Authority Member and he is also unaware about the same.</p> <p style="text-align: right;">(Land Disposal)</p>
xi)	<p>Allotment of land for a senior citizens' recreation centre at Gulmohar Park is pending for a long time.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>In the Authority meeting held on 14.06.2019, Hon'ble Authority Member had requested for construction. Hence, matter was referred to Engineering Wing. However, in the last Authority meeting issue was raised for allotment of land. Hence, file has been submitted to the Competent Authority for approval of allotment of land measuring 46936 sq. m. for construction of Community Room cum Library to SDMC.</p> <p style="text-align: right;">(Land Disposal)</p>
i)	<p><u>Shri O P Sharma</u></p> <p>Encroachments on ROW of roads in his constituency have not yet been removed. Since the encroachers are willing to shift, the process be expedited.</p> <p style="text-align: center;"><b>Action: Land Management</b></p>	<p>Chief Secretary, Delhi held a meeting of all concerned on 08.01.2019 in this regard. A payment of ₹ 3.82 crores was made by PWD to DUSIB.</p> <p>As informed by DUSIB, they have taken the requisite action on ground, removing the jhuggis and clearing the ROW.</p> <p style="text-align: right;">(Land Management)</p>
ii)	<p>Since the land was allotted to Badarpur Traders Union on lease basis, whether DDA has the power to determine the lease.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>Action on determination of lease was taken on the basis of recommendations of Committee headed by the then Principal Commissioner (Coordination) which found certain discrepancies in the lease deed as well as regularization process of the land. Accordingly, the lease has been determined with the approval of the Competent Authority before filing suit under Section 31, Special Relief Act. As per the decision of the Authority, a detailed note has been</p>

		sent on 11.06.2019 to Ministry of HUA along with the view of the Members of the Authority on the issue. (Land Disposal)
iii)	<p>Enquiry should be conducted how institutional lands in his constituency for Great Gatsby Club, Gesta Charitable Trust, Jagriti Play School and Shubham Banquet Hall had been allotted to an individual.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>1. Land measuring 6297 sq.m. for construction of Club Cultural Activity was allotted to the Great Gatsby Club of India (Regd.) Society vide letter dated 25.09.2001. At the time of handing over the physical possession of the site, it came to the notice that there was stay order vide order No. C.W. No. 430/89. Accordingly, alternative land measuring 8500 sq.m. adjoining already allotted plot was allotted vide revised allotment letter dated 13.06.2002 at Institutional Complex Mandawali Fazalpur with the same terms and conditions of allotment with the approval of the Competent Authority. Possession of 8532.87 sq.m. was handed over to society on 19.07.2002 and lease deed was also executed on 12.04.2006. However, no amendment was carried out in standard terms and conditions of allotment/lease and supplementary agreement/lease has not been carried out. In addition to above, a Show Cause Notice was issued on 02.07.2019 for violation of terms and condition of allotment/lease deed. The reply of the society received on 10.07.2019 was examined and found to be unsatisfactory. Therefore, another Show Cause Notice was issued on 30.07.2019. Reply is still awaited. Further action will be taken as soon as reply is received.</p> <p>2. Land measuring 1643.50 sq.m. for construction of Community Hall at Mandawali Fazalpur, C.G.H.S. near Balco Society area was allotted to Sri Laxmi Narayan Sewa Ashram Trust (Regd.), on 29.08.2002 and handed over on 18.03.2003 and lease deed executed on 04.02.2005. A Show Cause Notice was issued to the society on 02.06.2019. Reply is still awaited. Further action will be taken as soon as reply is received.</p> <p>3. Land measuring 345.85 sq.m. was allotted to Gesta Charitable Trust on 17.11.2003 under religious category, handed over on 14.06.2002 and lease deed executed on 26.07.2006. A site inspection has been carried out on 01.08.2019 and further action is being taken in the matter based on the report.</p>

		<p>4. As per the available record in IL Branch, DDA, no information/file was found regarding allotment of land to Jagriti Play School.</p> <p>Further, with respect to allotment of these Institutional lands, as per policy land for the purpose is allotted to a Registered Society and not in the name of any individual. The names of the societies to which allotment was made are as under:-</p> <ol style="list-style-type: none"> <li>1. The Great Getsby Club of India (Regd.)</li> <li>2. Shri Laxmi Narayan Sewa Ashram Trust (Regd.)</li> <li>3. Geeta Charitable Trust.</li> </ol> <p style="text-align: right;">(Land Disposal)</p>
iv)	<p>Despite reports of demolition programmes, there are multiple unauthorized multi-storeyed construction on the river bed at Okhla.</p> <p style="text-align: center;"><b>Action: Land Management</b></p>	<p>A demolition programme to remove unauthorized encroachment on DDA land was carried out by the Horticulture Department on 18.07.2019 with the help of police personnel.</p> <p>The programme to remove unauthorized encroachment in unauthorized colonies will be taken by SDMC.</p> <p style="text-align: right;">(Land Management)</p>
v)	<p>For land allotted to schools by DDA, action against unauthorized construction, parking and utilization for Ramilas and other functions needs to be checked by DDA for violation of lease conditions.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>In this regard, it is stated that in most of the schools, subletting permission has been granted by 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 unauthorized commercial activities lies in the domain of MCD in de-notified areas or by Engineering Wing of DDA in areas which are yet to be de-notified. In case any such instance is reported by the concerned MCD/Engg. Wing of DDA, immediate action is taken in accordance with terms and conditions of allotment/lease deed after following due process of law. If any complaint is received against any specific school(s) then action is initiated immediately.</p> <p>Further, regarding utilization of facilities for Ramilas and other functions within the school premises, it is stated that as the land allotted is specifically for the school premises as per terms and conditions of lease deed/allotment letter. If any school is indulging in</p>



		such activity, appropriate action will be taken as per terms and conditions of allotment/lease deed. (Land Disposal)
vi)	Though NBCC was required to develop the mega project at Karkardooma, there has been no progress in the last five years. <b>Action: Planning</b>	The revised design proposal for development of Karkardooma project is being detailed by the Architect hired by NBCC. (Planning)
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. <b>Action: Planning</b>	The amendment in the note (i) in Para 7.4 of Industries in MPD-2021 would be required to remove the following line "..... to statutory clearance from labour and industries and Delhi Pollution Control Committee with the ....." This is being considered for amendment. (Planning)
	<u>Shri S K Bagga</u>	
i)	The condition of the existing 15 to 20 DDA parks in Krishna Nagar Assembly Constituency which has 4 wards be improved. <b>Action: Horticulture</b>	There are 10 small parks which are being regularly maintained. In 2 parks open gyms have already been installed. (Horticulture)
	<u>Shri Manish Aggarwal</u>	
i)	Encroachment on DDA lands at Shastri Market, South Moti Bagh, A5, Anand Niketan and Karbala, Lodhi Road be removed. <b>Action: Land Management</b>	(i) Shastri Market & South Moti Bagh: Pertains to Hort. (IV), DDA and matter is under process for removal. (ii) A5, Anand Niketan: Vacant land falling between the plot nos. A-4 & A-5, Anand Niketan, has been encroached by constructing a boundary wall around the vacant land and amalgamating of with A-5, Anand Niketan and is being used as green and mini golf course by the owner of plot no. A-5, Anand Niketan. The plot is to be put under auction and necessary

		<p>procedure as per law is under process. Another vacant land has been fenced by the Society adjacent to D-30, Anand Niketan. This is presently lying vacant and free from encroachment. Procedure for disposal of the plot is under process.</p> <p>(ii) Karbala, Lodhi Road: The status of land has been communicated to Hon'ble Authority Member vide letter dated 25.07.2019. The matter of WAQF properties was pending before the One Man Committee. The Committee submitted its report on 15.5.2017, which was not accepted by the Competent Authority. Thereafter, a Two Men Committee was constituted as per order No. T-11/A/25(101)/10/363 dated 09.08.2018 of MoHUA. Removal of the encroachments being inside the Karbala boundary wall without waiting for the report of the Two Men Committee may not be appropriate being a sensitive religious matter.</p> <p style="text-align: right;">(Land Management)</p>
3.	<p><u>Item No. 48/2019</u></p> <p>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</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Finance</p>	<p>A circular for implementation of the rates has been issued on 24.07.2019.</p> <p style="text-align: right;">(Finance)</p>
4.	<p><u>Item No. 49/2019</u></p> <p>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</p>	

<p>Section 56 of DD Act regarding, F.7(65)/2012/PB-I/Pt-II</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 notification under Section 56 of DD Act, 1957.</p> <p style="text-align: right;"><b>Action: Personnel</b></p>	<p>The RRs have been drafted and forwarded to MoHUA in file No. F.7(240)2019/PB-I/DDA for notification of modified RRs.</p> <p style="text-align: right;">(Personnel)</p>
<p>5. <u>Item No. 50/2019</u></p> <p><b>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<sup>th</sup> CPC).</b> F.7(206)/2016/Plg/Deput/Pt-I</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 notification under Section 56 of DD Act, 1957.</p> <p style="text-align: right;"><b>Action: Personnel</b></p>	<p>The RRs have been drafted and forwarded to MoHUA in file No. F.7(215)2019/PB-I/DDA for notification of modified RRs.</p> <p style="text-align: right;">(Personnel)</p>
<p>6. <u>Item No. 51/2019</u></p> <p><b>Proposed Amendments in MPD-2021</b> F.20(9)/2014/MP</p> <p>The proposal contained in the agenda item was approved with the following modification in para 5.6.3 c:</p> <p>"TSCs, 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."</p> <p>After incorporating the above, public notice inviting objections/suggestions be issued.</p> <p style="text-align: right;"><b>Action: Planning</b></p>	<p>As approved by the Authority, a public notice vide 2542 (E) dated 17.07.2019 has been issued for inviting objections/suggestions within a period of 45 days.</p> <p style="text-align: right;">(Planning)</p>

7. 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:

The matter has been forwarded to MoHUA for approval vide letter No. F. 5(8)/2019/AO(P)/DDA/72 dated 17.0/2019.

(Finance)

- 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 37 of D.D Act, 1957.

Action: Finance

8.	<p><u>Item No. 54/2019</u></p> <p><b>Review of External Development Charges (EDC) leviable for Godowns in Narula.</b>  <b>F.5(10)2019/AO(O)/DDA</b></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 notification under Section 57 of DD Act, 1957.</p> <p style="text-align: right;"><b>Action: Finance</b></p>	<p>The matter has been forwarded to MoHUA for approval vide letter No. F. 5(10)/2019/AO(F)/DDA/71 dated 17.07.2019.</p> <p style="text-align: right;">(Finance)</p>
9.	<p><u>Item No. 55/2019</u></p> <p><b>Involvement of school children and Resident Welfare Association in DDA's plantation programme.</b>  <b>F. PA/AC(LS)DDA/2019/192</b></p> <p>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.</p> <p style="text-align: right;"><b>Action: Landscape</b></p>	<p>As per the decision, a letter has been sent to Principals of schools for involvement of school children in DDA's plantation drive through their eco clubs.</p> <p style="text-align: right;">(Landscape)</p>

10.	<p><u>Item No. 56/2019</u></p> <p>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</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 under Section 57 of DD Act, 1957. <b>Action: Finance</b></p>	<p>The matter has been forwarded to MoHUA for approval vide letter No. F. 2(14)/2017-18/AO(P)/DDA/70 dated 17.07.2019. <b>(Finance)</b></p>
11.	<p><u>Item No. 57/2019</u></p> <p>Concession/reduction in cost of EWS flats. F.2(07)2017/EWS/Pl.</p> <p>The proposal contained in the agenda item was approved. <b>Action: Housing</b></p>	<p>Public notice for the same is being published in newspapers. <b>(Housing)</b></p>

'Other Points' raised by Hon'ble members of the Authority

S.No.	Subject	Action Taken Report
i)	<p><u>Shri Vijender Gupta</u></p> <p>Since underground water is depleting rapidly in Delhi, STPs should be installed in a time bound manner for irrigation of all DDA parks. <b>Action: Horticulture</b></p>	<p>One STP has already been installed. The work of three STPs has been awarded and installation is in progress. 16 nos. of STPs have been approved for which NITs will be floated within one month. <b>(Horticulture)</b></p>
ii)	<p>For disposal of green waste bio digesters be installed in DDA parks. <b>Action: Horticulture</b></p>	<p>5 nos. green waste converter machines have been installed. 5 more are proposed for which NITs will be called within 2 months. <b>(Horticulture)</b></p>

iii)	The maintenance of rubberized pathways being developed in DDA parks be outsourced. <b>Action: Horticulture</b>	The maintenance work of rubberized flooring has already been included in the maintenance agreement for a period of 5 years.  (Horticulture)
iv)	Construction of many toilets in DDA parks is incomplete and as a result they cannot be utilized. <b>Action: Horticulture</b>	Newly constructed toilets in Rohini Zone have been made operational.  (Horticulture)
v)	Framing of policy for allotment of land for religious institutions be expedited. <b>Action: Land Disposal</b>	Agenda for auctioning of the land for religious purpose has been submitted to the Competent Authority.  (Land Disposal)
vi)	Allotment of land for Ramtilas should be for 45 days as was the earlier practice instead of 30 days. <b>Action: LD/Engineering</b>	File with requisite proposal has been submitted to the Competent Authority on 18.7.2019 for consideration and approval.  (Land Disposal)
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. <b>Action: Planning</b>	The agenda has been prepared and has been forwarded for placing before the Authority.  (Planning)
viii)	Policy regarding construction of kalyana mandapams on vacant DDA lands be framed on priority and their construction expedited. <b>Action: Planning/Architecture</b>	The proposal requiring providing a category in the Master Plan to facilitate kalyana mandapams kind of development on big plots is being taken up for modification in the MPD-2021. Construction of the same which are feasible as per current norms is being processed.  (Planning)
<b>Shri Sumnath Bhatnagar</b>		
i)	No water harvesting system has been installed in DDA parks in his constituency. <b>Action: Horticulture</b>	Arrangement for water harvesting are already in place in parks to stop flow of rain water from the parks.  (Horticulture)
ii)	DDA should provide NOC for temporary structures for mohalla clinics on vacant DDA lands. <b>Action: Land Disposal</b>	There is no provision and norms in MPD-2021 for mohalla clinics and the same has already been intimated to Directorate of Health Services, GNCTD.  (Land Disposal)

iii)	<p>Water in the lake in the District Park at Hauz Khas emits very foul odour.</p> <p style="text-align: center;"><b>Action: Horticulture</b></p>	<p>Bio-remediation treatment is already in place in this lake and there is a substantial decrease in the smell.</p> <p style="text-align: right;">(Horticulture)</p>
iv)	<p>Land temporarily allotted to DMRC at Begampur should be taken back by DDA.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>It was decided in the meeting held in the chamber of Pr. Commr. (LD) that DMRC will construct RCC boundary wall on the said land and hand over to DDA. Vide letter dated 26.07.2019, DMRC has been requested to hand over the land under reference to DDA after completion of RCC boundary wall.</p> <p style="text-align: right;">(Land Disposal)</p>
i)	<p><u>Shri O P Sharma</u></p> <p>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.</p> <p style="text-align: center;"><b>Action: Land Disposal</b></p>	<p>Land measuring 2800 sq.m. for construction of Community Hall and Club was allotted to Preet Vihar Residents Welfare Association. Possession was handed over to the association on 03.04.1987 and lease deed executed on 06.08.1987. Further, the society informed that MCD was not sanctioning their building plan and had raised objection that the plot under reference is earmarked exclusively for Club in the LOP. Thereafter, based on the report received from Planning Dept., the Competent Authority approved that the allotment may be treated as Club instead of Community Hall and Club and rest of the terms and conditions of allotment remained the same. Accordingly, revised rectification deed, vetted by Legal Dept. was executed on 27.02.2012 and made part of the perpetual lease deed executed on 06.08.1987. However, all the terms and conditions of perpetual lease deed remained unchanged except the above mentioned correction. By the rectification deed, none of the terms and conditions of allotment letter/lease deed have been changed, except that in place of Club and Community Hall only Club has been substituted in the layout plan. Therefore, it is clear that no new activity has been permitted due to rectification of lease deed.</p> <p>However, with respect to violations carried out by the allottee, as mentioned by Hon'ble Member, a Show Cause Notice has been issued on 30.07.2019 seeking clarification. Reply is still awaited. Further action will be taken as soon as reply is received.</p> <p style="text-align: right;">(Land Disposal)</p>



ii)	Rain water harvesting system should be installed in all DDA parks. <b>Action: Horticulture</b>	Arrangement for water harvesting is already in place in parks to stop flow of rain water from the parks. (Horticulture)
iii)	DDA parks do not have security guards which is a security risk. Closing hours of parks should also be fixed. <b>Action: Horticulture</b>	Sufficient security guards have already been provided in parks. Regarding the timings for opening and closing hours, proposal is under consideration. (Horticulture)
iv)	Equipment of open gyms in DDA parks be properly installed and secured, as equipment are being stolen. <b>Action: Horticulture</b>	All equipment are properly installed and secured. Security personnel have been directed to be more vigilant in parks. (Horticulture)
v.	Though design for Surajmal Park had been prepared five years back, the park has not yet been developed. <b>Action: Horticulture</b>	Tender has been called for improving the damaged pathway by providing rubberized flooring. An STP has been approved to bring water to the lake for irrigation. (Horticulture)
vi.	Allotment of land for Ramlilas should be for 45 days as per the earlier practice. <b>Action: I.D/Engineering</b>	File with requisite proposal has been submitted to the Competent Authority on 18.7.2019 for consideration and approval. (Land Disposal)
i.	<u>Shri Manish Aggarwal</u> DDA land near Nanakpura Gurudwara at Moti Bagh be allotted for parking. <b>Action: Land Disposal</b>	This L&DO site No. 12 vide notification No. 181D dated 20.07.1974 measuring approx. 18 acres being used as District Park adjacent to Gurudwara Moti Bagh on King Road is being maintained by Horticulture Dept. as "Green".  During inspection, it was found that at the rear of the said land, near Nanakpura Market adjacent to I-Block, Type-II Flats Nos. 65-76, Moti Bagh, a plot of land is encroached by some jhuggies/kabaris. The retrieval of the encroached land is under process. (Land Disposal)

**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 13.7.2019:

Shri Vinod Kumar Gupta

- i) Roads under the jurisdiction of DDA should be properly maintained and cleared, if required through outsourcing. If they are handed over to PWD/Municipal Corporations, concerned zonal engineers should ensure their proper maintenance.

Shri Soham Bhatt

- i) DDA to reconsider determination of lease of land allotted to Badarpur Traders' Union.
- ii) Whether approval of the Authority is required for allotting land earmarked for Nursery Schools for various permissible facilities.
- iii) Since demarcation of land has been done for the third time and there is no stay order in respect of Khasra No. 277, Hauz Khas, DDA should initiate necessary action.
- iv) Land for community services be allotted at Gantam Nagar as DDA land is available in the area.
- v) A large DDA plot at Arjun Nagar cannot be developed for its intended purpose due to unauthorized construction in the area which has narrowed its approach road.
- vi) The status of DDA land at Kumbhar Basti be re-checked so that a part of it can be utilized for a community centre.
- vii) DDA should consider installation of an STP to clean the drain water at Rose Garden, Hauz Khas.

Shri S K Bagga

- i) The maintenance of DDA parks in Krishna Nagar Assembly Constituency is not satisfactory.

Shri Manish Aggarwal

- i) Status of DDA land in Khasra Nos. 23, 26, 27 and 39 at Karbala, Lodhi Road be intimated.
- ii) Roads under jurisdiction of DDA should be handed over to PWD/Municipal Corporations and deficiency charges paid.

**ITEM NO. 60/2019**

**Sub: Modification in the existing policy guidelines for resitement/ shifting of Petrol Pump/ Gas Godown existing on the land of DDA.**

**File No.13(47)93/CRC**

The Authority vide its Resolution 33/2003 prescribed a policy of resitement in respect of those Gas Down/Petrol Pumps whose site is utilised for a planned project/scheme and directly negotiates closing down of the Petrol Pump/Gas Godown sites. Further, the policy also stipulates that three different sites will be identified and a draw out of these identified sites will be conducted for allotment of the site in lieu of Petrol Pump/Gas Godown whose site have been utilised for planned project/scheme. A copy of the resitement policy is annexed herewith as **Annexure 'A-F'**.

2. It has now been felt that the aforesaid resitement policy for Petrol Pump/Gas Godown needs to be modified in the light of the fact that acquisition around 4500 acres of land of DDA has been/likely to be declared as lapsed under section 24(2) of LARR Act 2013 and it may not be possible to identify three earmarked sites to hold a draw for allotment of the alternate site for such Petrol Pump/Gas Godown. Further, DDA has been receiving many requests from some of the Petrol Pumps/Gas Godown, whose land has been partly (not fully) utilized by other Govt. agencies like PWDS, DMRC (not utilised under planned

schemes of DDA) which substantially affected the business of Petrol Pump/Gas Godown. They are seeking relief for allotment of alternate site but not strictly covered under the existing policy which warrants closing down of the Petrol Pump/Gas Godown as a pre condition for making alternate allotment of the site. Even in one case a Petrol Pump at Arbinda Marg had to be closed down due to complaint of general public that existence of the Petrol Pump (CNG) is causing heavy traffic jam. An alternate site for the aforesaid Petrol Pump has been identified but DDA is unable to make the allotment due to the condition that there should be at least three sites and alternate site will be given through conduct of a draw out of the aforesaid three sites.

3. In order to address the aforesaid issues the following changes/modifications are required in the existing resitment policy of DDA.

- (i) Resitment will be made only when the existing Petrol Pump/Gas Godown is **fully or partly** utilized or **required** for planned project/scheme or in larger public interest by DDA or any Govt. Agency which directly negotiates closing down of the Petrol Pump/Gas Godown site or **substantially affecting the business of the license holder making it economically unviable due to part utilization of the site or major hindrance in access to the site.**

- (ii) Nearest earmarked site will be allotted as alternate site for the Petrol Pump/Gas Godown. The alternate site will be subject to the availability of land and cannot be claimed as a right.

4. It is clarified that the aforesaid benefits of resitment will be available to only those petrol pumps/gas godowns which are existing on DDA's land and not to those which are existing either on private land or the land allotted by any Govt agencies other than DDA. With this amendment there will be no need for draw of lots.

5. The above proposal is put up for consideration and approval of the Authority.

### **RESOLUTION**

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After detailed discussion the agenda item was deferred.

Delhi Development Authority  
(Commercial Land Branch)

Revised Policy of Allotment of land for Petrol Pump/Gas Stations

- 1) Need to Review the Policy of Allotment of Retail marketing of Motor Fuels has been deregulated and Private Companies like Reliance Petroleum Limited are authorized to set up the retail outlets.
- 2) Other retail marketing agencies in neighboring states such as NGIL, AgriUDA have already allowed Private Sector Oil Companies along with the other PSUs.
- 3) The license fee earlier charged is not in reflection of commercial value of the land and many Petrol Pump sites are being used for other commercial activities like ATMs, Centers/Street Bars which are not allowed as per the planning norms.
- 4) In the wake of deregulation of petroleum sector a level playing field is to be provided to all the participants and no unequal treatment can be meted out based on the pattern of ownership particularly when private companies have been allowed to set up retail outlets, only PSU can not continue to get the Govt. land.

A. Mode of disposal and basis of License fee for fresh allotments:

Temporary Allotment through invited auction or tender. Petrol pumps will be allotted on temporary basis as per the license deed format under Rule 24 of the Manual dated 1981.

Who can participate: Any Company/Firm which has been authorized by the Ministry of Petroleum and Natural Gas, may participate in the tender for allotment of PP sites on license basis.

Period of license: The initial period of license will be five (5) years with annual enhancement of 5% of the bid price for fresh allotments made through competitive mode of disposal by way of invited tenders/auction.

Fixation of License Fee: The license fee will be fixed for the petrol pump sites at 5% of the current commercial value of the parcel pump sites and in cases where current commercial value of land is not available due to no current disposal in the area then the current commercial value of land in the vicinity of petrol pump sites will be taken. This will be the reserved price of the license fee for filling station filling of a service station irrespective of number of dispensing units. The number of dispensing units in any case is regulated as per the building bye laws and the safety and explosion code standards.

For gas stations the license fee is kept as 2% of the current commercial value of the land.

For 5% or 2% of the commercial value as reserve license fee will be fixed for the site being auctioned/tendered for the first time in a particular Scheduled Zone or the subsequent auction/tender of sites falling in the commercial schedule zones where already a petrol pump/gas or other site has been disposed of through auction/tender shall be determined fixed by the Price Fixing Committee of DDAP/DCD keeping into account the response received while disposing of the petrol pump sites as per the bye laws and Zonal/commercial scheme as previous practices.

The License Fee by the successful tenderer/bidder will to be deposited within 30 days of allotment date. The subsequent License Fee with amount 10% hike shall be paid before 30th April for the period of April to March every year.

Property Taxes and other taxes shall be payable by the licensee. Security deposit of one year license fee shall be deposited along with the license fee for first financial year at the time of the allotment. Security deposit shall be returned after deducting dues on closing book of the possession of the site. In case of offer due to non-compliance, the amount will be forfeited.

License Fee to be charged from the petrol pump/gas-godown sites already allotted.

The present licenses are granted initially for 5 years. Therefore, for sites where license is expiring during 2004-2005, the fee will be revised fixed as the Reserve License fee as determined by the Price Fixing Committee (PFC) of DDAP/DCD as prescribed above, in case 2004-2005, and will be charged from the next financial year 2005-06 and the subsequent years with 5% hike annually. Similarly as and when the initial five year term of other already allotted sites expires, they will be brought into the new price mechanism regime.

Commercial component of petrol pump sites.

Under the provisions by the Master Plan for commercial component of petrol pump sites, Master Amendment in Master Plan is required to allow commercial activities of departmental stores, convenience stores etc. in the up site as at present no commercial component is permitted on the FAR allowed at petrol pump sites.

- 1) However when such provisions are made DDA may allow commercial activity of filling and service station only within the FAR permitted on such petrol pump site.
- 2) No additional Licenses Fee for the commercial component will be kept as 25% of the cost of the petrol pump site. The commercial component will be kept as 25% of the FAR permitted FAR will be calculated after the amendment for permitting requirement.
- 3) The Licenses will be allowed to exploit the commercial area on payment of additional Licenses Fee as mentioned above. The commercial component will be part of the license deed executed for the petrol pump site and to be treated as part of the up site.

Other important features  
Restatement:

- 1) pumps will be disposed of through public auction rather than on informal proposal. If an alternate does not bid the business lucrative due to certain other reasons, he can always bid to regenerate the site.
- 2) In all cases of restatement, the existing plan for the new site will be changed and the possession of the old site will be handed over to DDA.
- 3) The alternative site will be allotted through computerized draw from the available sites. For holding the draw atleast 5 sites must be available on the date of holding the draw. The possession will be held for 18 months.
- 4) This will dispose of the land for up site through competitive means of tender Auction only. Cases of advances on compassionate grounds, assist scheme can still be considered by Social Categories of CI holders.
- 5) Auction on default:  
If the licensee defaults continuously on two occasions to deposit the license fee the go down shall be cancelled and the license shall be forfeited and shall also be liable to pay charges for unauthorized occupying the Govt land from the date of cancellation till the amount is paid to the Govt. Interest @ 15% per annum shall be charged for delayed payment of license fee till it is received by DD till April of every year due to within one month of the beginning of new financial year.  
A provision of penalty clause will be incorporated in the license deed format for use of commercial area only and above the permitted area for commercial use from the date of cancellation of the license.

Petrol Pumps on Private Land

The Planning Deptt. DDA has already prepared guidelines for setting up of petrol pump sites on private land in the Rural Zones. Similar guidelines are being prepared for setting up of petrol pumps in the Urban Area on the Private Land and to be approved by the Ministry of Urban Affairs, Govt of India. The guidelines for setting up of petrol pumps on Private Land are subject to the approval of the Ministry of Urban Affairs, Govt of India. Further for such establishments other relevant permits from Fire Deptt. and Local body building sanction plan will also be required before commencing the Petrol Pump work. Similarly in the rural zones, conversion for petrol pump sites will be permitted for setting up of petrol pumps in the rural zones with the understanding that the sites will be available for use for other purposes.

Secretary  
By: DDA

Secretary to the Govt of India  
Ministry of Urban Affairs, Govt of India

## ITEM NO. 61/2019

Sub: Extension of time for completing construction on the residential plots allotted by DDA in r/o Rohini Residential Scheme-1981.

Bearing File No. PA/DD/LAB(Ro)2017/C.F/DDA

### 1. BACKGROUND

The Delhi Development Authority vide its authority Resolution No 67/2016 dated 27.04.2016 has approved maximum period for construction of various categories of plots allotted by it, from the date of possession as per details mentioned below:-

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

2. It has been mentioned in the Resolution that in all surviving leases where construction has not been undertaken within the above timeline, a last opportunity may be given to construct the plot by **31.03.2019**, subject to payment of composition fees. The failure to complete construction by the said date would result in determination of lease / resumption of plot by DDA, without any further notice.

3. The composition charges has been linked with circle rate of land, w.e.f. 1.1.2017 as under:

Period for which extension required	% of circle rate to be charged as composition fee	Cumulative amount (% of circle rate)
1 <sup>st</sup> to 3 <sup>rd</sup> Year	NIL	
4 <sup>th</sup> Year	0.1 %	0.1 %
5 <sup>th</sup> Year	0.2 %	0.3 %
6 <sup>th</sup> Year	0.3 %	0.6%



7 <sup>th</sup> Year	0.4 %	1.0%
8 <sup>th</sup> Year onwards upto 20 <sup>th</sup> Year	Additional 0.5 % for each years's delay	
21 <sup>st</sup> year onwards	Additional 1 % for each year	

4. It was also approved therein that in cases where construction is in progress and more than 1/3<sup>rd</sup> of the permissible FAR is achieved not later than 31.12.2016; or where construction has been complete and the No Objection Certificate is required only for obtaining completion, the extension of time (EOT) may be granted, as per existing rates of composition fees.
5. Delegation of powers for permitting EOT is as below:
  - (i) On payment of composition fees as per the above chart in Para 3, Dy. Director of the concerned land division is authorized to issue EOT.
  - (ii) In cases where EOT is granted on old/existing composition fee rates, the Director of the concerned land division is authorized to issue EOT.
  - (iii) Cases where allottee claim relaxation /waiver of composition fees for compelling reasons (such as stay of construction by orders of a statutory authority) will be put to the lessor i.e. the Hon'ble L.G of Delhi.
  - (iv) Cases of Government departments/Organization seeking waiver of compositions fee will be decided by VC, DDA.
6. It has also been approved therein that since current circle rates will apply at the time of giving, EOT, there is no interest calculation involved. Allottees can therefore, calculate the charges on their own, based on the notified current circle rates as notified by Govt. of NCT of Delhi from time to time for the respective categories of area.
7. The matter has been examined for grant of further extension. It was observed that the Extension of Time (EOT) for constructing of building on the plots of various categories was granted on year to year basis from 2007 onwards, subject to payment of Composition fee as prescribed by DDA, upto 31.03.2016 and thereafter, with the approval of the authority vide resolution as referred to above, EOT was extended upto 31.03.2019 and the composition charges was linked with circle rate of the respective area. However, it has been noticed that a large number of plots allotted by DDA could not be constructed within the stipulated time due to variety of reasons viz determination of lease, litigation on plots, financial constraints etc. Therefore, resumption of plots all of sudden

would not only generate enormous resentment but also result in large number of litigations. Therefore, a need has been felt that DDA being the public authority may not be so harsh to citizens especially when they have deposited the cost of land and accordingly it is proposed that in all surviving leases where construction has not been done, within the extended period. Be given another opportunity to construct the building by 31.03.2021 subject to payment of composition fees.

## II. ANALYSIS

8. No financial implication is involved, extension of time is granted for further one year, subject to payment of composition fees as approved vide the above mentioned Resolution, linked with circle rate of land w.e.f. 01/01/2017.

## III. PROPOSAL

It would be appropriate to grant further Extension of Time for a period of one year in all surviving leases, where construction has not been undertaken within the above timeline, opportunity may be given to construct the plot by 31.03.2021, subject to payment of composition fees. The failure to complete construction by the said date would result in determination of lease / resumption of plot by DDA, without any further notice.

## RESOLUTION

1. The proposal contained in the agenda item was approved.

## ITEM NO. 62/2019

**Sub: PROPOSAL FOR LAUNCHING ONLINE RUNNING SCHEME FOR COMMERCIAL BUILT-UP PROPERTIES.**

**F. 25(21)2018/CE/Pt.**

### BACKGROUND

There had been e-auction programmes for the disposal of the built-up units by the Commercial Estate Branch. Details of the units which were put for the disposal in each e-auction programme is as under :-

Date of E-auction	Total Units	Units Disposed
6/2018	144 (Flag A)	25
11/2018	151 (Flag B)	08
24/01/2019	302 (Flag C)	58
28/03/2019	249* (Flag D)	08
24/04/2019	225 (Flag E)	02

\*Out of 249, 14 units given to NAFED. 2 units of construction park given to LPC Branch.

After 5 rounds of e-auction, total un-disposed units left = 225 unit.

Around 225 built-up units at Rohini, Narela, East Zone, South Zone, West Zone are lying vacant since a long time. With a view to dispose of the undisposed units, which have been put for e-auction several times but could not be sold. This agenda has been proposed by the Commercial Estate Branch, for disposal of these built up units such as shops, offices, tharas, veg.platform, etc. The details of these units zone-wise are as under:-

S.No.	Location	Number of Units
1.	East Zone	18
2.	West Zone	29
3.	Rohini Zone	83
4.	South Zone	21
5.	North Zone	74
	Total	225

We may launch the scheme on the lines of scheme launched by the Housing Deptt. for disposal of undisposed built-up units. In order to launch the scheme, System Deptt. would develop software for on-line disposal of units. The list of the units will be provided online by the system deptt. This is being proposed because most of these are small shops which may be taken by small shopkeepers who may find it easier to take these shops through on line system. Also as these shops are unsold for several years, they are prone to illegal

occupation/misuse and must be disposed off at the earliest.  
This proposal is only for these 225 units.

The desirous applicant will apply on-line and will opt for specific unit on first cum first serve basis. Once he/she has selected a specific unit on-line, he/she will be required to deposit the token money @ 10% of the cost of unit within 30 minutes and till the expiry of 30 minutes, the unit will not be available for selection by others. The applicant will be further required to deposit earnest money equal to 25% of cost of the unit after deducting @ 10% of the cost of unit, i.e. the amount already paid by him/her within 24 hours on-line, failing which the amount of @ 10% of the cost of unit will stand forfeited and the unit will be opened for general public. On the payment of this 25% earnest money within stipulated time, the unit will again be kept reserved for that applicant for the next 90 days period, for the payment of the 75% balance cost of the unit, failing which the 25% earnest money will stand forfeited and the unit will be opened again for the general public.

Demand cum allotment letter will be generated on-line and sent to the desirous applicant to deposit the requisite amount and documents for the issue of possession letter. The scheme will be operational until the entire inventory included under this scheme is disposed of.

DDA will work out other modalities of online scheme with approval of Vice-Chairman.

#### **ELIGIBILITY:-**

1. The applicant must be citizen of India.
2. He/She should have attained the age of majority i.e. the applicant should have completed 18 years of age as on the date of submitting the application.
3. Applicant must have Permanent Account Number (PAN) allotted under the provision of Income Tax Act and same must be quoted in the Application Form.
4. There is no income criteria. The applicant can apply according to his/her requirement and affordability.

#### **EARNEST MONEY AND COST:-**

These shops scheme will be offered at reserve price already fixed. The applicant applying shall have to deposit the token money @ 10% of the cost

of unit within 30 minutes and till the expiry of 30 minutes, the unit will not be available for selection by others. The applicant will be further required to deposit earnest money equal to 25% of cost of the unit after deducting token money @ 10% of the cost of unit, i.e. the amount already paid by him/her within 24 hours on-line, failing which the amount of the token money @ 10% of the cost of unit will stand forfeited and the unit will be opened for general public.

Due to non-disposal of these constructed shops funds of DDA are blocked in these projects and DDA is losing financially on account of cost of carrying this inventory. With a view to dispose of the available inventory, online allotment is being proposed, which will be an ongoing and running scheme so that the amount spent by DDA on construction of these shops is realized, at the earliest.

#### **SCHEME IN DETAIL:**

We may launch the scheme on the lines of scheme launched by the Housing Deptt. for disposal of undisposed built-up units. In order to launch the Scheme, System. Department is to be requested to develop software for on-line disposal of available shops of various

places. The list of available shops with tentative size, location and tentative cost will be made available on DDA website. The shops located at places mentioned above will be included in the scheme with the approval of Vice Chairman. The shops are being offered to General Public and other Bulk buyers through this scheme.

#### **RESOLUTION**

The proposal contained in the agenda item was approved.

## **ITEM NO. 63/2019**

**Sub: The proposal relating to policy for renewal of 90 years expired term leases of Residential as well as Mixed Land-use in 23 Nazul Estates under Old Scheme Branch of DDA up to 31.12.2021.**

**F.PS/C(LD)/2010/OSB**

### **BACKGROUND**

1. The Old Scheme Branch (OSB) of the DDA deals with a number of Nazul properties (approx. 17000) which were disposed on term lease hold basis renewable after 20/30 years period subject to the condition that maximum lease period should not exceed 90 years. There existed a specific clause for periodicity of renewal of such leases after the expiry of the prescribed period of 20 or 30 years varies as per the terms and conditions of the lease. These leases contained clause for enhancement of Ground Rent at the time of renewal i.e. at the end of 20 or 30 years period as the case may be. In a very few cases, premium free leasehold rights were also granted by DIT, prescribing annual/monthly rent for the property, which were in nature of license.

2. In large number of cases total period of 90 years lease term has expired by efflux of time. To address this issue of policy gap to deal such expired leases, the Authority initially considered the proposal in its meetings held on 24.02.2014 and subsequently again on 12.12.2014. Thereafter a proposal based on the Authority's meeting was referred to the Ministry for approval. Accordingly, the policy for renewal of term leases; and conversion from leasehold to freehold in such cases was approved by the Ministry of Urban Development vide its Order No. J-13036/04/2014-DDV, dated 01.01.2015 (Annexure-1). This policy was applicable for a period of one year i.e. 01.01.2015 to 31.12.2015 and subject to payment of the following charges:

- a) Prevalent conversion charges.
- b) One time renewal of lease charges @ Rs. 1000/- per sq. mtr. (fixed for all 23 Nazul Estates)

- c) Ground rent @ five times of the ground rent as payable at the time of expiry of lease.
- d) Any other outstanding dues against the property.

3. While approving & announcing the aforesaid policy, it was also decided that these charges will be applicable only in respect of residential properties which are continued to be used for residential purposes only.

It was also decided that in respect of properties where the use has been changed to commercial or industrial or any other purpose, a separate schedule of rates will be worked out in respect of such properties.

4. The above policy has expired on 31.12.2015 during which DDA has received applications for conversion of such expired leases even after the closure of the said scheme it has been observed that a good number of lessees could not get their lease revived and have not come forward for conversion of their properties into freehold due to expiry of their lease term and also on account of the fact that the policy was operational only for 1 year and was closed on 31.12.2015.

5. It has been ascertained from the Old Scheme Branch that such term leases executed by the Delhi Improvement Trust (pre-Independence era) are primarily of two types having the following permissible uses:

- i) "Residential use" and
- ii) "Mixed use"

6. While reviewing the policy, it has come to notice that only 283 applications for conversion were received where the terms of such leases stood expired by efflux of time.

7. **Reasons for such low number of applicants (01.01.2015 to 31.12.2015)**

There appears, the following reasons, for low number of applicants when the policy was initially announced for a period of one year in respect of such expired term leases for 'residential' use:

- i). Non-inclusion of properties which were leased out as 'mixed - land use' and properties which are being misused.

- ii) Overall slump in the Real Estate sector.
- iii) Optional nature of conversion scheme.
- iv) Low publicity of the scheme

**DDA's ACTION SUBSEQUENT TO EXPIRY OF POLICY Dt. 01.01.2015:**

8. On 14<sup>th</sup> September, 2016 (annexed as Annexure -II), a committee was constituted by the Vice Chairman, DDA under the Chairmanship of Principal Commissioner (LD& H) along with CLD, Director (OSB), Director (L.C), Dy. CLA-I (Nominated by CLA), Representative of Planning wing as Members and the Dy. Director (OSB) as Member - Secretary, to review numbers of applications received, consideration of applicability of the proposed policy in case of mixed land use and commercial use and if found applicable, the proposed scheduled rates for consideration of grant of extension of period of expired leases to facilitate conversion from leasehold to freehold.

The Committee gave following recommendations (vide minutes enclosed as Annexure-II)

**RECOMMENDATIONS OF COMMITTEE:**

9. Under the Nazul-I properties being handled by OSB, reportedly, there are mainly two types of term leases i.e. (i) Residential (ii) Mixed use of land. There are certain other term leases which have expired wherein the use has been prescribed as 'mixed use' purpose in the term lease properties. Hence, it is desirable to extend the proposal to those leases as well.

10. As conversion from leasehold into freehold is an optional Scheme, to incentivise adequate participation in the Scheme, it was felt appropriate to extend this policy for renewal of such leases up to 31.12.2019 for giving sufficient time to all concerned. Keeping in view the earlier rate of Rs. 1,000/- per Sq. mtr as one time renewal of lease charges as decided by the MoUD & communicated vide their letter dated 01.01.2015 [for the period 01.01.2015 to 31.12.2015] & other factors, the Committee after due deliberations on all



the aspects related to renewal of expired term leases, recommended as under:-

**A) Residential (Renewal charges)**

	<b>Upto 500 Sq. mtr (Plot size)</b>	<b>Rate (Per sq. mtr)</b>	<b>Above 500 Sq. mtr (Plot size)</b>	<b>Rate (Per sq. mtr)</b>
i)	From the date of announcement of the policy upto 31.12.2017	Rs. 1250/-	From the date of announcement of the policy upto 31.12.2017	Rs. 2500/-
ii)	W.e.f. 1.1.2018 to 31.12.2018	Rs. 1500/-	W.e.f. 1.1.2018 to 31.12.2018	Rs. 3000/-
iii)	W.e.f. 01.01.2019 to 31.12.2019	Rs. 2000/-	W.e.f. 01.01.2019 to 31.12.2019	Rs. 4000/-

**B) Mixed use of land (Renewal charges)**

	<b>Upto 500 Sq. mtr (Plot size)</b>	<b>Rate (Per sq. mtr)</b>	<b>Above 500 Sq. mtr (Plot size)</b>	<b>Rate (Per sq. mtr)</b>
i)	From the date of announcement of the policy upto 31.12.2017	Rs. 2500/-	From the date of announcement of the policy upto 31.12.2017	Rs. 5000/- per sq. mtrs
ii)	W.e.f. 1.1.2018 to 31.12.2018	Rs. 3000/-	W.e.f. 1.1.2018 to 31.12.2018	Rs. 6000/-
iii)	01.01.2019 to 31.12.2019	Rs. 4000/-	01.01.2019 to 31.12.2019	Rs. 8000/-

11. The committee suggested that the above rates are only one time renewal charges of such expired leases in case of conversion applications. Committee further suggested that following charges will be payable by applicant at the time of renewal of expired lease:-

- a) Conversion charges.
- b) One time renewal charges (as indicated above).
- c) Ground rent @ five times as payable at the time of the expiry of lease.
- d) Any other outstanding dues/ misuse charge, etc. against the properties worked out by the Management/ Finance wing.

12. The Committee suggested that the proposed policy shall not be applicable to those leases which stood determined by the Lessor on account of any breach of the terms and conditions of the lease. All conditions of conversion policy shall also be applicable.

**13. Justification:**

- (i) The occupants of these lease hold properties have been using/ staying therein for many years (more than 90 years) and it would neither be desirable nor practicable to evict them due to long and cumbersome legal process.
- (ii) The objective of renewal of these expired term leases and encourage the ex-lessees to get their property free hold. On the one hand the ex-lessees will be able to get transferable and inheritable rights on these properties by paying the prescribed charges to DDA, on the other hand the policy will fetch a handsome revenue to DDA on account of recovery of renewal charges, conversion charges etc.

14. The above stated agenda was considered as Item No. 27/2017 in the Authority's meeting held on 20.07.2017 and after detailed discussion, the decision on the agenda item was deferred.

15. After due deliberations on all the aspects related to renewal of expired terms leases, following is proposed in respect of term lease properties, where lease is expired.

**I) Renewal Charges:-**

**a) Residential (Renewal Charges)**

Upto 500 sq. mtr. (Plot size)	Rate (Per sq. mtrs.)	Above 500 sq. mtr. (Plot size)	Rate (Per sq. mtr.)
i) From the date of announcement of the policy upto 31.12.2019	Rs. 2000/-	From the date of announcement of the policy upto 31.12.2019	Rs. 4000/-
ii) W.e.f. 1.1.2020 to 31.12.2020	Rs. 2500/-	W.e.f. 1.1.2020 to 31.12.2020	Rs. 5000/-
iii) W.e.f. 01.01.2021 to 31.12.2021	Rs. 3000/-	W.e.f. 01.01.2021 to 31.12.2021	Rs. 6000/-

**b) Mixed use land (Renewal Charges)**

Upto 500 sq. mtr. (Plot size)	Rate (Per sq. mtrs.)	Above 500 sq. mtr. (Plot size)	Rate (Per sq. mtr.)
i) From the date of announcement of the policy upto 31.12.2019	Rs. 4000/-	From the date of announcement of the policy upto 31.12.2019	Rs. 8000/-
ii) W.e.f. 1.1.2020 to 31.12.2020	Rs. 5000/-	W.e.f. 1.1.2020 to 31.12.2020	Rs. 10000/-
iii) W.e.f. 01.01.2021 to 31.12.2021	Rs. 6000/-	W.e.f. 01.01.2021 to 31.12.2021	Rs. 12000/-

II) It is also proposed that the above rates are only one time renewal charges of such expired leases. In case of conversion applications, it may be noted that following charges will also be payable by applicant as per the existing policy:

- a) Conversion charges as applicable in the relevant year for premium paid long term leases (Residential as well as MLU) and for premium free long term residential leases.
- b) One time charges (as indicated above).
- c) Ground rent @ five times as payable at the time of the expiry of leases.
- d) Any other outstanding dues against the properties.

III) This proposed policy will not be applicable in any case of those leases which stand determined; or the properties have been re-entered by the Lessor, it will also not be applicable to those cases which are 'stand alone' cases and / or any litigation is pending before any competent court of law.

IV) Applicants of pending cases received after 31.12.2015 would be charged fresh renewal charges and conversion charges as would be applicable on the date of introducing expired lease scheme.

**16. Illustrative example:**

In case, a lessee applies for conversion of a 100 Sq.mtr property in West Zone Delhi; whose lease has expired by efflux of time, the **applicable renewal and conversion charges** shall be recoverable as under: (application received prior to 31-12-2019);

*"Residential Use" (Premium paid): Size of Plot 100 Sq mtr*

Charge	Amount (in Rs.)	Lessee/Allottee case	Purchaser (GPA holder/ATS) case
Conversion charges	97,455	58,473 (with 40% rebate)	1,29,937/- (with 33.333% surcharge)
Renewal charges	100 x 2000	2,00,000	2,00,000
Total		2,58,473/-	3,29,937/-

*"Mixed use of land" (Premium paid): Size of Plot 100 Sq mtr (Permissible FAR 350) application received prior to 31.12.2019.*

Charge	Amount (in Rs.)	Lessee/Allottee case	Purchaser (GPA holder/ATS) case
Conversion charges	36,25,055	21,75,033 (with 40% rebate)	48,33,286 (with 33.333% surcharge)
Renewal charges	100 x 4000	4,00,000	4,00,000
Total		25,75,033	52,33,286

17. With regards to premium free residential and MLU leases, the premium free rates of only Karol Bagh, Paharganj and Bhogal are available. These rates have not been revised since 2011 and need updation and hence updation of premium free land rates for residential and MLU leases will be done separately by Finance Wing.

18. Separate agenda for renewal of short term expire leases (less than 90 years) is being prepared in consultation with Legal Deptt./Finance Wing for

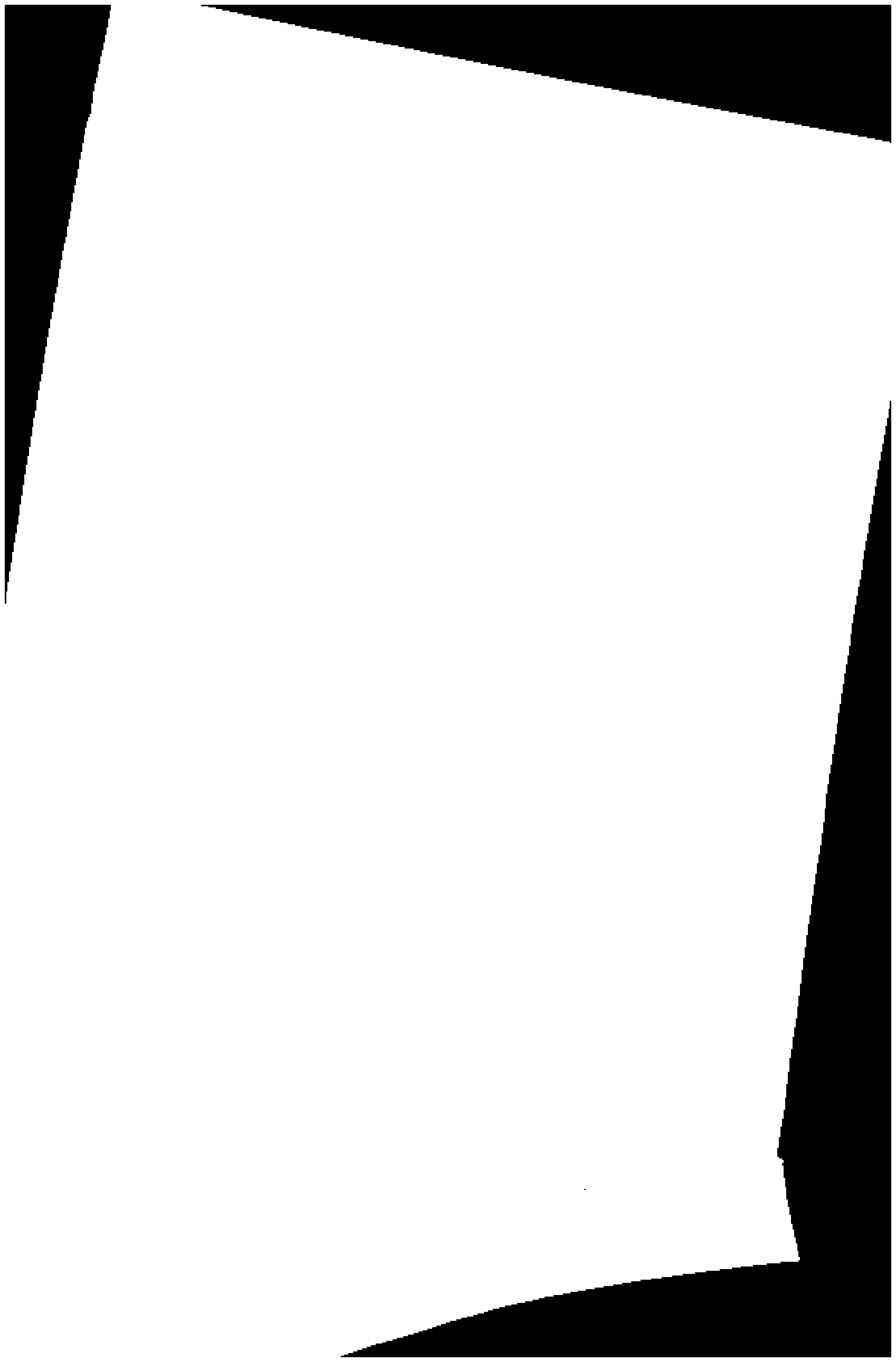
placing before the next Authority meeting. Further LM Deptt. is also preparing an Agenda for damage payee properties separately.

**PROPOSAL:**

Approval of the Authority may be solicited for renewal of 90 years expired term leases of Residential as well as Mixed Land-use in 23 Nazul Estates under Old Scheme Branch of DDA up to 31.12.2021 as stated above. After the agenda is approved by the Authority, the same will be sent to Ministry of Housing Urban Affairs (MoHUA) for approval and notification of the same.

**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.



placing before the next Authority meeting. Further LM Deptt. is also preparing an Agenda for damage payee properties separately.

#### **PROPOSAL:**

Approval of the Authority may be solicited for renewal of 90 years expired term leases of **Residential as well as Mixed Land-use** in 23 Nazul Estates under Old Scheme Branch of DDA up to 31.12.2021 as stated above. After the agenda is approved by the Authority, the same will be sent to Ministry of Housing Urban Affairs (MoHUA) for approval and notification of the same.

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#### **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.

No. L-19038/04/2017-DIV  
 Government of NCT of  
 Ministry of Urban Development  
 (Delhi Division)

संख्या: 19038/04/2017-डीवी  
 दिनांक: 24/01/2018

Nirman Bhawan, New Delhi  
 Dated the 07<sup>th</sup> January, 2018.

Subject: Policy for renewal of term lease in 23 Nazul Estates under the Old Sanama Branch of DDA.

Sr.

The undersigned is directed to refer to DDA's letter no. P&PC(LD)/DDA/2014/280A dated 31.12.2014 regarding the subject cited above and to convey the approval of this Ministry on the policy for renewal of term lease in 23 Nazul Estates under the Old Sanama Branch of DDA, like Peha Ganj, Marya Ganj, Korol Bagh, etc., as per the conditions laid below:

1. Cases wherein the lease has expired and the Lessee/Power of Attorney holder/Mutatee/Purchaser of property applies for conversion of the property from leasehold to freehold;

2. In these cases, following charges will be payable by the applicant:

1. Previous conversion charges.
2. One time renewal of lease charge @ ₹ 1,000/- (Rupees one thousand only) per sq. m. (flat for all 23 Nazul Estates).
3. Ground rent @ five times of the ground rent payable at the time of expiry of lease.
4. Any other outstanding dues against the property.

2.2 As an illustration, following will be the charges for conversion from leasehold to freehold, in respect of a 100 sq. m. plot whose lease has expired:

1	Conversion charges	₹ 97,455/-
2	Renewal charges (₹ 1,000 per sq. m. X 100 sq. m.)	₹ 1,00,000/-
3	Ground rent payable for each year beyond expiry of lease:	@ five times of the rate as applicable at the time of expiry of lease. (The rate at the time of expiry of lease ranges from ₹ 93 - ₹ 270 per sq. m.)
4	Any other outstanding dues against the property.	



2.3 This scheme for conversion of properties from leasehold to freehold will be operational till 31.12.2015 with a view to facilitate conversion of leases already expired.

3. The policy for renewal and extension of lease in cases, where the lease has expired and the Lessee/Power of Attorney holder exercises the option only for renewal and extension of lease instead of conversion from leasehold to freehold, shall be re-examined and submitted again by DDA.

4. Other provisions of the extant lease and conversion policy shall be applicable mutatis mutandis. However, these changes will be applicable only in respect of residential properties which are continued to be used for residential purposes only. In respect of properties where the use has been changed to commercial or industrial or any other purpose, these changes will not be applicable. A separate schedule of rates will be worked out in respect of these properties. Even in respect of residential properties, if there are multiple dwelling units on a built property, each occupier of the individual dwelling unit will have to apply for conversion separately.

5. DDA should take necessary action to implement the policy in a time bound manner.

6. This issues with the approval of competent authority.

(Name: Kail Tripathy)  
Director (Dehi Division)  
Tel: 2306 2087

To

✓ Vice Chairman, Delhi Development Authority, Vikas Sadan, VA Colony, New Delhi - 110023.

Copy to:

- (i) PS to JDMPS to MoS (UD)
- (ii) PSD to Secretary (UD)
- (iii) CPS to AS (UD)

DEPARTMENT OF URBAN DEVELOPMENT  
OLD SCHEME BRANCH

By Mr. S. S. S. S.  
9301

2214, Vihar Road,  
New Delhi-110033

NO: PS/CD/2010/OSB/ 2515/6

Dated: 14 September 2016

Sub: POLICY FOR RENEWAL OF TERM LEASE IN 23 NAZUL ESTATES UNDER OLD SCHEME BRANCH OF DDA (BEYOND 31.12.2015).

It has been decided to constitute a committee of the following officers under the chairmanship of Pr. Commissioner (LD/H) to review and suggest a comprehensive new policy proposal with regard to renewal of expired leases in 23 Nazul Estates under the OSB:

- i) Commissioner (LD)
- ii) Dy. CLA to be nominated by Id. CLA.
- iii) Director (OSB)
- iv) Director (LC)
- v) Dy. Director (OSB) Member Secy.
- vi) One representative of Planning Deptt.

2. The Committee while proposing the new policy will also examine and recommend on the following issues:

- i) Suggest the period till when the proposed new policy will be applicable.
- ii) Examine and suggest applicability of the proposed policy in case of mixed land use and commercial use and if so the scheduled rates for extension of period of leases and also conversion charges in respect of expired leases.
- iii) Any other suggestion(s) which the Committee deems fit relating to the proposal.

This issues with the approval of competent authority.

Dy. Director(OSB)

- To
- 01 PS to Pr. Commissioner (LD/H)
- 02 Commissioner (LD)
- 03 Commissioner (Planning), DDA to deputee an officer as representative.
- 04 Chief Legal Advisor, DDA to Deptt concerned Dy. CLA
- 05 Director (OSB)
- 06 Director (LC)
- 07 Dy. Director (OSB) Member Secy.

49

Dy. Director (OSB)

*[Handwritten signature]*

**ANNEXURE-III**

**DELHI DEVELOPMENT AUTHORITY  
OLD SCHEME BRANCH**

A-214, Vistas Sadan,  
W-4, New Delhi 110025

No. PS/C(LD)/2010/OSSB / 3253

Dated: 4<sup>th</sup> October, 2016  
13

Minutes of the Meeting

Subj: Minutes of the Meeting held on 28.9.2016 at 12.30 P.M. regarding renewal of terms-lease of 23 Revenue Estate of Old Scheme Branch.

I am directed in enclose herewith minutes of the meeting held in the chamber of Principal Commissioner (LD & H) on 28.9.2016 relating to policy for renewal of terms-lease in 23 Revenue Estate, New Delhi for further appropriate action.

  
Dy. Director (OSSB)

Encl. As above.

cc: The Principal Secy (As per list enclosed)

Copy of information to:

1. OSD to VC
2. AS to PC (LD & H)
3. AS to CLD

DELHI DEVELOPMENT AUTHORITY  
OLD SCHEME BRANCH

A-214, Vikas Saran,  
IDA, New Delhi-110023

Minutes of the Meeting

Subj: Minutes of the Meeting held in the chamber of Mr. Commr. (LD&H) on 28.9.2016 at 12.30 P.M. regarding renewal of term lease of 23 Revenue Estate of Old Scheme Branch.

BACKGROUND

In Old Scheme Branch, there are number of Nazul-I properties (approx. 17000) which were disposed of on term lease hold basis of total 90 years. These properties were initially disposed of after receiving premium and in few cases even premium free and there was a specific clause for renewal of such leases after the expiry of the period of 20 or 30 years. These leases contain clause for enhancement of Ground Rent at time of renewal i.e. at end of 20 and 30 years period.

2. Now, in some cases total 90 years lease term had expired and there was no policy to deal with such applications for conversion from lease hold to free hold due to expiry of the lease term.

3. In this background, the MoUD vide its order no. J-13036/04/2014-DDV, dated: 01.01.2015 approved the policy for renewal of such expired term leases in Nazul - I Estates for a one year i.e. 01.01.2015 to: 31.12.2015). Now w.e.f. from 1.1.2016 till date, there is no policy to consider applications for conversion from leasehold to freehold in respect of these expired leases.

4. As the above issue required detailed deliberation, with the approval of the Vice - Chairman, DDA a Committee has been constituted vide No. P/OLD/2015/QSD/2950 dated 14<sup>th</sup> September, 2015 under the Chairmanship of Principal Commissioner (LD & Housing).

5. Accordingly, in the above context a meeting under the chairmanship of PC(LD&H) was held on 26.9.2016 at 12.30 P.M. regarding renewal of term lease of 23 Nazul Estate (Nazul-I) (which are expired) being handled by Old Scheme Branch. The list of participants is annexed at Annexure.

6. While initiating the discussion, Director (OSB) submitted that earlier policy announced for renewal of term lease in respect of 23 Nazul Estate under the Old Scheme Branch is over on 31.12.2015. It was also informed that the said policy was

400

only for those term leases wherein use was prescribed as 'residential'. It was also informed that this Committee has been constituted with a mandate to review and suggest comprehensive new policy proposal with regard to renewal of expired leases beyond 31.12.2015.

7. The other issues on which also the Committee deliberated upon are as under:-

- i) to suggest the period till when the proposed new policy will be applicable.
- ii) to examine and suggest applicability of the proposed policy in case of mixed land use and commercial use and if so the scheduled rates of extension of period of leases and also conversion charges in respect of expired leases.
- iii) Any other suggestion(s) which the committee deems fit relating to the proposal.

8. The Committee also noted that under the earlier policy communicated on 01.01.2015 (Valid upto 31.12.2015), the following charges to be paid by the applicant were approved in base of application of conversion from leasehold to freehold.

- Provisional conversion charges.
- One time renewal of lease charge @ Rs. 1,000/- (Rupees one thousand only) per sq. m. (Fixed for all Nazul Estate).
- Ground rent @ five times of the ground rent as payable at the time of expiry of lease.
- Any other outstanding dues against the property.

As an illustration, following were the charges for conversion from leasehold to freehold in respect of a 100/sq. m. plot whose lease has expired.

1.	Conversion charges		Rs. 87,455/-
2.	Renewal charges (Rs. 1,000/- per sq. m. X 100 sq. mtrs.)		Rs. 1,00,000/-
3.	Ground rent payable for each year beyond expiry of lease.	@ five times of the rate as applicable at the time of expiry of lease. (The rate, at the time of expiry of lease ranges from Rs. 90- Rs. 270 per annum)	
4.	Any other outstanding dues against the property		

9. It was informed/discussed that under the Nazul properties being handled by OSB, there are only two types of such term leases i.e. (i) Residential (ii) Mixed use of land.

It was noted that there are certain other term leases which have expired wherein the use has been prescribed as 'mixed use' in these term lease properties. Hence, it was considered to be desirable to extend the proposal in these cases also.

As conversion from leasehold into freehold is an optional Scheme, it was felt appropriate to extend this policy for renewal of such leases up to 31.12.2018. Hence, keeping in view the earlier rate of Rs. 1,000/- per Sq. mtr as one time renewal of lease charges as decided by the WMOB communication dated 01.01.2015 (for the period 1.1.2015 to 31.12.2015) & other factors, its Committee after due deliberations on all the aspects related to renewal of expired term leases, decided to recommend as follows under:-

A) Residential

Upto 500 Sq. mtr (Plot size)	Rate (Per sq. mtr)	Above 500 Sq. mtr (Plot size)	Rate (Per sq. mtr)
From the date of announcement of the policy upto 31.12.2017	Rs. 1250/-	From the date of announcement of the policy upto 31.12.2017	Rs. 2500/-
W.e.f. 1.1.2018 to 31.12.2018	Rs. 1500/-	W.e.f. 1.1.2018 to 31.12.2018	Rs. 3000/-
W.e.f. 01.01.2019 to 31.12.2019	Rs. 2000/-	W.e.f. 01.01.2019 to 31.12.2019	Rs. 4000/-

B) Mixed use of land

Upto 500 Sq. mtr (Plot size)	Rate (Per sq. mtr)	Above 500 Sq. mtr (Plot size)	Rate (Per sq. mtr)
From the date of announcement of the policy upto 31.12.2017	Rs. 2500/-	From the date of announcement of the policy upto 31.12.2017	Rs. 5000/-
W.e.f. 1.1.2018 to 31.12.2018	Rs. 3000/-	W.e.f. 1.1.2018 to 31.12.2018	Rs. 6000/-
W.e.f. 01.01.2019 to 31.12.2019	Rs. 4500/-	W.e.f. 01.01.2019 to 31.12.2019	Rs. 9000/-

It was also decided that the above rates are only one time renewal charges of such expired leases in case of conversion applications. It was also decided that following charges will be payable by applicant at the time of renewal of expired leases:-

1. Conversion charges.
2. One time renewal charges (as indicated above).
3. Ground rent @ rate of five times the payable at the time of the expiry of lease.

438

478

4. Any other outstanding dues against the properties worked out by the Finance wing.

11. It was also decided that this proposed policy will not be applicable in any case of those leases which stands determined; or the properties has been re-entored by the lessor. It will also not be applicable to those cases which are 'stand alone' cases and / or any litigation is pending before any competent court of law.

The meeting ended with vote of thanks to the chair.

427

427

Annexure

Sub: Meeting held in the chamber of Pr. Coman. (LD&H) on 26.8.2018 at 12.30 P.M. regarding renewal of terms lease of 23 Revenue Estate of Old Scheme Branch.

List of participants

- S/Sr
1. J.P. Agrawal, Pr. Coman.(LD&H)
  2. Subu R (CLD)
  3. Predeep Kumar Singh, Dir (OSB)
  4. Kamal Joshi, Director (LC)
  5. Balraj Sanchi, Dy. Director (OSB)
  6. Predeep Kapral, A.D. (Pg.) Zone-B
  7. Rinkoo Mahajan, A.D. (Pg.) Zone-A
  8. Mahendra Pal, A.D. (OSB)



ITEM NO. 64/2019

**Subject: Permission to undertake Survey and In-situ Redevelopment/Rehabilitation of JJ clusters in Delhi**  
File No. F. 2(03)2019/PMAY(ISR)

**A. Background**

After notification of the MPD-2021 in 2007 containing the provisions of Rehabilitation/Relocation of Slum & JJ Clusters, 3 In-situ Development Projects were started by DDA, namely, (i) Kathputli Colony In-situ Development Project on 'PPP' mode, Shadipur Depot; (ii) Pocket A-14, Kalkaji Extension and (iii) Jailorwala Bagh, Ashok Vihar. The land under encroachment in Kathputli Colony JJ cluster was vacated in 2018 and after various approvals 'Foundation Stone' was laid by the Hon'ble Minister of Housing and Urban Affairs, Government of India in the presence of Hon'ble Lt. Governor, Delhi on 24.04.2018. The construction of 2800 EWS flats has started and is likely to be completed by December, 2020.

2. The construction of 3024 EWS flats at Pocket A-14, Kalkaji Extension In-situ Development Project is at an advance stage where 81% of the work has been completed and the construction work is likely to be completed by March, 2020. One of the 3 JJ clusters out of Moti Lal Nehru Camp; Jawaharlal Nehru Camp and Bhumiheen Camp at Kalkaji Extension will be shifted in these flats after survey of these 3 clusters.

3. The construction of 1675 EWS flats at Jailorwala Bagh, Ashok Vihar is also being carried out and 42 % work has been completed. The work is likely to be completed by 31.7.2020.

4. Keeping in view the difficulties being faced in implementation of In-situ Development Project at Kathputli Colony, a Policy on In-situ Slum Redevelopment/Rehabilitation on 'PPP' mode in Delhi has been approved by the 'Authority' vide Item No. 52/2018. The salient features of the Policy are as under:

- i. Policy on In-situ Slum Redevelopment/ Rehabilitation on PPP mode in Delhi to be adopted in DDA has been approved by the 'Authority' in December, 2018.

- ii. In-situ Redevelopment/Rehabilitation of tenable JJ clusters on DDA and Central Government lands will be undertaken on 'PPP' mode by the DDA in consonance with PMAY guidelines.
- iii. 'Developer' will be selected by open and transparent bidding process.
- iv. Development control norms for In-situ Slum Redevelopment/ Rehabilitation will be as per the provisions of 'Master Plan' of Delhi in vogue.
- v. The eligibility criteria to identify the beneficiary of a JJ cluster would be strictly in accordance with DUSIB policy dated 11.12.2017.
- vi. The cutoff date of residing in the jhuggi for becoming eligible for rehabilitation shall be 01.01.2015.
- vii. It will be ensured by DDA that no new jhuggi comes up on its lands after 01.01.2015.
- viii. The beneficiaries in slums will be given a pucca house having carpet area up to 30 square metres with two rooms, kitchen, bath-room balcony and WC against payment of prevalent cost as determined/approved by the Government from time to time on leasehold basis with a lock-in period of 10 years.

3. As per list of JJ clusters on the DUSIB website there are 476 JJ clusters on DDA and Central Government lands where the DDA has been appointed as 'Nodal Agency'. The Central Government agencies were requested to give their consent for 'In-situ Slum Redevelopment' on their lands. In response to our requests Railways and Defense have refused to give their consent for carrying out in-situ redevelopment on their lands. The Railways which have large number of JJ clusters (67 Nos.) have stated that land encroached by the JJ dwellers is the safety zone and hence In-situ Redevelopment cannot be allowed. They have also refused to provide alternative land and payment for relocation of these JJ clusters. Hence, the matter has been referred to the Ministry of Housing and Urban Affairs vide letter dated 26.06.2018.

4. There are 335 JJ clusters which are exclusively on DDA lands. Some of clusters have been visited to ascertain the feasibility and viability for In-situ Development on 'PPP' mode.

5. Earlier it was decided by the Hon'ble Lt. Governor, Delhi that survey of all the JJ clusters including DDA and Central Government lands will be carried out by DUSIB by hiring an 'Agency' for which DDA has given consent vide letter dated 09.04.2018 and a sum of Rs. 5,83,425/- as an advance payment was deposited with DUSIB on 04.09.2018 for carrying out the survey of the prioritized 23 JJ clusters. However, survey work was not started by the DUSIB. DDA has now decided to carry out the survey on its own in respect of JJ clusters on DDA and Central Government lands by hiring an 'Agency'. The agency namely M/s Society for Promotion of Youth Masses (SPYM) has been engaged to carry out the survey. Work has been awarded and the survey is likely to start from 1<sup>st</sup> week of July, 2019.

6. In the first phase, DDA has identified 14 JJ clusters in seven projects where the In-situ Slum Development will be undertaken by the DDA as per the 'Policy' for In-situ Slum Rehabilitation/Redevelopment approved by the 'Authority' which is in consonance with the PMAY (U) guidelines. The eligibility of the JJ dwellers of these clusters will be decided strictly as per the DUSIB Policy dated 11.12.2017. VC, DDA has directed to prepare the Detailed Project Reports (DPRs) of these JJ clusters, which are at various stages.

7. Apart from the above mentioned 14 JJ clusters, 18 more JJ clusters have been identified in different parts of Delhi for preparation of DPRs for in-situ redevelopment. The list of 32 JJ clusters is enclosed as Annexure-I.

#### **B. Examination**

- I. As per Para-A (i) regarding 'Procedure' for conducting joint survey (Annexure-IX of Authority Resolution No. 33/2017 - enclosed as Annexure-II) LM Department of DDA shall paste survey notice for conducting survey at least 4 weeks in advance in the JJ Basti in order to inform the Jhuggi dwellers about the joint survey to be conducted in the said 'Basti'. Although it has been mentioned that in exceptional circumstances the above said notice period can be relaxed by PC (LM)-(LD)/CLM, yet the approval for relaxation of the period from 4 weeks to

10 days is required keeping in view the urgency for undertaking In-situ Slum Development of the projects being considered for In-situ Development/Rehabilitation.

- ii. As per Para-A ER Survey Steps (iv) of Annexure-IX of Authority Resolution No. 33/2017 (enclosed as Annexure-II) regarding Protocol for Removal of Jhuggies and JJ Bastis on DDA Land, in principal, approval of the 'Authority' is required for conducting survey and determining the eligibility of JJ clusters for rehabilitation as per policy is required.
- iii. As per Para-A Procedure for conducting the Joint Survey (vii) regarding Procedure for conducting joint survey (Annexure-IX of Authority Resolution No. 33/2017) after completion of survey, the survey report is to be kept/displayed at the site for inspection/information so as to invite claims/objections from the JJ dwellers. The same are to be filed before the Claim and Objection Redressal Committee to be constituted by PC (LM)-(LD)/CLM comprising of designated officers from LM/LD Departments. This matter was discussed in a meeting under VC, DDA on 19.06.2019 and it was decided that due to shortage of staff we may hire retired DDA officers/officials to act as Claim and Objection Redressal Committee.
- iv. As per Para-B Procedure for Eligibility determination (i) regarding Procedure for conducting joint survey (Annexure-IX of Authority Resolution No. 33/2017), PC (LM)-(LD)/CLM DDA will constitute 3 member Eligibility Determination Committee (EDC) comprising of officers of LM/LD Departments of DDA (preferably of the rank of Deputy Director level or equivalent), to determine the eligibility in respect of JJ dwellers of the above mentioned JJ clusters was also discussed in the meeting held under VC, DDA on 19.06.2019 and it was decided that due to shortage of staff we may hire retired DDA officers/officials to act as members of the Eligibility Determination Committee.

### C. Proposal

Keeping in view the above submissions, the following proposals are submitted for consideration and approval of the 'Authority':

- i. To conduct survey in respect of 32 identified JJ clusters mentioned at Annexure-I, Para A (iv) of 'Protocol for Removal of Jhuggies and JJ Bastis', states that after in principle approval of 'Authority' LM Department will conduct survey and determine the eligibility of JJ dwellers as per policy. The para is reproduced as under:

*"After in principle approval of the Authority, the LM Department will conduct a survey and determine the eligibility of JJ dwellers for rehabilitation as per the policy along with the representative(s) of LDA. However, in special circumstances, the survey may be initiated even before obtaining in-principle approval of the Authority, on case to case basis, with the approval of VC, DDA."*

**For future In-situ Development Projects, the above powers may be delegated to VC, DDA**

- ii. For using DDA's vacant land adjacent or nearby to the JJ clusters being undertaken for In-situ Slum Development/Rehabilitation to make the Projects feasible and viable.
- iii. VC, DDA may be authorized to approve certain modifications in the Protocol for removal of Jhuggies and JJ Bastis on DDA/Central Government lands for timely implementation of Slum In-situ Rehabilitation projects, if required. E.g. relaxation in the period for pasting survey notice to be pasted in the 'JJ Basti' from 4 weeks to 10 days, etc.

### RESOLUTION

- 1) The proposal contained in the agenda item was approved.
- 2) It was decided that concerned Engineers be directed to ensure no new jhuggies come up on DDA land. In case of failure to comply, the concerned Engineer shall be held responsible. All vacant DDA lands should be protected with boundary wall/fencing.

**DELHI DEVELOPMENT AUTHORITY**  
**Details of In-situ Slum Development Projects**

	Feasible Clusters				Non-Feasible Clusters	Total
	Sent for DPRs	Approval accorded by VC, DDA	Sent for approval from VC, DDA	Clusters under consideration		
Number of clusters	14	5	7	6	33	
Area (Sqm.)	4,17,185	1,19,367	1,26,177	1,15,288	6,08,386	
No. of households	20677	2903	6667	3701	20923	
Total no. of clusters	32				33	65
Total area (Sqm.)	8,08,017 (23.5%)				6,08,386	13,75,769
Total no. of households	31008 (22.1%)				20923	54931

**Phase I:**

Sl. No.	Name of the Project	Area under encroachment (Sqm.) / Households as per DUSIB survey of 2011-12	No. of clusters	Name of clusters	Present Status
1-4.	Dilshad Garden	38056 3914	4	i) Kalandar Colony, Dilshad Garden Part I ii) Kalandar Colony, Dilshad Garden Part II iii) Deepak Colony iv) Dilshad Vihar Colony	Work awarded by Chief Engineer (E2)
5-7.	Kirti Nagar area	43478 2794	3	i) Behind Fire Station ii) Chenna Bhatti iii) Chenna Bhatti (Harijan Basti)	Pre-bid was called on 30.05.19. Two bids received, one from panel firm of 13.5 lacs and one from out of panel firm for 16.0 lacs. Negotiations with panel firm is in progress to reduce their quotations, otherwise fresh RFP would be called.

8.	Rohini Sector 18	<u>22050</u> 700	1	Khadda Basti	Pre-bid had been called on 03.06.19 and received. Queries would be called on 04.06.19 and would be replied by 06.06.19.
9.	Badli Village Sector 19, Rohini	<u>20075</u> 879	1	2) cluster Badli Village	Pre-bid had been called on 03.06.19 and received. Queries would be called on 04.06.19 and would be replied by 06.06.19.
10-11.	Pitampura & Shalimar Bagh	<u>10673</u> 775	2	1) Ekta Camp AU Block Pitampura 2) AO Block Shalimar Bagh	DPR is being prepared by Chief Engineer (MZ)
12.	Vasant Vihar	<u>173251</u> 4909	1	Kusum Palahdi, Block-B	Tender for RFP invited on 25.5.19 and Pre-bid on 07.06.19
13-14.	Kalkaji Extention	<u>139052</u> 6706	2	i) Bhoomilleen Camp, Pkt A-14 Kalkaji Extention ii) Jawahar Lal Nehru Camp & Navjeevan Camp, Pkt. A-14 Kalkaji Extention	Tender for RFP invited on 25.5.19 and Pre-bid on 07.06.19
Total		<u>4,47,185</u> 20677	14		

Sl. No	Name of the II Cluster	Area under Encroachment (Sq.m.)/ No. of Households	Zone Land use	Ownership status	Feasibility
15.	Shastri Market, MotiRagh (South)	<u>37500</u> 943	Zone-D Recreational District Park	UDA	Permissible subject to change of land use.
16-17.	a) Indira Camp Part-2, Dakhla (Taimur Nagar)	<u>13500</u> 541	Zone-F Recreational	DDA land	These two clusters are contiguous. There is Wallah on one side and Meerabai Institute of Technology on the other side. It is an 60 feet wide road dividing New Friends Colony and Taimur Nagar. These Clusters can be taken up for consideration for In situ development subject to change of land use.
	b) Indira Camp, Pahari-2, Taimur Nagar	<u>19500</u> 460			
18-19.	a) Motilal Nehru Camp, JNU, Vasant Kunj	<u>30367</u> 950	Zone-F Institutional/ PSP. Change of Land use not required	DDA land	This cluster is in between CIC office and the office of National Institute of Health and Family Welfare on Gang Nath Marg and the other side of the cluster is on the Outer Ring Road going from IIT to Munirka. This cluster can be taken up for considering in situ development due to its location.
	b) In front of B-4, B-5 Vasant Kunj/ J Banghu Camp	<u>18500</u> 59	Zone F Gross Land use Residential	DDA land	As per composite plan of the area, prepared by HUPW the land under encroachment earmarked as "allotted to Central Social Welfare Board." The allotment status is to be confirmed from the II Branch. From site inspection, it appeared that the Jhuggis are pucca structures with multi storeyjhuggis and are much more than the number given in old survey.  Keeping in view the potential of the area and land being in front of DDA housing packet 5 & 6, Sector-B, Vasant Kunj on 30 metre wide road surrounded by DDA Housing pockets,



the possibility of its redevelopment could be explored by Total Station Survey and getting survey of the jhuggis subject to report from Institutional Branch.

Area:- **119,367.5qm.**  
 No. of JJ Clusters :- **5**  
 No. of Households as per DUSIB Survey of 2010-11 :- **2963**

20-21.	a) Majdoor Kalyan Camp in plot no. W-1 to W-5 and back lane Okhla Ind. Area, Ph-II	<u>9770</u> 306	Zone-E Industrial	DDA	Both these clusters can be taken up for redevelopment as a single project.
	b) Majdoor Kalyan Camp plot no. A-7,8,12 and back lane of A-9 to A-17 Okhla Ind. Area, Ph-I	<u>5813</u> 171			
22-24.	a) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	<u>49500</u> 2225	Zone-E Industrial	DDA	These three clusters can be considered for development as a single project. Heavily built up.
	b) Indira Kalyan Vihar in back lane of plot no. B-230 to B-235, Okhla Ind. Area, Ph-I	<u>2894</u> 1928			
	c) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	<u>34200</u> 90			

25.	Zola Kuan, Okhla Ind. Area, Tehkhand	19600 1631	Zone-F Industrial	DDA	On 80 ft. wide road, opposite DTC depot, Okhla phase-I. On one side there is commercial complex namely Prime Towers, DLF (400 offices complex). Can be taken up for redevelopment.
26.	Okhla overhead tank, Okhla, Ph-II	4400 316	Zone-F Industrial	DDA	Feasibility subject to report of TSS
Area :- <u>126,177 Sqm.</u> No. of JJ Clusters :- <u>7</u> No. of Households as per DUSIB Survey of 2010-11 :- <u>6667</u>					

Sl. No.	Name of the JJ Cluster	Area under Encroachment (Sqm.)/ No. of Households	Zone Land use	Ownership status	Feasibility
27-28.	a) Sanjay Sudhar Samiti Camp, GP Block, Pitampura	24982 1246 As per TSS-17800 Sqm.	Zone-II Residential/ Group Housing	DDA/ Land transferred to Engg. Dept. ND-10	As is apparent from the site, there are pucca double storeyed structures and as per survey of DUSIB, 2010-11, there are 1246 households. Apart from encroached land there is vacant piece of land adjoining this cluster. Engg. Deptt. has informed that Total Station Survey of this area has already been done and the total area under encroachment + the vacant DDA land is 17800 Sqm. (1.78 Hect.). As per the report of Addl. Commissioner (Plg.)-III, the JJ cluster in question falls in 'Residential' Land use as per ZDP of Zone-H under MPD-2021, whereas the plot under JJ cluster is earmarked for Sr. Sec. School (SSS) as per the layout plan of Residential Scheme of Pitampura (H-5). As per LM Deptt. the land belong to DDA and no survey of the cluster is available. As is apparent from site inspection, this site can be further deliberated for In situ rehabilitation.
	b) Opp. 479-	990	Zone H	DDA/ Land	The cluster has all single storey jhuggls.

	483, Kohat Enclave	32	Nursery School	transferred to Engg. Dept. for Pitampura Residential Scheme	As per LM deptt. the land belongs to DDA and is transferred to Engg. Deptt. As per planning deptt. the JJ cluster in question falls in 'Residential' Land use as per ZDP of Zone-H under MPD-2021. As per the LOP of Kohat Enclave CHBS, the plot under JJ cluster is earmarked for nursery school. The site may be taken up for relocation with the JJ cluster namely Sanjay Sudhar Samiti Camp, GP Block, Shalimar Bagh mentioned at sl. No. 1 above.
29.	In front of Ayurvedic Hospital, Haiderpur	34416 219	Zone-H Residential	DDA/ Land transferred to Engg- Dept. ND- 11	The land under this cluster is recorded under PWD in the DUSIB list. Whereas as per information of the LM Deptt. the land under encroachment belongs to DDA and is handed over to the Engg. Deptt. The cluster has been named Gautam Buddha Colony and is opposite to Ayurvedic hospital, Haiderpur on 30 mtr. wide road. Staff flats of GNCTD officers are adjacent to the cluster and Sheesh Mahal Park lies on the back side. As per planning deptt. the JJ cluster in question falls in 'Residential' Land use as per ZDP of Zone-H under MPD-2021. The site seems feasible for in situ rehabilitation/ redevelopment.

Area:- 50,368 Sqm.  
 No. of JJ Clusters :- 3  
 No. of Households as per DUSIB Survey of 2010-11 :- 1497

30.	(i) Suraj Park, Samaipur Badli. & (ii) Site in Sector 26, Rohini adjacent to Shahabad Daulatpur village.	36300 1478	Zone-North Nursery School, Primary School (NSPS) & Green area.	DDA	<ul style="list-style-type: none"> <li>• EE (QRT) informed that Sec. 26 site is on DDA land which has been encroached.</li> <li>• Not a notified cluster.</li> <li>• Demolition is required at this site for using this land.</li> </ul>
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31.	Johini extension 20, Pooth Kalan	<u>10400</u> 461	<u>Zone North</u>	DDA	<ul style="list-style-type: none"> <li>- This cluster is surrounded by roads on all sides.</li> <li>- One side is earmarked for DDA's Local Shopping Centre.</li> </ul>
32.	Golden Park, Ashok Park Main Metro Station, Rampura	<u>8200</u> 265	<u>Zone- North</u>	DDA	<ul style="list-style-type: none"> <li>- It is nearby metro station on main Rohitak road.</li> </ul>

Area:- 54,900 Sqm.

No. of JJ Clusters :- 3

No. of Households as per DUSIB Survey of 2010-11 :- 2204

**Total No. of JJ Clusters: 32**

**Total No. of Projects: 19**

**Total No. of Households in feasible clusters as per DUSIB Survey of 2010-11: 34008**

City Engineer (Circular)

Duty No. 26576

Date: 15/12/17

2887-D  
14-12-17

शुद्धि निगरान संस्था  
दिल्ली नगरीय नगर  
आवास एवं विकास (नगर)  
40 HFC  
7009

Government of NCT of Delhi  
Department of Urban Development  
5th Level, G-Wing, Delhi Secretariat  
New Delhi-110002

290 M  
16/12/17

F.No.150(7)/UD/BSU/2016/CS No.021358/11/2014

ORDER

752  
18.12.17

In pursuance of the provision of sub-section (1) of Section 15 of the Delhi Urban Shelter Improvement Board (DUSIB) Act, 2010 (The Delhi Act 07 of 2010), the Delhi Urban Shelter Improvement Board, vide its 16th Meeting on 11.01.2016 approved the Delhi Slum Rehabilitation and Relocation Policy-2015. The Council of Ministers, Government of National Capital Territory of Delhi, vide Cabinet Decision No.2884 dated 05.07.2016 has approved the Delhi Slum and Juggi Jhuggi Relocation and Rehabilitation Policy, 2015 and subsequently modified the same vide Cabinet Decision No.2452 dated 20.03.2017.

The Hon'ble Lt. Governor, Government of National Capital Territory of Delhi, has approved the said Delhi Slum and Juggi Jhuggi Relocation and Rehabilitation Policy, 2015, which will supersede all previous guidelines of this Government in this matter and regulations thereof. It will also be applicable in all such cases where relocation of Slum and Juggi Jhuggi dwellers has already been done as per this policy.

This Order is issued in supersession of Order F.No.730(7)/UD/BSU/2016(CO No.021356/17002-10 dated 07.12.2017.

Delhi Slum and Juggi Jhuggi Rehabilitation and Relocation Policy, 2015 (PART-A)

This policy is based on the following principles:

- (i) The people living in jhuggi perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.
- (ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi huts mushroomed all over Delhi close to the areas where they provide services.
- (iii) They have encroached upon the lands on which they live.
- (iv) The decisions of the Hon'ble Supreme Court of India in *Chaneli Singh Vs. State of UP* (1987) 2 SCC 549 and in *Shantistar Builders Vs. N.K. Ganga* (1980) 1 SCC 571 and numerous other judgments have laid down the right to life is not a right to mere animal existence and that the right to housing is a fundamental right. Going further, in *Ahmedabad Municipal Corporation Vs. Nawal Khan Gulab Khan* (1997) 2 SCC 223, the Supreme Court held that even poverty stricken persons on public lands have a Fundamental Right to housing. The Court laid down that when slum dwellers have been evicted from their existing sites, it is the duty of the Government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in *Surajam Shrivastava Vs. Government of Delhi* (184/2015) DLT 216, the Court referred to the provisions of the Delhi Master Plan and emphasized in situ rehabilitation. It is only in the extra ordinary situation, when in situ rehabilitation is not possible, then only rehabilitation by relocation is to be done. The normal rule is in situ up-gradation and re-development.

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- (iv) The recent Supreme Court decision, in Gajendra Prasad, Vs. Municipal Corporation of Delhi, (2010(10) SCC 710) reiterated that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, must reside reasonably close to their place of work. Even apart from the legal aspect, studies have shown that resettlement at far away places, invariably force the poor to return to their informal housing arrangements close to their place of work.
- (v) Government of National Capital Territory of Delhi recognizes that the habitat and environment in which Jhuggi Jhopri Bastis exist is often dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.
- (vi) Government of National Capital Territory of Delhi, therefore, wishes to set in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for specific public projects and initiatives;

2. Keeping the above principles in mind, Government of National Capital Territory of Delhi announces the following policy for rehabilitation and relocation of Jhuggi Jhopri Basti.

(a) Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri Bastis in respect of the lands belonging to DUSIB and Delhi Government and its Department/Agencies. In case of Jhuggi Jhopri colonies existing in lands belonging to Central Government Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi, etc. or Union Territory of Chandigarh Municipal Council, etc. the responsible agencies may either carry out the rehabilitation themselves, as per the policy of the Delhi Government or may entrust the job to the DUSIB.

Provided that the Agencies while doing relocation/rehabilitation/redevelopment of the dwellers of Jhuggi Jhopri Bastis must ensure that the methodology, benefits and provisions adopted in such tasks are in conformity with the guidelines of Pradhan Mantri Awas Yojna and provisions which have been notified by the Central Government from time to time.

(b) Who is eligible for rehabilitation/relocation

Jhuggi Jhopri Bastis which have come up before 01.01.2005 shall not be removed. Government of National Capital Territory of Delhi Laws (Special Provisions) Section Act, 2013 will provide a direct alternate housing. Jhuggis which have come up in such Jhuggi Jhopri Bastis before 01.01.2013 shall not be demolished without providing alternate housing (this is in supersession of the earlier cut-off date of 04.06.2006 as notified in the guidelines of 2012)

(c) No new jhuggis to be allowed in Delhi

Government of National Capital Territory of Delhi shall ensure that no new jhuggi come up after 01.01.2013. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any

alternate housing. Government of National Capital Territory of Delhi will use the following methods to ensure that no new jhuggis come up:

- a. Government of National Capital Territory of Delhi has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- b. Government of National Capital Territory of Delhi is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.
- c. Government of National Capital Territory of Delhi would enroll volunteers from Jhuggi Jhopri Bastis, who will act for the Government and would inform Government if any fresh jhuggi comes up in any area.

(3) In-situ rehabilitation

Delhi Urban Shelter Improvement Board shall provide alternate accommodation to those living in Jhuggi Jhopri Bastis, either on the same land or in the vicinity within a radius of five kilometers. In case of exceptional circumstances, it can even go beyond five kilometers with prior approval of the Board. The terms and conditions of which alternate accommodation will be provided and the eligibility conditions are being separately notified.

(4) In-situ Rehabilitation of Jhuggi Jhopri Bastis on lands belonging to other Land Owning Agencies

Delhi Urban Shelter Improvement Board is willing to take over any Jhuggi Jhopri Bastis, or a mode of Kathputli Colony from any land owning agency in Delhi for in-situ re-developments on the same terms and conditions on which Delhi Development Authority has given Kathputli Colony as a rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such bastis which they are willing to hand over to Delhi Urban Shelter Improvement Board on these terms.

ii. For the balance bastis

Master Plan of Delhi 2021 envisages that for in-situ rehabilitation of Jhuggi Jhopri Bastis, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate Jhuggi Jhopri dwellers. Delhi Urban Shelter Improvement Board will prepare a scheme of rehabilitation of any Jhuggi Jhopri Basti and use such portion of land which is required for rehabilitation of Jhuggi Jhopri Dwellers depending upon density of the said Basti and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land. In case, additional land belonging to Delhi Urban Shelter Improvement Board is used for rehabilitation.

(v) Relocation in rare cases.

Any Land Owning Agency will not demolish any Jhuggi Jhopri Bashi which is eligible as per para 2(i) above unless:

1. there is any Court order.
2. that bashi has encroached a street, road, footpath, Railway safety zone, or a park.
3. the encroached land is required by the land owning agency for specific public project as envisaged in The National Capital Territory of Delhi Laws (Special Provisional) Second Act, 2011, which is extremely urgent and can't wait.

In the circumstances where the land owning agency brings the proposal before Delhi Urban Shelter Improvement Board (DUSIB) and Delhi Urban Shelter Improvement Board is satisfied and undertakes the demolition, the Delhi Urban Shelter Improvement Board (DUSIB) shall make all efforts to relocate the Jhuggi in that Jhuggi Jhopri Bashi, near the land and hand it over to land owning agencies within next six months after the date of DUSIB resolution. In such circumstances the land owning agency shall pay such amounts to Delhi Urban Shelter Improvement Board in advance, which include: (i) Cost of construction of alternative dwelling units, (ii) Cost of the land which will be on 'Institutional Rate' at which Delhi Urban Shelter Improvement Board has purchased the land, (iii) Cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India, if any, towards the cost of construction of dwelling units, will be deducted from the state mentioned list of rehabilitation.

This provision will come into force only when Central Government approves Delhi Urban Shelter Improvement Board (DUSIB) for rehabilitation, removal and relocation of Jhuggi Jhopri Bashi. However, in this case also, the provisions which have been notified by Central Government will prevail.

Rehabilitation work to be completed in five years.

Delhi Urban Shelter Improvement Board (DUSIB) hopes to complete this task of rehabilitation of Jhuggi Jhopri Bashi in Delhi in the next five years. It is receiving cooperation from all the relevant agencies.

Delhi Urban Shelter Improvement Board (DUSIB) Rehabilitation and Relocation Policy, 2015 (PART-B)

1. The eligibility criteria for allotment of Alternative dwelling units to rehabilitate and relocate Jhuggi Jhopri dwellers would be as under:
  - (a) The Jhuggi Jhopri dweller must be a citizen of India and not less than 18 years of age.
  - (b) The Jhuggi Jhopri basti in which the Jhuggi Jhopri dwellers are residing must be in existence since 01/01/2009. However, the cut-off date of residing in the Jhuggi Jhopri for being eligible for rehabilitation shall be 01/01/2015 (in case of supersession of the earlier cut-off date of 04/06/2009, as notified in the guidelines of 2010).



- (iii) The name of Jhuggi Jhopri dweller must appear in atleast one of the voter lists for the years 2012, 2013, 2014 and 2015 (prior to 01.01.2015), and also in the year of survey, for the purpose of rehabilitation.
- (iv) The name of the Jhuggi Jhopri dweller must appear in the joint survey conducted by the DUSB and the Land Ceiling Agency.
- (v) The Jhuggi Jhopri dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism.
- (vi) Jhuggi Jhopri dweller must possess any one of the 12 documents issued before 01.01.2015 as prescribed in the subsequent para.
- (vii) The beneficiary family should not own a pucca house (an all-weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India as per the guidelines of Pradhan Mantri Awas Yojana (Urban) PMAY(U).
- (viii) No dwelling unit shall be allotted if the Jhuggi is used solely for commercial purpose.
- (ix) In case, the Jhuggi is being used for both residential and commercial purpose, the Jhuggi Jhopri dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the Jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the Jhuggi Jhopri dweller for one dwelling unit only.
- (x) If a different family has separate Ration card issued prior to 01.01.2015 which fulfills all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling unit. It is to be in the possession of the dweller as per the guideline of 2013.
- (xi) Ineligible Jhuggi Jhopri dwellers will be removed from the Jhuggi Jhopri Base at the time of its rehabilitation upon clearance of Jhuggi Jhopri Base.

2. As envisaged in Para (vi) above, the Jhuggi Jhopri dweller, who possess any one of the following documents issued before 01.01.2015, are being eligible for the purpose of allotment of Dwelling Unit:
- (i) Passport
  - (ii) Ration Card with photograph
  - (iii) Electricity bill
  - (iv) Driving License
  - (v) Aadhar Card/Smart Card with photograph issued by Central/State Government and/or its Autonomous Bodies/Agencies like PSU, Local Bodies (except ERG)
  - (vi) Pass book issued by Public Sector Banks/Post Office with photograph
  - (vii) SC/ST/BC/OC Certificate issued by the Competent Authority
  - (viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman's widow dependent certificate or compensation of the widow pension order
  - (ix) Freedom Fighter Identity Card with photograph
  - (x) Certificate of physically handicapped with photograph issued by the Competent Authority
  - (xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme)

- (xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the JJ dweller is/was the student of the school.

### 3. Appellate Authority

- (i) Delhi Urban Shelter Improvement Board will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
- (a) Retired Judge of the level of Additional District Judge;
  - (b) Retired civil servant of the level of Joint Secretary to Government of India;
  - (c) An expert member to be nominated by the Chairperson of Delhi Urban Shelter Improvement Board;
  - (d) Deputy Director of Delhi Urban Shelter Improvement Board to be nominated by the Chief Executive Officer (DUSIB) - as Scrivener.
- (ii) The terms and conditions of the Appellate Authority will be decided by the Board separately.
- (iii) Any Jhuggi Jhopri dweller feeling aggrieved by any order passed by an official committee, authorized to determine eligibility of the Jhuggi Jhopri dweller shall be entitled to file an appeal before the Appellate Authority within a period of thirty days from the date of communication of the impugned order.
- (iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.
- (v) The Appellate Authority may confirm, revoke or revise the order appealed against and may pass such orders as it deems fit.
- (vi) Order passed in appeal by the Appellate Authority, duly accepted by the Chief Executive Officer, Delhi Urban Shelter Improvement Board shall be final.

### 4. Terms and conditions of Allotment of alternative Dwelling Unit

- (i) The contribution of the beneficiary will be Rs. 12,000/- (Rs. One Lakh Twelve Thousand) per dwelling unit having the carpet area of 25 sq.mtr. (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs. 30,000/- (Rs. Thirty Thousand) at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of five years.
- (ii) The dwelling unit shall be allotted to the eligible Jhuggi Jhopri dweller for a period of ten years on lease hold basis after which it will be converted into free hold as per the prevalent policy (this is in supersession of the earlier leasehold period of fifteen years as notified in the guidelines of 2013).

- (iii) Allotment will be made in the name of person(s) as provided under PMAY (U) Scheme guidelines.
- (iv) The allottee shall not sublet or part with possession of the dwelling unit, by way of General Power of Attorney or any other document. The Delhi Urban Shelter Improvement Board will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and Delhi Urban Shelter Improvement Board will have the right to re-enter the dwelling unit.
- (v) Delhi Urban Shelter Improvement Board may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/financial institutions including co-operative banks.

5. Maintenance of dwelling units after allotment

- (i) It has been observed that after allotment of dwelling units to Juggi Jhopri dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.
- (ii) Therefore, the Delhi Urban Shelter Improvement Board will maintain the common services in these colonies for a period of five years after allotment.
- (iii) For this purpose, a Corpus in the form of "DUSIB Estate Management Fund" will be created in Delhi Urban Shelter Improvement Board.
- (iv) The allottees will have to contribute Rupees thirty thousand per dwelling unit as maintenance charges which will be deposited in the above said fund.
- (v) The maintenance will include common areas like staircase, open ground, water supply and electric supply systems up to the dwelling units; external services e.g. sewer lines, roads, street lights, drainage and parks etc.
- (vi) Depending upon the requirement, Delhi Urban Shelter Improvement Board may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from this fund.
- (vii) In order to ensure that there are sufficient resources for maintenance of these colonies, Delhi Urban Shelter Improvement Board will also request the Government of National Capital Territory of Delhi to give Grant in aid for this fund.
- (viii) After five years, the maintenance will be transferred to the Residents Welfare Associations which will be required to get registered as Societies and work out their own mechanism for maintenance.
- (ix) Delhi Urban Shelter Improvement Board may give grant in aid to the Residents Welfare Associations/ Registered Societies of these colonies depending upon the requirement of the works to be done.

6. Chief Executive Officer, Delhi Urban Shelter Improvement Board is authorized to approve the operational guidelines keeping in view the overall spirit of the policy.

This issues with the approval of the Lt. Governor of the National Capital Territory of Delhi

(Rajesh Ranjan)  
Deputy Secretary (UD)

F.No.730(7)/UD/ISSUP/2016/ G.O No.021366111/30/9-21

Dated: 17/11/2017

Copy for information & necessary action to:

1. CEO (DCSID), Punarwas Bhawan, I.P. Estate, New Delhi.

Copy for information to:

1. Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas Marg, Delhi-54.
2. Advisor to Hon'ble Chief Minister Delhi.
3. Secretary to Hon'ble Minister for Urban Development, GNCTD.
4. Secretary, Ministry of Housing and Urban Affairs, Govt. of India, Nirman Bhawan, New Delhi.
5. Vice-Chairman, LDA, Vikas Sadan, INA, New Delhi.
6. All Pr. Secretaries/Secretaries/HODs of GNCTD/Local Bodies/Autonomous Bodies.
7. SO to Chief Secretary, Delhi.
8. PA to Pr. Secretary (UD)

(Rajesh Ranjan)  
Deputy Secretary (UD)

**Subject :- Protocol for removal of Jhuggies and JJ Bastis, ON DDA LAND**

**STEPS TO BE FOLLOWED PRIOR TO REMOVAL OF JHUGGIES AND JJ BASTI**

**JOINT SURVEY STEPS**

- (i) The process of removal/re settlement /rehabilitation/in-situ improvement/development of Jhuggies and JJ Bastis in Delhi will be governed by "Slum & JJ Rehabilitation & Relocation policy, 2017".
- (ii) The Land Denial Agency (LDA) will send proposal for removal of the Jhuggies and JJ bastis to Land Management/Disposal Department with proper justification satisfying the conditions mentioned in the Policy sufficiently in advance.
- (iii) The proposal will be examined by Land Management/Disposal Department regarding the date of existence of JJ Basti i.e. whether the same was in existence prior to 01.01.2006. If the JJ Basti was in existence prior to 01.01.2006 then the proposal will be placed before the Authority for In-principle Approval for removal of the Jhuggies and JJ Basti.
- (iv) After in-principle approval by the Authority, the LM Department will conduct a survey and file Petition (eligibility) of JJ dwellers for rehabilitation/rehousing to follow along with the relevant bye-laws of the City. However, in special circumstances, the survey may be initiated even before obtaining in-principle approval of the Authority, on case-to-case basis with the approval of the LDA.
- (v) If the LM Department ascertains that the JJ Basti came into existence after 01-01-2006, the LDA will be intimated accordingly to enable it to take necessary action for removal in consonance with the law and rules in force.

**Procedure for conducting the Joint Survey**

- (i) LDA/DDA shall paste a notice for conducting the survey for at least four weeks in a visible and consolidated manner in the JJ Basti in order to inform the Jhuggi dwellers about the joint survey to be conducted in the said JJ Basti. However, in exceptional circumstances, the above said notice period can be relaxed by FC/LM/DD/CLM.
- (ii) After the expiry of notice period, joint survey by a team(s) consisting of the representatives of LDA will be conducted so as to ensure that no genuine JJ dwellers left out of the joint survey.
- (iii) The survey team has to identify the names of the JJ dwellers and their family members, who are actually residing in their jhuggis (whether they are occupying the jhuggis themselves or occupying same on rental basis), are duly entered on the survey list.

(iv) The survey teams will obtain information regarding age, gender, occupation, annual income, ration card, election ID card, Aadhar Number etc. of each family member along with the photograph of the family in the prescribed proforma. In case, Aadhar numbers of all members or its enrolment data is not available, Biometrics of the concerned JJ dwellers/ family member(s) will be obtained at the time of Eligibility Determination.

(v) The entire survey process will be properly photographed so as to maintain record of the JJ dweller(s) as well as the JJ dwellers residing therein.

(vi) In case of locked houses, the joint survey team shall carry out another visit to cover these houses after a week's time.

(vii) After completion of the survey as above, a copy of the survey report will be kept/ displayed at the site for inspection/ information so as to invite claims and objections, if any, from the JJ dwellers. The claims/objections may be filed before a Claims & Objection Redressal Committee, to be constituted by PC/LM-LD/CM, comprising of designated officers from LM/LD Department, within one week of display of the survey reports.

(viii) After receiving claims/objections, the same will be disposed of by the Claims & Objection Redressal Committee in a time-bound manner by way of passing speaking orders.

(ix) After disposal of all claims and objections, a final list of survey shall be prepared and kept in record of DDPA. Copy of the same shall be forwarded to the DDPA under a pasted date promulgation letter(s) of the JJ dweller(s) at the designated office of DDPA. Copy will also be hosted on the DDPA website.

(x) In addition to the above prescribed procedure, if any genuine case(s) is/are still left in it, then the Appellate Authority, to be constituted as per the provisions of the Policy, may consider the same as per individual merit of the case.

#### **B. Procedure for Eligibility determination**

(i) PC/LM-LD/CM/DDPA will constitute a three member Eligibility Determination Committee (EDC) comprising of officers of LM-LD/DDPA (preferably Dy. Director Level) to determine the eligibility of the JJ dwellers. PC/LM-LD/CM may devise any suitable mechanism/procedure and/or modify/reconstitute the EDC, as per the exigencies of the work.

(ii) Thereafter, a detailed programme will be drawn by the LM Department/DDPA including the holding of a pre-camp at the site to facilitate filling up the requisite application form along with the necessary documents, to be submitted before the EDC. The schedule for holding eligibility determination will be intimated to the JJ dwellers by pasting/displaying a notice in JJ basti, mentioning the place and time to appear before the EDC along with the requisite documents.

(iii) The EDC will determine the eligibility, as per eligibility criteria given in the Policy. EDC will verify the documents submitted by the JJ dweller, carry out his bio-metric authentication by Aadhaar Card/bio-metric identification by other mechanism. The JJ dweller will also be required to give a self-declaration regarding any citizenship, family income, ownership of other house/property, etc.

(iv) The EDC will finalize a list of eligible and ineligible JJ dwellers which will be submitted to PC/LM/H/CLM for approval. After approval, the list of eligible and ineligible JJ dwellers will be displayed at the JJ Basti and at the notice board of designated office of DDA and shall also be forwarded to Housing Department for holding draw and allotment of flats.

(v) If any particular case(s) are still left out, then the Appropriate Authority, to be authorized as per the provision of the Policy, may consider the same as per individual merit of the case.

**POST SURVEY STEPS**

(i) In the presence of representatives of eligible JJ dwellers, Housing Department of DDA shall conduct a draw of flats to be allotted to the eligible JJ dwellers. The LM Department will be informed the date and time for holding the draw and it may depute its representative to be present at time of draw.

(ii) After holding the draw of flats, demand cum allotment letter will be issued to eligible JJ dweller asking them to deposit beneficiary contribution within stipulated period of time by Housing Department.

(iii) After receipt of beneficiary contribution, allotment verification thereof, possession letters of the flats will be issued by the Housing Department of DDA to the eligible JJ dwellers under the intimation of LM Department. They will be given two months time for shifting to respective flats.

(iv) LM Department will fix the date of removal of the said JJ basti and send an appropriate intimation to the local police authorities for providing security and maintaining law and order.

(v) The police authorities shall extend full cooperation and adhere to the dates so fixed by DDA for removal of the JJ basti, as far as possible. If, due to some unavoidable circumstances, the police authorities request for postponement of the removal of the JJ basti, such postponement should not be more than once.

(vi) In order to provide suitable facilities at the allotted site, DDA will make request to the concerned agencies as under:

(a) Directorate of Education, ENCLD/ HCD will be requested to make arrangement of admission of the wards of the JJ dweller in the nearby schools.

(b) Directorate of Health Services, GNCTD, will be requested to set up a dispensary/ Mahila Clinic in the vicinity of the flats, if not already available.

(c) Request will be made to open Repulsive Bin and CO operative storage container to the flats daily meet all the Repulsive Bin and CO daily in the vicinity.

(d) Delhi Transport Corporation (DTC) will be requested to make arrangements for DTC bus.

(e) Delhi Board will facilitate to the availability of drinking water and sanitary facilities in the flats to be allotted.

### STEPS AND PRECAUTIONS TO BE FOLLOWED DURING REMOVAL OF JHUGGIS AND JJ BASTIS

(i) DDA will prepare a schedule for removal of Jhuggis and JJ Basti (physical shifting of JJ dwellers to the allotted flats).

(ii) DDA shall make all the arrangements for removal of the JJ Basti under Intimate Public Works (Int. Pub. Works) and Public Health and Sanitation (PHS) and Public Amenities (PA) through Public Works Department (PWD).

(iii) All the JJ dwellers, who have been issued the possession letters will be asked to demolish their Jhuggis within a definite date and time fixed by DDA. After demolition of the said Jhuggis which will be intimated, demolition slips will be issued by DM DDA and upon presentation of these demolition slips at the sites, the alternative accommodation possession of the flats will be handed over to them by DDA.

(iv) DM, DDA and PWD workers who according to the schedule at all the sites for removal of JJ shall be asked to accomplish the task.

(v) If the Jhuggis are not demolished by the JJ dwellers themselves, the same will be demarcated and photographed video-tape and captured by DDA. However, by DDA shall issue notification to the JJ dwellers, the fact that the Jhuggis shall now be demolished and handed over to those who had been issued the possession letters.

(vi) DDA will arrange transportation of household articles belonging to the eligible JJ dwellers to the place of alternative accommodation if same are necessary.

(vii) After following the above process, DDA will demolish the Jhuggis in the JJ basti with the use of the appropriate force if required with the help of police.

(viii) The demolition shall not be carried out during night, Annual Floods, Board examination or during extreme weather conditions.

(ix) As far as possible, DDA will provide public water, sanitation and basic health facilities at the site of demolition of the juggis.

### STEPS TO BE FOLLOWED POST REMOVAL OF JHUGGIS AND JJ BASTIS

(i) Those JJ dwellers who are not found eligible as per the policy will be evicted to clear the land, if necessary with the assistance of Police.

(ii) After the removal/demolition of JJ basti, the vacant possession of land will be handed over to the relevant owning Agency.

(iii) The removal of debris shall be the responsibility of the IOA.

(iv) The vacant land, so handed over, shall thereafter be protected by the IOA.

For removal of any difficulties arising in giving effect to the provisions of this protocol, the Board may modify any provisions, if required.





## ITEM NO. 65/2019

No. E.20 (03)/2019-MP

Sub: Proposed change of land use of land measuring about 18411.664 sq. m. of Bhayishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.

### 1.0 BACKGROUND:

1.1 A letter vide No. 71/20/2016/BN/GA (DR)/13/2-76 Dt. 15.11.2018 was received from Chief Architect (DR), CPWD, Govt. of India with the request for change of land use of Bhayishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 3, 6, 6, 6 (m). The letter includes the requisite information as prescribed by MoHUA, existing plan & proposed redevelopment plan of the area under reference along with a request letter from Regional P.E. Commissioner-(PFC), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India informing that EPFO had purchased the area under reference at Malviya Nagar in the year 1972 and 172 nos. of quarters for Officers/Staffs were built by CPWD in the year 1977. In the Master Plan for Delhi (MPD)-1982, the land use of the area was 'Residential' but as per MPD-2001 & MPD-2021, the land use of the area covering the Bhayishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. (Annexure 'A')

1.2 The Executive Engineer, CPWD vide their letter dated 12.02.2019 (Annexure 'B') informed that clearance from Delhi Fire Service, Airport Authority of India has been taken and that there is no objection from any of the statutory bodies like National Monument Authorities pending as on date.

### 2.0 EXAMINATION:

2.1 The land use of the site under reference is 'Recreational' land use and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021.

2.2 As per the provisions of MPD-2021, Chapter 17: Development Cuds, Table 17.1: Minimum Setbacks (Other than Residential Plotted Development):

Sl. No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
6	Above 2,000 upto 10,000	9	6	6	6
7	Above 10,000	15	12	12	12

Note: (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be allowed.



Further, under the norms & provision for Residential Plot – Group Housing as per MPD-2021, Chapter 4, Shelter, 4.4.3-Control for Building; Building: within Residential Premises is as under: (B- Residential Plot – Group Housing):

Minimum Size of plot	3000 sq. m.
Maximum Ground Coverage	33.3% (in case of addition/ alteration of existing DUs for installing balance FAR, ground coverage upto 40% may be allowed).
Maximum FAR	200
Height	1011 (Subject to clearance from AAJ/Fire Department and other statutory bodies).
Parking	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for FWS/Service Personnel housing.

Note:

(ii). Plots for group housing should be located on roads having a minimum width of 13 m RO/H (7.5m RO/H for Redevelopment Areas/Rehabilitation Area/Special Area/Village (Lal Dora/Siri))Extended Lal Dora).

(iv). The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.

- 23 The total area of plot under reference as per the existing plan provided by CPWD is 18411.684 sqm. out of which area measuring about 10743 sqm. (58%) falls within 100 meter distance from monuments and area measuring about 7668 sqm. (42%) falls within 200 m distance from monuments. The CPWD has proposed to construct Group Housing Buildings on the 7668 sqm. of land with the permissible FAR (200) & 33.3% Ground Coverage of the entire land (18411.684 sqm.), whereas as per their proposal, they are achieving only 80.18 FAR and 11.455% (2109.07 sqm.) of Ground Coverage.

**3.0 INFORMATION REQUIRED BY MoHUA (MOUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016 (Received from CPWD vide letter dated 05.11.2016)**

(A) Information for MoUD's letter No. K/13011/3/2012-D-D-18 dated 07/04/15		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land owned by Employees' Provident Fund Organization (EPFO).
(ii)	On whose request, the change of land use case or modification to MPD-2021 has been initiated?	CPWD & Employees' Provident Fund Organization (EPFO).
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Comr. (Plg.), Addl. Comr. (Plg.)-III, Dy. Dir. (Plg.) F&H (part) & Asstt. Dir. (Plg.) F&H part from DDA in the month of September, 2018. The staffs are still residing in the quarters.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	In the Master Plan for Delhi (MPD)-1962, the land use of the area was Residential; however as per MPD-2001 notified by the MoUD, Govt. of



		India on 01.08.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as "Recreational". Whereas the CPWD has submitted that 172 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staff are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a "multi-storied" apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the schemes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be the proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per EPFO.
<b>(B) Information for MoUD letter No. K/30/13/2012-DD dated 04.09.15</b>		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The land use of the site under reference is 'Recreational' and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021. Therefore, the CPWD has requested for change of land use & relaxation in setbacks.
(ii)	Whether similar proposals have earlier been considered by DEA/ Ministry and/or disposed, and if yes, when and how;	DDA Authority/ MCHUA (MoUD) has processed change of land use of similar cases for DMRC, Delhi Police etc. under section 11-A of DD Act, 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal?	The proposal for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' is placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	Chief Architect (DR), CPWD, Govt. of India requested DDA for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to precoding category 9, 6, 6, 6 (m) along with a request letter from Regional P.F. Commissioner-



		(EPFO), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in redevelopment of the existing housing complex.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The LDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	New accommodation with better quality.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The redevelopment of the complex will provide new accommodation to its employees.
(xi)	Whether the proposal is in consonance with the existing plans, laws, by-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules/provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DP Act, 1957.
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	CPWD vide their letter dated 12.02.2019 informed that clearance from Delhi Fire Service, Airport Authority of India has been taken. It was also informed by CPWD that there is no objection from any of the statutory bodies like National Monument Authorities pending as on date.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.



(xv)	The name, designation and contact information of an officer of the level of Director or above, who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Dr. K. Sridangan, Addl. Commr. (Plg)-III, AP-I Unit, Zones-F&H(Part), DDA, Vikas Minar, New Delhi (Contact No:-23378167); and the concerned officer of CPWD is Sh. R.K. Kapshal, Chief Architect (DR), CPWD, R.K. Puram, New Delhi.
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**(C) Information for MoUD's letter No. K-130/14/3/2012-DDE dated 17.06.2016:**

Sl. No.	Information sought by MoUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land use case?	The Change of Land Use of land measuring 1841.664 sqm from "Recreational" to "Residential" is proposed in MPD-2021 / ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of EPFO.  In the Master Plan for Delhi (MPD)-1962, the land use of the area was "Residential". However as per MPD-2001 notified by the MoUD, Govt. of India on 01.08.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nishi Enclave at Malviya Nagar has been notified as "Recreational". Whereas the CPWD has submitted that 172 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(iii)	With the proposed changes/amendments, who are going to be benefitted? A tentative statistics or details who will be benefited should be given?	EPFO employees
(iv)	How they are going to be benefited from the proposed amendment/change?	The old residential quarters are in a dilapidated condition and EPFO intending to redevelop the campus with more ground coverage as per MPD-2021.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No



4.D

**DECISION OF TECHNICAL COMMITTEE:**

The proposal was considered by the 4<sup>th</sup> Technical Committee in its meeting held on 10.06.2019; vide Item No. 13/2019. The minutes of Technical Committee are reproduced as under:

*The proposal was presented by Aided Comm. (Pig.)-III & Chief Architect (CPWD). During the meeting the following was informed:*

- i. *The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for the construction has been reduced considerably i.e. from 5 acres to 3 acres.*
- ii. *The landuse of the site is recreational green as per MPD-2021.*
- iii. *The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172 DUs.*
- iv. *NOC from AAI & ASI have been granted.*

*In view of the above, the proposal for relocation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:*

- i. *Maximum number of trees to be protected and replanted as per the policy.*
- ii. *Solid and Liquid waste to be managed and reused within the site.*

The copy of approved agenda & minutes of 4<sup>th</sup> Technical Committee meeting vide item no. 13/2019 held on 10.06.2019 is enclosed Annexure-C'

5.D

**PROPOSAL**

It is proposed to change the land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Zonal Development Plan (ZDP) of Zone-F / MPD-2021, under section 11-A of DD Act, 1957 subject to clearance from all concerned statutory bodies with following details and relaxation of setbacks of category 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m), as per the provisions of MPD-2021:

Location	Area	Land use as per MPD-2021 & ZDP of Zone-F	Land use changed to	Boundaries
Zone-F: Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi	18411.684 sqm.	Recreational	Residential	North: Panchsheel Park East: Monument West: Sarvpriya Vihar South: District Park

The above proposal is with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

Location plan of area of Bhavishya Nidhi Enclave on ZDP of Zone-F is enclosed as Annexure-D'.





**6.0 RECOMMENDATIONS:**

The proposal as given in Para-5.0 is placed before the Authority for consideration for change of land use and issuance of Public Notice Inviting Objections / Suggestions under Section 11-A of DD Act, 1957.

**RESOLUTION**

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

	<p>भारत सरकार          केंद्रीय सार्वजनिक कार्य विभाग          प्रधान कार्यालय, ई. ब्लॉक-1, एन.के. परम          नई दिल्ली-110056          ई-मेल: cpwd@gov.in</p>	<p>Government of India          Central Public Works Department          Office of Chief Architect (DR)          East Block-1, Level-2, R.K. Puram          New Delhi-110056          e-mail: cpwd@gov.in</p>	
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No. 71/20/2015/BN/DA(O/R)/1872-46

Dated: 09.11.2018

To  
 ✓ The Commissioner (Planning),  
 Delhi Development Authority,  
 Vikas Marg, I.T.O.,  
 New Delhi.

श्रीमान् (सी.ए.) काव्हा  
 ऑफिस नं. 71/20/18  
 दिनांक 19/11/18

Office of  
 Mr. R.K. Kausik  
 Chief Architect (DR)  
 09/11/18

Subject: Redevelopment of Bhavishya (North) Enclave at Malviya Nagar,  
 New Delhi.

SH: (i) Relaxation of set backs, 15, 12, 12, 12 to Preceding Category.  
 (ii) Change of Landuse (CLU).

Sir,

A meeting was held in the chairmanship of Regional P.F. Commissioner, EPFO on 20.10.2018 to discuss various issues related to NOC approval of statutory Authorities at EPFO Headquarter on the above mentioned project attended by representative of CPWD, DDA and MMA. The following issues was discussed in detail.

Regarding change of land use from Recreational, to Residential and relaxation of set backs from 15, 12, 12, 12 to Preceding Category D, G, B, F (m). The Deputy Director DDA informed that both the cases of change of land use (CLU) and relaxation of set backs will be submitted to Technical Committee on receipt of necessary questionnaire for change of landuse (CLU) on prescribed performa. The necessary questionnaire (at Annexure-I) handed over by Deputy Director DDA in the meeting) as per the guidelines by MoHUA and letter of Regional Commissioner EPFO letter dated 01.11.2018 alongwith existing Survey Plan and proposed Layout Plan of redevelopment of the project are enclosed herewith.

You are therefore requested that the change of land use (CLU) and relaxation of set backs to preceding category be submitted to the Technical Committee of DDA for obtaining approval of the Competent Authority at the earliest.

Encl :- as stated

Yours faithfully,

  
 (R.K. Kausik)  
 Chief Architect (DR)

Copy to:

AD (P) - CPWD

1. Regional P.F. Commissioner (PF), 14, Brikaji Cama Place, New Delhi.
2. CE, NIX-VII, Vidyut Bhawan, Shankar Market, New Delhi-110001
3. SE, DCC-XII, CPWD, I.P. Bhawan, New Delhi.
4. EH, CD-MI, CPWD, C-113, I.P. Bhawan, New Delhi.

(R.K. Kausik)  
 Chief Architect (DR)



**MOST URGENT**

दूरभाष / Telephone 011-23712529  
फैक्स / FAX 011-26112051



भारतीय प्रेमदायक संगठन  
EMPLOYEES PROWELL FUND ORGANISATION  
भारतीय प्रेमदायक म. सं. संस्थापक  
MINISTRY OF ANNUAL AND EMPLOYMENT, GOVERNMENT OF INDIA  
दुहासत/भारतीय प्रेमदायक संगठन  
अधिकारी: 011-23712529, 011-26112051  
भारतीय प्रेमदायक संगठन, 14, 011-23712529, 011-26112051  
www.epfo.org.in, www.epfo.gov.in

15  
NOV 2018

No. CS-3(B)/2015/ENCL/Vol.II /

Dated:- 1<sup>st</sup> November, 2018.

To,

1 NOV 2018

The Commissioner (Planning)  
Delhi Development Authority (DDA)  
5<sup>th</sup> Floor, Vikas Minar  
I.T.O., New Delhi-110002.

Subject:- Redevelopment of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi- 110056 -regarding.

Sir,

EPFO is proposing for re-development of Bhavishya Nidhi Enclave located at Malviya Nagar, New Delhi-110017. The work has been awarded to CPWD and process for obtaining clearances from various authorities is in progress. CPWD has informed that in MPD-20018 MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as "Recreational".

2. In this regard, it is to inform that, EPFO had purchased the area at Bhavishya Nidhi Enclave, Malviya Nagar in the year 1972 and 172 Nos. of Quarters for Officers & Staffs were built by CPWD in the year 1977. In the Master Plan-1982, the land use of the area was "Residential". The Officers and Staff are still residing in the Quarters. EPFO is re-developing the area by demolishing 44 Nos. Quarters and constructing a multi-storied apartment for Officers and Staffs.

3. It is, therefore, requested to change the land use of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi from "Recreational" to "Residential" and issue necessary notification. Further, it is to state that there is no court case pending regarding ownership of the Property/Plot and the title of EPFO is clear.

Yours faithfully,

(M. H. N. Gullie)

Regional P.F. Commissioner-I (PFDO)

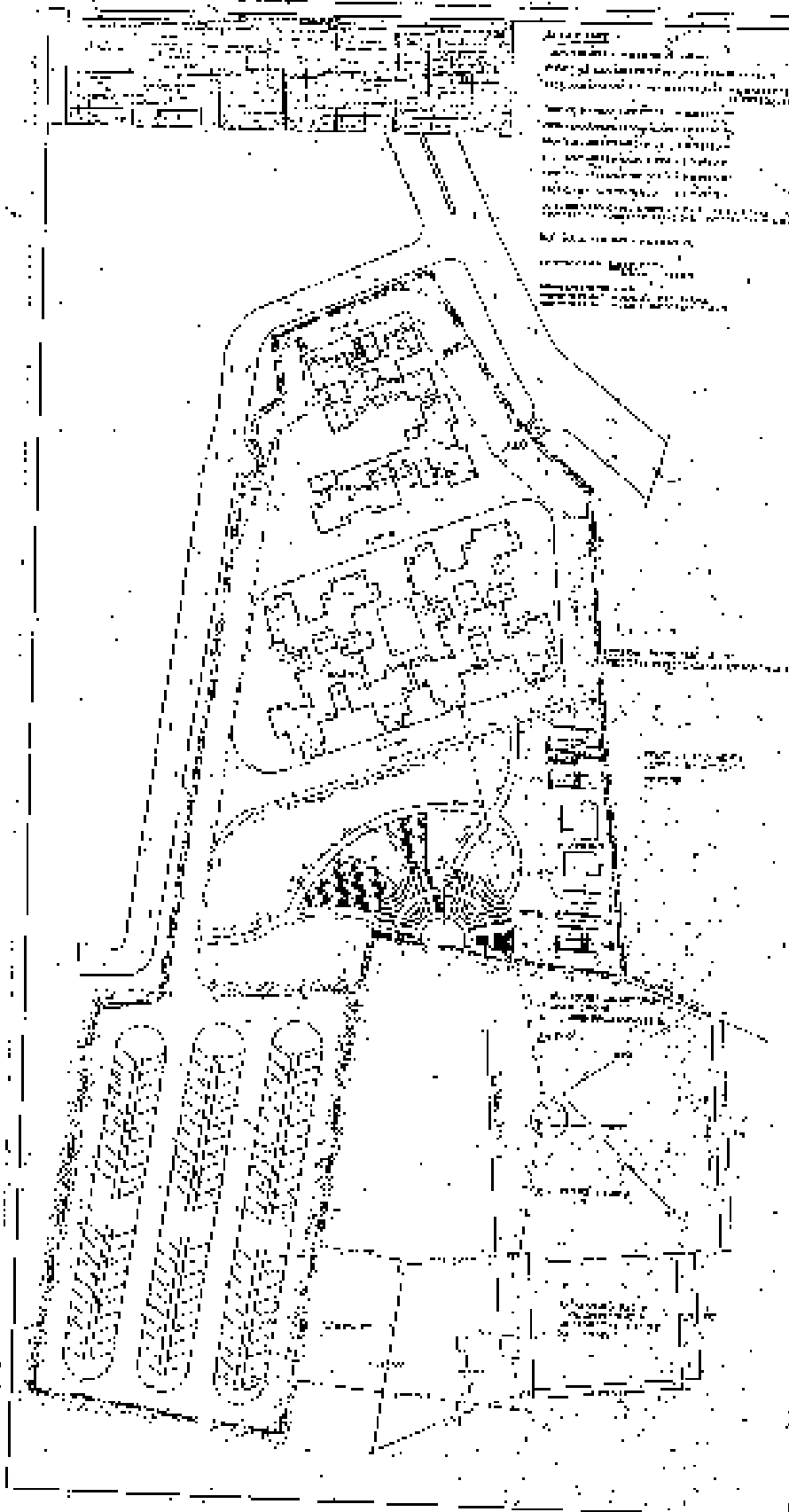
Copy to:- Chief Architect (DR), CPWD, East Block-1, Level-2, R.K. Puram, New Delhi-110006.

Proposal for amendment to MPD-2021 and change of land use cases

Annexure-1

S.No.	Question	Answer
1	Whether the land is government or private, and who is the land owning agency?	Employees Provident Fund Organization (EPFO)
2	On whose request the change of land use case of modification to MPD-2021 has been initiated?	Owner of EPFO
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided?	Refer to CPA
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	As per MPD-1962 As per MPD-2001 As per MPD-2021
5	What will be impact of proposal on the ZDR/MPD and whether the changes are in consonance with the approved plans and policies?	Aligned for change of land use from Recreational to Residential.
6	What will be proposal's impacting provisions on general public eg. Law & order, etc.	
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details to be attached?	No court case as per EPFO letter.
8	What is the change proposed in MPD-2021/change of land use cases?	MPD-2021 proposed this land from Recreational to Residential
9	Why is the change proposed in the context and justification?	Existing land use as per MPD-1962 was residential and already exist residential accommodation onsite.
10	With the proposed changes/amendments who are going to be benefited? A tentative statistics or details who will be benefited should be given?	EPFO employees.
11	How they are going to be benefited from the proposed amendment/change?	The old residential quarters in EPFO are demolition category & to alienate quarter wants to redevelop quarters with more ground coverage as per MPD-2021
12	Any other relevant statistics, details, information, etc. which will be used from the point of view of press release for information to the public at large shall be given.	
13	Background Note indicating the current situation/provisions	
14	Whether similar proposals have been considered by DDA/Ministry and/or disposed, and if yes, when and how?	

15	What were the specific recommendations of the Authority with regard to the proposal?	
16	How and why the proposal was initiated?	The old residential quarters in FFHO are dilapidated category and client department wants to receive open campus with more ground coverage as per MPD 2021
17	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof?	
18	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	
19	How the proposal will benefit the development and economic growth of the city?	
20	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if these provisions differ from the proposal then why are they not considered appropriate for Delhi?	
21	What will be the public purpose served by the proposed modification?	New accommodation with better quality
22	What is the number of people/families/households likely to be affected by the proposed policy?	
23	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.?	Yes
24	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes?	Yes
25	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed?	
26	Whether the relevant guidelines/orders of DCR&I, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and?	
27	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	



1. The site plan is based on the survey data provided by the client. The client is responsible for the accuracy of the survey data. The architect is not responsible for the accuracy of the survey data.



PROJECT PROFILE	
Project Name	Relief of Mentri of Dhavisi Na Nidhi Enclant at Malviya Nagar, New Delhi
Client	Relief of Mentri of Dhavisi Na Nidhi Enclant
Location	Malviya Nagar, New Delhi
Area	10000 sq. ft.
Completion Date	2023
Architect	Relief of Mentri of Dhavisi Na Nidhi Enclant
Scale	1:1000
Sheet No.	01
Project No.	12345
Revision	01
Author	Relief of Mentri of Dhavisi Na Nidhi Enclant
Checker	Relief of Mentri of Dhavisi Na Nidhi Enclant
Approver	Relief of Mentri of Dhavisi Na Nidhi Enclant
Date	2023-10-27

**NOTES**  
 1. The site plan is based on the survey data provided by the client. The client is responsible for the accuracy of the survey data. The architect is not responsible for the accuracy of the survey data.  
 2. The site plan is based on the survey data provided by the client. The client is responsible for the accuracy of the survey data. The architect is not responsible for the accuracy of the survey data.  
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**PROJECT**  
 RELIEF OF MENTRI OF DHAVISI NA NIDHI ENCLANT AT MALVIYA NAGAR, NEW DELHI

**12345** WORKING DRAWINGS  
 DRAWING TITLE: SITE PLAN

PROJECT PROFILE	
Project Name	Relief of Mentri of Dhavisi Na Nidhi Enclant at Malviya Nagar, New Delhi
Client	Relief of Mentri of Dhavisi Na Nidhi Enclant
Location	Malviya Nagar, New Delhi
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Architect	Relief of Mentri of Dhavisi Na Nidhi Enclant
Scale	1:1000
Sheet No.	01
Project No.	12345
Revision	01
Author	Relief of Mentri of Dhavisi Na Nidhi Enclant
Checker	Relief of Mentri of Dhavisi Na Nidhi Enclant
Approver	Relief of Mentri of Dhavisi Na Nidhi Enclant
Date	2023-10-27



# केन्द्रीय लोक निर्माण विभाग

कार्यालय - कार्यालयक अभियन्ता, निर्माण मण्डल-6, कैलाशनिचि,  
कुमरा सं0 सी-418, आईपी0 भवन, नई दिल्ली-110002

दूरभाष नं.: 011-23378321

ई-मेल: delecccd6.cpwr@nic.in



पत्र सं: 20(202)/नि.सं.05/सहा.अभि.सो./261

दिनांक: 12-2-19

श्रीमान्

The Commissioner (Planning),  
Delhi Development Authority,  
Vikas Nagar, L.F.O.,  
New Delhi-110002

प्राप्त (दिनांक) कार्यालय Office of AC (Plg.)-3  
आधी सं. 11/19  
दिनांक 12/2/19  
326  
14-2-19


विषय: Status Report for the work of Redevelopment of Bhaylakya Nidhi Enclave at Malviya Nagar, New Delhi, (SI: Construction of Type-II (28 Nos.), Type-III (28 Nos.), Type-IV (28 Nos.) and Type-V (22 Nos.).

Sir,

It is to inform that clearance from Delhi Fire Services, Airport Authority of India has been taken, DS-38 also has sanctioned the electricity load and there is no objection from any of the statutory bodies like National Monument Authorities pending as of date. All the reply to the queries as required have been duly submitted.


This is for your information and necessary action please.

भवदीय

  
कार्यालयक अभियन्ता  
निर्माण मण्डल-6, कैलाशनिचि,  
आई.पी. भवन, नई दिल्ली।

1. The Chief Architect (DR), East Block-1, Level-2, R.K Puram, New Delhi-66.
2. The Superintending Engineer, DCC-XII, CPWD, I.P Bhawan, New Delhi.
3. The AE I, CD-VI, CPWD, New Delhi

30 (W) 2/19

  
15/2/19



ITEM No. 13/TC/2019  
Hala

Minutes of the Technical Committee Meeting  
on 10.6.2019

AGENDA FOR TECHNICAL COMMITTEE

No. F.1/27/2005/MP

Sub: Proposed change of land use of land measuring about 16414.604 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.

1.0 BACKGROUND:

1.1 A letter vide No. 71/20/2015/EN/CA (DRY/1372-76 Dt. 15.11.2018) was received from Shri Architect (DR), CPWD, Govt. of India with the request for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category S, 6, 6, 6 (m). The letter includes the requisite information as prescribed by MoHUA, existing plan & proposed redevelopment plan of the area under reference along with a request letter from Regional P.F. Commissioner (PFD), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India informing that EPFO had purchased the area under reference at Malviya Nagar in the year 1972 and 172 nos. of quarters for Officers/Staffs were built by CPWD in the year 1977. In the Master Plan for Delhi (MPD)-1982, the land use of the area was 'Residential' but as per MPD-2001 & MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. (Annexure-'A')

1.2 The Executive Engineer, CPWD vide their letter dated 12.02.2018 (Annexure-'B') informed that clearance from Delhi Fire Service, Airport Authority of India has been taken and that there is no objection from any of the statutory bodies like National Monument Authorities pending as on date.

2.0 EXAMINATION:

2.1 The land use of the site under reference is 'Recreational' land use and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021.

2.2 As per the provisions of MPD-2021, Chapter 17: Development Code, Table 17.1: Minimum Setbacks (Other than Residential Plotted Development):

Sl. No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
6	Above 2,000 upto 10,000	9	6	8	5
7	Above 10,000	15	12	12	12

Note: (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be allowed.



Further, under the norms & provision for Residential Plot – Group Housing as per MPD-2021, Chapter 4, Shelter, 4.4.3-Control for Building/Buildings within Residential Premises is as under (B; Residential Plot – Group Housing):

Minimum Size of plot	3000 sq. m.
Maximum Ground Coverage	33.3% (in case of additional alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed).
Maximum FAR	200
Height	Nil (Subject to clearance from FAI/Fire Department and other statutory bodies).
Parking	2.0 COS/100 sqm built up area and 0.5 COS/100 sqm for EWS/Service Personnel housing.

Note:

(i). Plots for group housing should be located on roads being a minimum width of 18 m RD // (7.6m RD// for Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Gora/Fini)/Extended Lal Gora).

(ii). The Control Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.

2.3 The total area of plot under reference as per the existing plan provided by CPWD is 18411.684 sqm. out of which area measuring about 10743 sqm. (58%) falls within 100 meter distance from monuments and area measuring about 7308 sqm. (12%) falls within 200 m distance from monuments. The CPWD has proposed to construct Group Housing Buildings on the 7308 sqm. of land with the permissible FAR (200) & 33.3% Ground Coverage of the entire land (18411.684 sqm.) whereas as per their proposal, they are achieving only 60.15 FAR and 11.45% (2109.07 sqm.) of Ground Coverage.

3.0 INFORMATION REQUIRED BY MOUDA (MOUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016 (Received from CPWD vide letter dated 05.11.2018)

(A) Information for Mouda's letter No. K-130/1/3/2012-DD-IB dated 07.04.15:		
Sl. No.	Information sought by Mouda	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land owned by Employees' Provident Fund Organization (EPFO).
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	CPWD & Employees' Provident Fund Organization (EPFO).
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Commr (P.G.), Adcl. Commr. (P.G.)-III, Cy. Dir. (P.G.) F&H (part) & Asstt. Dir. (P.G.) F&H/part from DDA in the month of September 2018. The staffs are still residing in the quarters.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the Moud, Govt. of





		India on 01.03.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nishi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(vi)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vii)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(viii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per EPFO.

[D] Information for MoUD's letter No. K-130173/2012-DD-I dated 04.09.15		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The land use of the site under reference is 'Recreational' and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021. Therefore, the CPWD has requested for change of land use & relaxation in setbacks.
(ii)	Whether similar proposals have earlier been considered by DDA Ministry and/or disposed, and if yes, when and how;	DDA Authority / MoHUA (MoUD) has processed change of land use of similar cases for DMRC, Delhi Police etc. under section 17-A of DA Act, 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use of Bhavishya Nishi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' is to be placed before Authority after the approval of Technical Committee.
(iv)	How, and why the proposal was initiated;	Chief Architect (DR), - CPWD, Govt. of India requested DDA for change of land use of Bhavishya Nishi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 5, 6, 5 (m) along with a request letter from Regional P.F. Commissioner-



		(PFÖ), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, its outcome thereon;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in redevelopment of the existing housing complex.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if these provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purposes served by the proposed modification;	New accommodation with better quality.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The redevelopment of the complex will provide new accommodation to its employees.
(xi)	Whether the proposal is in consonance with the existing plans, laws, by-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc. and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	GPWD vide their letter dated 12.02.2019 informed that clearance from Delhi Fire Service, Airport Authority of India has been taken. It was also informed by GPWD that there is no objection from any of the statutory bodies like National Monument Authorities pending as on date.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.



(xx) The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DCA is Dr. K. Srinanga, Addl. Commr. (Pg.)-II, AP-I Unit, Zones-F&H(Part), DCA, Vikas Minar, New Delhi (Contact No.: 23376167) and the concerned officer of CPWD is Sh. R.K. Kaushal, Chief Architect (DB), CPWD, T.K. Puram, New Delhi.
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(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016.		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land use case?	The change of Land Use of land measuring 1841.664 sqm from "Recreational" to "Residential" is proposed in MPD-2021 / ZOP of Zonal-F.
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of EPFO.  In the Master Plan for Delhi (MPD)-1962, the land use of the area was "Residential", however as per MPD-2001 notified by the MoUD, Govt. of India on 01.08.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as "Recreational". Whereas the CPWD has submitted that 1/2 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(iii)	With the proposed changes/amendments, who are going to be benefited? A tentative statistics or details who will be benefited should be given?	EPFO employees
(iv)	How they are going to be benefited from the proposed amendment/changes?	The old residential quarters are in a dilapidated condition and EPFO intending to redevelop the campus with more ground coverage as per MPD-2021.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large, shall also be given.	No



4.9 PROPOSAL:

It is proposed to change the land use of land measuring about 15411.664 sq. m. of Bhawishya Mithi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Zonal Development Plan (ZDP) of Zone-F / MPD-2021, under section 11-A of DD Act, 1957 subject to clearance from all concerned statutory bodies with following details and relaxation of setbacks of category 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m), as per the provisions of MPD-2021:

Location	Area	Land use as per MPD-2021 & ZDP of Zone-F	Land use changed to	Boundaries
Zone-F: Bhawishya Mithi Enclave at Malviya Nagar, New Delhi	15411.664 sqm.	Recreational	Residential	North: Panchsheel Park East: Monument West: Saranya Vihar South: District Park

Location plan of area of Bhawishya Mithi Enclave in ZDP of Zone-F is enclosed as Annexure-'C'.

5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.9 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearance from National Monument Authority, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

DECISION

The proposal was presented by Asst. Comm. (Pg. III) & Chief Architect (CPWD). During the meeting the following was informed:

- i. The subject proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (156 no.) is also less than the existing number i.e. 17200's.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

39

10.6.2019  
13/7/2019

OK



## **ITEM NO.66/ 2019**

**Subject: Inclusion of villages/ (part village) in the list of villages for development in the Land Pooling Zones.**

(File no. F. 15(7)/2013-MP)

### **1. Background:-**

- 1.1 A list of villages falling in Land Pooling zones, i.e., Zone J, K-I, L, N and P-II was prepared based on the list of villages as given in the respective Zonal Development Plan (text report) and subsequently got approved from the Authority on 10.01.2014 vide item no. 07/2014. Total 95 villages were approved, i.e. 1 village – Zone J, 20 villages – Zone K-I, 30 villages – Zone L, 21 villages – Zone N and 23 villages – Zone P-II.
- 1.2 A representation was received from VRC Arjan Developers Ltd. dated 22.05.2017 and 18.07.2017, wherein it was requested vide the representation that some part of revenue Estate of village Barwala falling under Zone N notified for development under Land Pooling Policy has not been declared as urban in the notification issued on 16.05.2017.
- 1.3 Since GIS unit was preparing the seamless sajra plan of the villages falling under Land Pooling areas, the matter was forwarded to GIS unit on 14.11.2017 for observations and comments. The matter was further perused by Pr. Commissioner (LP & Coordn.) vide note dated 12.12.2017 and senior officers of Planning Department but nothing was concluded.

### **2. Examination:-**

- 2.1. A detailed exercise was carried out by Planning Department and it was observed that out of 95 villages, there are 13 villages which form part of more than one Planning zone, i.e. part land of the village falling in one zone and remaining land falling in other zone(s). However, these villages have been notified in one zone (based on the list of villages mentioned in the text report of the respective Zonal Development Plan). The details of such villages are listed in the following Table: 1. The issue was also flagged and discussed at various forums including senior officers of Planning Department, VC Office and at Raj Niwas.

Table: 1

SN	Village	Area falls in Planning Zones	Notified as Urban Area	Notified as Development Area	Remarks	Action required
i.	Chhawla	L K-I	✓ -	✓ -	Entire Revenue Estate declared as Urban wide notification dated 16.05.2017	To be notified as DA in Zone K-I (part)
ii.	Dichanon Kalan	L K-I	✓ -	✓ -	Entire Revenue Estate declared as Urban wide notification dated 16.05.2017	To be notified as DA in Zone K-I (part)
iii.	Dindarpur	L K-I	✓ -	✓ -	Entire Revenue Estate declared as Urban wide notification dated 16.05.2017	To be notified as DA in Zone K-I (part)
iv.	Najafgarh	L K-I	✓ ✓	✓ -	Declared as Urban wide notification dated 13.08.1983	To be notified as DA in Zone K-I (part)
v.	Roshanpura	L K-I	✓ -	✓ -	Entire Revenue Estate declared as Urban wide notification dated 16.05.2017	To be notified as DA in Zone K-I (part)
vi.	Mundaka	K-I L N	✓ - -	✓ - -	Entire Revenue Estate declared as Urban wide notification dated	To be notified as DA in Zone L (part), and Zone N (part)

SN	Village	Area falls in Planning Zones	Notified as Urban Area	Notified as Development Area	Remarks	Action required
vii.	Bakkarwala	K-I L	✓ -	✓ -	16.05.2017 Entire Revenue Estate declared as Urban vide notification dated 16.05.2017	To be notified as DA in Zone L (part)
viii.	DhoolSiras	K-I L	✓ ✓	✓ -	Declared as Urban vide notification dated 24.10.1994	To be notified as DA in Zone L (part)
ix.	Ghewra	N L	✓ -	✓ -	Entire Revenue Estate declared as Urban vide notification dated 16.05.2017	To be notified as DA in Zone L (part)
x.	GoelaKhurd	K-I L	✓ -	✓ -	Entire Revenue Estate declared as Urban vide notification dated 16.05.2017	To be notified as DA in Zone L (part)
xi.	Masoodabad	K-I L	✓ ✓	✓ -	Declared as Urban vide notification dated 13.06.1963	To be notified as DA in Zone L (part)
xii.	Nangilsakra wat	K-I L	✓ -	✓ -	Entire Revenue Estate declared as Urban vide notification dated 16.05.2017	To be notified as DA in Zone L (part)



SN	Village	Area falls in Planning Zones	Notified as Urban Area	Notified as Development Area	Remarks	Action required
xiii.	TajpurKhurd	K-I	✓	✓	Entire Revenue Estate declared as Urban vide notification dated 16.05.2017	To be notified as DA in Zone L (part)
		L	-	-		

2.2 **Urban Area:** All the above 13 villages have been notified as Urban on various dates, i.e. Village Najafgerh and Masoodabad on 13.06.1963, Dhool Siras on 24.10.1994 (**Annexure-A**) and remaining 10 villages on 16.05.2017. As per the notification dated 16.05.2017, the old abadis as well as the entire Revenue Estate of the said village declared as Urban, as mentioned in Column no. 4 of the Gazette notification (**Annexure-B**). For instance, Village Chhawla that falls partly in Zone I, and partly in Zone K-I has been notified as Urban in Zone L also mentioning 'Chhawla (Part in Zone K-I)'. It is understood that since the notification is applicable for entire revenue estate of the said villages, any village falling in two zones and notified in one zone can be considered as Urban for both the zones in which it falls.

2.3 **Development Area:** Simultaneously, the areas of all the 13 villages have been declared as Development Area of DDA vide notification dated 16.06.2017 (**Annexure-C**) excluding the areas as mentioned in Column 4 of the notification. It is to put on records that as per the notification, the area of a particular village falling in one zone has been declared as Development Area for that particular zone. However, the remaining area of the village falling in other zone cannot be considered as Development Area for the other zone.

2.4 Further, it is being observed that a part land of few villages is falling in Land Pooling Zones, but these villages have neither been included in the list of 85 villages, nor the area has been declared as Urban Area and Development Area of DDA. A detailed exercise has been carried out by respective Planning Zone units namely, Zones K-I, L, N and P-II and total 14 such villages have been identified.

2.5 This exercise was further taken up with the input from GIS unit and it was observed that part of the land of the following 7 villages falls in Land Pooling Zones, the details of which are as follows: (**Annexure-D**)

**Table: 2**

SN	Village	Approx. Part in LP Zone		Tentative Land Use	Status of Built-up area/ Vacant land
		Zone	Area		
i	Posangipur (Zone G & K-I)	K-I	0.5 Ha	Residential (built-up)	Built – up/ No vacant land available
ii	Sultanpur Mazara (Zone N, H, K-I & K-II)	K-I	8.6 Ha	Public & Semi public Facilities (Sports Facilities/ Complex/ Stadium/ Sports Centre - PS3)	Built-up/Government land (Existing Sports facilities)
iii	Budhela (Zone G and K-I)	K-I	6.7 Ha	Residential (built-up)	Built – up/ No vacant land available
iv	Barwala (Zone M & N)	N	26 Ha	Partly Residential and Partly Facility Corridor	Vacant/ Contiguous vacant land available. Part of the land perhaps be coming in the re-alignment of UER-II.
v	Mubankpur Dabas (Zone M & N)	N	2.6 Ha	Partly Residential and Partly Recreational	Vacant/ Contiguous vacant land available.
vi	Badli (Zone H & P-II)	P-II	33.8 Ha	Partly Recreational (District Park Badli), Partly Utility	Built-up (Existing Sanitary Landfill Site) and Drain
vii	Dheerpur (Zone C, O & P-II)	P-II	44.4 Ha	Partly Transportation (MRTS), Partly PSP and Partly Utility	Majorly, the area has already been utilised for existing 100m RoW outer Ring road (bypass), existing Supplementary drain, and other built-up in the form of residential development. Small isolated vacant land is available.

- 2.6 As per the above table, it is observed that the land falling in Land Pooling Zone of five villages, except village Barwala and Mubarkpur Dabas, is non-contiguous and surrounded by the built-up area, and may not fulfill the criteria of Land Pooling Policy. These may not require to be included for development under the provisions of the notified policy.
- 2.7 In addition to the above, recently, the web-enabled interface for inviting the expression of willingness for land pooling has been launched on 05.02.2019, wherein the landowners/ Developer Entities can register their respective lands for the purpose of pooling. In this regard, it is to mention that landowners of the above referred villages are facing problem to register their land in the particular zone in which their land falls,
- 2.8 Further, National Highways Authority of India (NHAI) has been involved in the development of UER-II which passes through the land pooling areas in Zones K-I and N. Presently, NHAI is working on the feasibility of alignment of UER-II and changes based on the finalized alignment may be later incorporated in the Zonal Development Plans as per due procedure.
- 2.9 Furthermore, a meeting was held at Raj Niwas on 21.06.2019 wherein the issue regarding inclusion/ exclusion of villages/ (part) villages under Land Pooling was deliberated in detail and the status of Zone J, wherein only 1 village (Nab Sarai) forms part of Land Pooling was discussed. It emerged that the village 'Nab Sarai' is to remain in the list of villages under Land Pooling and the Sector delineation Plan for the same shall be prepared for further approval from the Competent Authority to incorporate the same on Land Pooling web-portal.

### **3. Proposal:-**

Based on the examination, the proposal is as follows:

#### **Part I:**

There are 13 villages (out of 65 villages) which have been declared as Urban Area vide notification dated 16.05.2017 and falling in multiple zones (more than one zone) but notified only in one zone, which can be considered as Urban for both the zones in which it falls. However, part of land of these 13 villages falling in one zone has already been notified as Development Area of DDA vide notification dated 16.06.2017. The remaining part of these 13 villages falling in adjacent Land Pooling Zone is proposed for declaration of Development Area to enable these part of villages under Land Pooling scheme. The list of villages (zone-wise) is as follows:

**Table: 4**

<b>S.No.</b>	<b>Village</b>	<b>Zone</b>
i.	Chhawla (part)	K-I
ii.	DichaonKalan (part)	K-I
iii.	Dindarpur (part)	K-I
iv.	Najafgarh (part)	K-I
v.	Roshanpura (part)	K-I
vi.	Mundaka (part)	L N
vii.	Bakkarwala (part)	L
viii.	DhoolSiras (part)	L
ix.	Ghewra (part)	L
x.	GoelaKhurd (part)	L
xi.	Masoodabad (part)	L
xii.	Nangli Sakrawat (part)	L
xiii.	TajpurKhurd (part)	L

**Part II:**

Out of the 7 villages as examined in para 2.5 above, two villages i.e. Barwala and Mubarikpur Dabas are in contiguous form and same is proposed for consideration for inclusion in the list of villages where Land Pooling is applicable. Those two villages are recommended for notification as Urban Areas under Section 507 of the Delhi Municipal Corporation Act 1957 and also as Development Area of DDA under Section 12 of Delhi Development Act of 1957.

**4. Recommendation:-**

The proposal as contained in Para 3.0; Part I and II is placed before the Authority for approval. After the approval, the proposal shall be forwarded to respective Municipal Corporations for notification of villages as Urban Areas under Section 507 of the Delhi Municipal Corporation Act 1957 and also to Government of NCT of Delhi for declaration as Development Area of DDA under Section 12 of Delhi Development Act of 1957.

**RESOLUTION**

The proposal contained in the agenda item was approved. This should be forwarded to the respective Municipal Corporations for notification of villages as Urban Areas under Section 507 of the Delhi Municipal Corporation Act, 1957 and to Govt. of NCT of Delhi for declaration as Development Area of DDA under Section 12 of Delhi Development Act, 1957.

## List of Urbanised Villages

S.No.	Village	District	Notification Under	Notified On
1	CHHAZIPUR	East	No.F.9(2)56/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974
2	CHONDLI	East	No.F.9(2)58/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974
3	HASANPUR	East	No.F.9(2)56/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974
4	KAITWARA	East	No.F.9(2)56/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22
5	KARKARDUMA	East	No.F.9(2)56/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974
6	KHUCHHIPUR	East	No.F.9(2)56/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974
7	KHURJI KHAS	East	RN/526 dt. 13.6.1963	1330213770-LI dt.20.8.1974
8	KOTLA	East	TCO/82/47 dt.23.4.82	No.9(4)59-L&B dt.5.10.89
9	RAMPURA	East	No.F.9(2)56/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22
10	SEELAMPUR	East	No.F.9(2)56/Law/Corpn.dt.28.5.1966	1330213770-LI dt.20.8.1974
11	SILAUDARA	East	No.F.9(2)58/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22
12	SHAKARPUR KHAS	East	No.F.9(2)58/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974
13	TWALA JERTI	North	TCO/82/47 dt.23.4.82	No.9(4)59-L&B dt.5.10.89
14	SADFORAJI KALAN	North	RN/526 dt. 13.6.1963	1330213770-LI dt.20.8.1974
15	SADHORAH KHURD	North	RN/526 dt. 13.6.1963	1330213770-LI dt.20.8.1974
16	WAZIRABAD	North	TCO/82/47 dt.23.4.82	No.9(4)59-L&B dt.5.10.89
17	NUMRI	North	RN/526 dt. 13.6.1963	1330213770-LI dt.20.8.1974
18	GHONDA	North East	No.F.9(2)56/Law/Corpn.dt.28.5.66	1330213770-LI dt.20.8.1974 (part)
19	GHONDA NIEMKA	North East	TCO/82/47 dt.23.4.82	No.9(4)59-L&B dt.5.10.89
20	JHELMIL JAJULPUR (NAJULI)	North East	No.F.9(2)56/Law/Corpn.dt.28.5.1966	Yet to be notified U/s 22

S.No.	Village	District	Notification U/s 217	Notification U/s 211
21	JULI MIL, TAHIRPUR	North East	No.F.9(2)855C Law/Corpn dt.28.5.66	Yet to be notified U/s 22
22	MANDOLI SAZALPUR	North East	No.F.9(2)850 Law/Corpn dt.28.5.1966	1330E1575-LI dt.20.8.1974
23	MANDOLI KACHI	North East	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
24	MAULPUR	North East	No.F.9(2)866 Law/Corpn dt.28.5.66	1330E1575-LI dt.20.8.1974
25	SARDOLI	North East	No.F.9(2)866 Law/Corpn dt.28.5.66	1330E1575-LI dt.20.8.1974
26	OSMANPUR	North East	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
27	AZADPUR	North West	RNZ/526 dt. 13.6.1965	1330E1570-LI dt.20.8.1974
28	BADLI	North West	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
29	BEARGOLA	North West	No.F.9(2)866 Law/Corpn dt.28.5.66	1330E1570-LI dt.20.8.1974
30	CHAUKE MUTAKHABAD	North West	RNZ/525 ul. 13.6.1965	1330E1570-LI dt.20.8.1974
31	CHAKA	North West	RNZ/526 dt. 13.6.1965	1330E1570-LI dt.20.8.1974
32	DEHRPUR	North West	No.F.9(2)866 Law/Corpn dt. 28.5.66	1330E1570-LI dt.20.8.1974
33	HADDER PUR	North West	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
34	KHAMPUR	North West	No.F.9(2)855C Law/Corpn dt.28.5.66	Yet to be notified U/s 22
35	MALIKPUR CHILAWNI	North West	No.F.9(2)866 Law/Corpn dt.28.5.66	Yet to be notified U/s 22
36	MANGOLPUR KALAN	North West	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89 No.9(4)89-L&B dt.5.10.89
37	MANGOLPUR KHEURD	North West	TCO/8247 dt.23.4.82	6135021370-LI dt. 20.8.74
38	NAHARPUR	North West	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89 No.9(4)89-L&B dt.20.8.1974
39	PIPAL THALA	North West	No.F.9(2)866 Law/Corpn dt.28.5.66	6135021370-LI dt. 20.8.74
40	PIRAMPIRA	North West	TCO/8247 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
41	RAJPUR CHILAWNI	North West	No.F.9(2)866 Law/Corpn dt.28.5.66	Yet to be notified U/s 22

S.No.	Village	District	Notification U/s507	Notified U/s 23(1)
42	RITHALA	North West	TCO/82/47 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
43	SAHPLR Sahelpur	North West	TCO/82/47 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
44	MANDIPUR	North West	RN/2526 dt. 13.5.1967	13302(5)70-LI dt.20.8.1974
45	SAMAYPUR	North West	TCO/82/47 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
46	SESAKURPUR	North West	RN/2526 dt. 13.5.1967	13302(5)70-LI dt.20.8.1974
47	SIFALIMAR	North West	TCO/82/47 dt.23.4.82	No.9(4)89-L&B dt.5.10.89
48	WAZIRPUR	North West	No.19(2)66/Law/Corp dt.28.5.66.	13302(5)70-LI dt.20.8.1974
49	ADICHONI	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
50	ARAKPUR BAGH Misahi	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
51	BADAR PUR	South	No.F.9(2)66/Law/Corp dt.28.5.1966	13302(5)70-LI dt.20.8.1974
52	BEGUMPUR	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
53	BEHLOPUR KHAIBAK	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
54	BER SARAI	South	No.F.9(2)66/Law/Corp dt.28.5.1966	13302(5)70-LI dt.20.8.1974
55	CHIRAG DELHI	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
56	GARHI JHARIA MARIA	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
57	HARI NAGAR ASHRAM	South	No.F.9(2)66/Law/Corp dt.28.5.1966 (Notified by Government of Bihar, 1966 (amended))	
58	HANIKHNAS	South		Yet to be notified U/s 22
59	HANIZ RANI	South	No.F.9(2)66/Law/Corp dt.28.5.1966	13302(5)70-LI dt.20.8.1974
60	HUMAYUNPUR	South	No.F.9(2)66/Law/Corp dt.28.5.1966	Yet to be notified U/s 22
61	JANOLA	South	No.F.9(2)66/Law/Corp dt.28.5.1966	13302(5)70-LI dt.20.8.1974
62	ISA SARAI	South	TCO/82/47 dt.23.4.82	No.9(4)89-L&B dt.5.10.89

14  
44  
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S. No.	Village	District	Notification D/As/07	Notified U/S 22(1)
63	MOGA BAI	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
64	KALUSARAC	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
65	KATWARIA SARAI	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
66	KUMARA	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
67	KHIRKI	South	RN/536 dt. 13.6.1965	Yes to be notified U/S 22
68	KHIZARBAD	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
69	KILOGARI	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
70	KOTLA MULBARAKPUR	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
71	LADIGA SARAI	South	RN/536 dt. 13.6.1965	Yes to be notified U/S 22
72	LADO SARAI	South	TCO/8247 dt.22.4.62	Yes to be notified U/S 22
73	MADANGIR	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
74	MADANPUR KHADAR	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
75	MASHI GARE	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
76	MASJID MOTI	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
77	MEHRAULI	South	RN/536 dt. 13.6.1965	Yes to be notified U/S 22
78	MUCHLI (Nezud) KISHANGARH	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
79	MOHASRATAPUR	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
80	MURKA	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
81	NANGLOI RAZAPUR	South	TCO/8247 dt.25.4.62	Yes to be notified U/S 22
82	OSHLA	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22
83	SARAI HAJANA	South	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yes to be notified U/S 22

114



S.No.	Village	District	Notification No.507	Notified L & B
84	SARAI KALIKHAN	South	TC/08/47 dt.25.4.82	No.914/89-L&B dt.5.10.89
85	SARAI SHAJI	South	No.F.3(2)/66/ new/Corpn dt.28.5.1966	Yet to be notified U/S 22
86	SHAUER JAJ	South	No.F.9(2)/66/ new/Corpn dt.28.5.1966	Yet to be notified U/S 22
87	SHIKUL SARAI	South	No.F.5(2)/66/ new/Corpn dt.28.5.1966	Yet to be notified U/S 22
88	SAWJOR NAGAR	South	No.F.9(2)/66/ new/Corpn dt.28.5.1966	Yet to be notified U/S 22
89	TUSKHAND	South	No.F.9(2)/66/ new/Corpn dt.28.5.1966	13302/3/70-LI dt.20.8.1974
90	TUGLAKABAD	South	No.F.3(2)/66/ new/Corpn dt.28.5.1966	13502/1/57-DLI dt.23.8.1974
91	YUSUF SARAI	South	No.F.9(2)/66/ new/Corpn dt.28.5.1966	Yet to be notified U/S 22
92	ZAMKIDPUR	South	No.F.3(2)/66/ new/Corpn dt.28.5.1966	Yet to be notified U/S 22
93	AMBAR TAL	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
94	BAGDOLA	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
95	BAMNOLI	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
96	BASANTI NAGAR	South West	No.F.9(2)/66/ new/Corpn dt.28.5.1966	
97	BHARTAI	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
98	BUDWASAN	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
99	BUNDAPUR	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
100	DABR	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
101	DHOOL SIRAS	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
102	KAKROLA	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
103	LUHARFERI	South West	No.F.33/Engg/TP(DP)/1424/94 dt.24.10.1994	F.1(172)LM/2001/L&B dt.19.8.2002
104	MARFATPUR	South West	TC/82/47 dt.25.4.82	No.914/89-L&B dt.5.10.89

S.No.	Village	District	Notification Nos/17	Modified U/s 22(1)
105	MASUDABAD	South West	RNZ/526 dt. 13.6.1963	19902/379-LI dt.20.8.1974
106	MIRZAPUR	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
107	NAJAFGARH	South West	RNZ/526 dt. 13.6.1963	19902/379-LI dt.20.8.1974
108	NANGAL RAYA	South West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/S 22
109	NARAINA	South West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/S 22
110	NASIRPUR	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
111	NAWADA	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
112	PALAM	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
113	POCHANPUR	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
114	PORAINPUR	South West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/S 22
115	SAGARPUR	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
116	SAHCFURA	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
117	SHARBAD MOJHAMAKADEUR	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
118	TOGANPUR	South West	No.F.35/Engg/TP(DP)/142494 dt.24.10.1994	F.1(172)M/2000/L&B dt.8.8.2002
119	ASALATPUR KHAWAD	West	No.F.9(2)/66/Law/Corpn.dt.28.5.1966	Yet to be notified U/S 22
120	DANAJBARAPUR	West	RNZ/526 dt. 13.6.1963	19902/379-LI dt.20.8.1974
121	BUDHELA	West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	19902/379-LI dt.20.8.1974
122	CHAIKHANDI	West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/S 22
123	GAGHI PEERAN	West	TCO/9247 dt.23.4.82	No.9(4)584-L&B dt.5.10.85
124	JATBATPUR	West	RNZ/526 dt. 13.6.1963	19902/379-LI dt.20.8.1974
125	HASTSAL (panch)	West	(Not available)	19902/379-LI dt.20.8.1974

S.No.	Village	District	Notification Nos/07	Notified U/s 22(1)
126	KUSHOPUR	West	RNZ/526 dt. 13.6.1963	13321/370-LI dt.20.8.1974
127	NIJAMPUR RAYA	West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22
128	KESYALA	West	RNZ/526 dt. 13.6.1963	13302/370-LI dt.20.8.1974
129	MADIPUR	West	RNZ/526 dt. 13.6.1963	13301/370-LI dt.20.8.1974
130	MAKSHIPUR	West	TCO/8247 dt.23.4.82	No.9(9)/89-L&B dt.5.10.89
131	MATTALA	West	No.233/EGg/T/DT/1424/94 dt.24.10.1994	F..(172)CM/2001(L&B dt.8.8.2002
132	NANGELI ALIG	West	No.19(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22
133	NANGLOI SAUNID	West	TCO/8247 dt.23.4.82	No.9(9)/89-L&B dt.5.10.89
134	SHADPUR	West	No.19(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22
135	TITARPUR	West	No.F.9(2)/66/Law/Corpn.dt.28.5.66	Yet to be notified U/s 22

135



1	1	सज्जन माधव	पदी
2	2	सुभाष	पदी
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PART IV DELHI GOVTTE PARISHADHAKARS

62	बिनामक गाँवगाँव	
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संश्लेषण के लिए दिल्ली के उपमुख्यमंत्री के अधिनियम संख्या ३०/१९८७

अनुसूची संख्या: ५५३ (अनुसूची संख्या)

DEPARTMENT OF URBAN DEVELOPMENT NOTIFICATION

Delhi, the 18th May 1987

No. F. 77WAD/UR/21/GCD-001/35735/3877-3042. In exercise of the powers conferred by clause (a) of section 307 of the Delhi Municipal Corporation Act, 1957 (63 of 1957), the Government of the National Capital Territory of Delhi is pleased to declare the area (noted in column 3 of the Schedule below) and falling in the revenue estate (hereinafter referred to as "the revenue estate") of the area shall, cease to be the rural area and shall be declared as Urban area, hereby.

SCHEDULE

Planning Zone	S/N	Name of Village	Part Catches of the Area Utilised
Zone 'C-C-5	1	Kamradhita Nagar	The entire revenue estate of the said village declared as Urban



Handwritten notes: "part c" and "1997/8"

Part (B)

DELI GAZETTE EXTRAORDINARY

5

Zone 'I' Sl. No.	31	Neb Sani	do	
Zone 'K-I' Sl. No.	32	Sakrawala	do	
	33	Sapriya	do	
	34	Chola Khurd	do	
	35	Finsel (Part)	do	
	36	Chilapur	do	
	37	Nangli Sakrawati (Part in Zone-I)	do	
	38	Nawala Majra (Part)	do	
	39	Satapur Sahibz	do	
	40	Rajapur Khurd	do	
	41	Chapur Khurd (Part in Zone-I)	do	
	42	Tilangpur Khurd	do	
	Zone 'I' Sl. No.	43	Amliapur Khurd	do
		44	Chawala (Part in Zone-I)	do
		45	Dargapur Khurd	do
		46	Dadharpur	do
47		Dichin, or Kaler	do	
48		Dicharpur (Part in Zone-I)	do	
49		Hesampur	do	
50		Jafapur Khurd	do	
51		Jafapur (Harambada)	do	
52		Jhajjoli	do	
53		Kharhari Jatal	do	
54		Kharhari Mahua	do	
55		Kharhari Pota	do	
56		Khira	do	
57		Khira Dagar	do	
58		Mahapur near Najafgah	do	
59		Mansala Nalan	do	
60		Paprawat	do	
61		Pimbeola Khuru	do	
62		Qazipur	do	
63		Rajpur Khampur	do	
64		Rashtargah (Part in Zone-I)	do	
65		Sangpur	do	
66		Sharapur Khurd	do	
67		Sundhwa	do	
68		Satapur Dhuicy	do	
69		Sisra	do	

By Order and in the Name of the Governor  
of the National Capital Territory of Delhi.

KULDEEP DAKSHIN, Spl. Secy. (Urban Development)

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डिल्ली के गैज़ट, 3300299

भारत सरकार  
GOVERNMENT OF INDIA

REGISTERED No. D1-3300299

दिल्ली राजपत्र  
Delhi Gazette

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EXTRAORDINARY

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PUBLISHED BY AUTHORITY

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No. 229]	DELHI, SATURDAY, JUNE 17, 2017/VAISAKHA 27, 1939	N.C.T.D. No. 115

भाग—IV

PART—IV

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

भूमि एवं पवन विभाग

(योजना शाखा)

अधिसूचनाएं

दिल्ली, 16 जून, 2017

क्र. सं. 12(162)/2014/सूचना/एनपी/योजना/2571.—स्वास्थ्य परिषद निर्माण एवं शहरी विकास भंडारण: भारत सरकार की अधिसूचना संख्या 12011(28)/67-सूची दिनांक 14 फरवरी, 1999 के द्वारा पठित दिल्ली विधान अधिनियम, 1957 (1957 का 81) की धारा 12 की उप धारा (1) द्वारा प्रस्तुत शर्तियों का प्रयोग करते हुए, इन राजपत्र, राष्ट्रीय राजधानी क्षेत्र, दिल्ली के उप सचिवाल एकादशरा घोषणा करते हैं कि निम्नलिखित अनुसूची में शहरी क्षेत्र उक्त अधिनियम से प्रयोजन हेतु विकास क्षेत्र होगा :-

अनुसूची

क्र. सं.	विकास क्षेत्र सं.	क्षेत्र का नाम	क्षेत्र का विवरण
1	3/2015	जोन एके में नंग नंग सारा के अंतर्गत आने वाले क्षेत्र	अनुसूची सं. 12(162) से (11) में उल्लिखित निम्नलिखित क्षेत्र जो तदुक्त क्षेत्र सारा में के अंतर्गत आने वाले क्षेत्र (i) अरिस्टोस्टी के अंतर्गत अधिनियमित भूमि/भवन ; (ii) निर्मित & बाकी क्षेत्र ; (iii) गांधी जी अधिनियमित सारखोरा अगाती ; (iv) अधिसूचना की कार्यवाही के अंतर्गत अर्थात् ;

3304 D1/32817

(1)

			<p>(iv) इस अधिसूचना के जारी करने की तारीख तक, सरकार द्वारा निर्दिष्ट/अन्य के लिए खत बिल अनधिकृत बालीकरणों के वर्धित भूमि ;</p> <p>(v) भूमि वर्धित दिल्ली विकास प्राधिकरण या किसी अन्य सरकारी एजेंसी ने सरकार को जारी किया है या जहां किसी भी अन्य सरकारी एजेंसी द्वारा इस अधिसूचना के लिए बंझरी ले ली है इस अधिसूचना के जारी करने की तारीख तक;</p> <p>(vi) अधिसूचित लोगों के तहत भूमि / क्षेत्रीय मार्ग;</p> <p>(vii) राज्य विभाग की हस्तक्षेपित की गई भूमि तथा की भूमि;</p> <p>(viii) कर्नाट सरकार की भूमि और अन्य बंझरी भूमि (नॉन्-पॉलिटिकल-सेक्टर एरिया);</p> <p>(ix) सरकार की किसी अन्य एजेंसी के तहत भूमि जिसके लिए इस अधिसूचना जारी करने की तारीख तक एक अधिसूचना की धारा 11 ए के तहत भूमि उपयोग के परिदृश्य को प्रस्तावित नहीं है; और</p> <p>(x) पूर्व/अधिकृत संस्थान जो निर्दिष्ट/अन्य के लिए नियम वर्धित है ।</p>
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दक्षिण राजधानी क्षेत्र, दिल्ली, के उपसचिव/सचिव  
के आदेश से तथा उनके नाम पर  
आलेख नम्बर, 45-स/सके

**LAND AND BUILDING DEPARTMENT**

(Planning Branch)

**NOTIFICATIONS**

New Delhi, the 17th June, 2017

No. F. 12153/20149.28104/9914/2571.—In exercise of the powers conferred by the sub-section (1) of section 12 of the Delhi Development Act, 1957 (61 of 1957) read with the Government of India, Ministry of Health, Family Planning and Urban Development notification No. 15011 (28)067-LD dated the 14<sup>th</sup> February, 1959, the L. Government of the National Capital Territory of Delhi hereby declares the following area described in the Schedule given below to be a "Development Area" for the purposes of the said Act, namely:—

**SCHEDULE**

Sl. No.	Development Area No.	Name of Zone/Village	Description of Area
1	2	3	4
1.	2020 A	Area falling under village Noh Sarai in Zone "P"	Area falling under village Noh Sarai excluding the following areas mentioned in clauses (i) to (xi) namely:— (i) Land/plot ages notified under grant/hold; (ii) Boli/plot/abandoned; (iii) Notified extended faldon lands of village; (iv) Land under acquisition proceedings; (v) Land under unauthorized enclosures prepared for regularization by Govt. Government, as on the date of issue of this notification; (vi) Land where Delhi Development Authority or any other government agency has issued NOC or where the plan works approved for development by any other Government agency as on the date of issue of this notification; (vii) Land under notified forests/Regional parks; (viii) Gram Sabha land transferred to Revenue Department; (ix) Central Government, and other Government land (including use

			undetermined);
			(x) Land under any other Scheme of Govt. for which change of land use is under process under section 11A of the said Act on the date of issue of this notification; and
			(xi) Pre-existing installations which are under consideration for regularisation.

By Order and in the Name of the Lt. Governor  
of the National Capital Territory of Delhi,  
ALOK KHARMA, Dy. Secy. (L&B)

दिनांक, 16 जून, 2017

आ. सं. 12(152)/2014/सू.म.न./स.म.पी./संयोजन./2572-अचारधर परिवार संयोजन एवं राष्ट्रीय विस्तर निवारण, भारत सरकार की अधिसूचना संख्या 187-2(28)/87 सूची, दिनांक 14 फरवरी, 1989 से साथ मिला दिल्ली प्लान अथॉरिटी, 1987 (1987 की सं.) की प्रांत 12 की धारा (ii) द्वारा प्रस्ताव शर्तियों का प्रयोजन करते हुए स.म. संयोजन, राष्ट्रीय राजधानी क्षेत्र, दिल्ली के उपराज्यपाल एन.डी.एस. भोपाला करते हैं कि निम्नलिखित अनुसूची में दर्शित क्षेत्र एका अधिसूचना के प्रयोजनों हेतु विस्तर क्षेत्र हों।

अनुसूची

क्र. सं.	संयोजन क्षेत्र सं.	परिवार का नाम	क्षेत्र का विवरण
1	2	3	4
	4/2015	जोन पी.जी.एन.एन. राष्ट्रीयकरण क्षेत्र	<p>अध (i) से (xi) में उल्लेखित निम्नलिखित क्षेत्र को छोड़कर बाकी के गई 23 गाँवों की सूची के अन्तर्गत जन्मे राजा क्षेत्र :</p> <p>(i) दक्षिण गद्दी के अंतर्गत अधिसूचित भूमि/गाँव ;</p> <p>(ii) निम्नलिखित क्षेत्र ;</p> <p>(iii) गाँवों की अधिसूचित पारदर्शिता राजादी ;</p> <p>(iv) अधिसूचना की कार्यवाही के अंतर्गत गाँवों ;</p> <p>(v) इस अधिसूचना के जारी करने की तारीख तक, राजादर द्वारा नियामकीकरण के लिए प्रस्तावित अनधिकृत कालोनिस्टों के अधीन भूमि ;</p> <p>(vi) भूमि जहाँ दिल्ली विधान सभालेख या किसी अन्य सरकारी एजेंसी के अंतर्गत या जारी किया है या जहाँ किसी भी अन्य सरकारी एजेंसी द्वारा इस योजना के लिए संयोजन के ही हेतु अधिसूचना के जारी करने की तारीख तक ;</p> <p>(vii) अधिसूचित जंगलों के क्षेत्र भूमि ;</p> <p>(viii) राजस्व विभाग को हस्तगत की गई राजस्व भूमि की भूमि ;</p> <p>(ix) केन्द्रीय राजादर की भूमि और अन्य सरकारी भूमि (अनिर्वाचित राजादर जंगल) ;</p> <p>(x) राजादर को किसी अन्य योजना के तहत भूमि निपटारे लिए इस अधिसूचना जारी करने की तारीख तक अधिसूचना की शर्त 11 ए के तहत भूमि अधीन में परिवर्तन की प्रक्रिया चल रही है ; एवं</p> <p>(xi) पूर्व मौजूदा राजादर को निपटारी करण के लिए विचारार्थ है ।</p>

जोन पी II के अंतर्गत गाँवों की सूची

1. अकबरपुर
2. हलरवा डेरी/जहाँगीरपुरी(जोन सी में कुछ भाग)
3. गुरड़ी (जोन सी में कुछ भाग)
4. इनालियापुर (जोन सी में कुछ भाग)
5. अहोला गाँवरा (जोन सी में कुछ भाग)
6. दीनपुर (जोन सी में कुछ भाग)
7. कादीपुर
8. अनासपुर गाँवरा
9. ह्यानपुर (जोन सी में कुछ भाग)
10. मोहम्मदपुर बालासपुर (जोन सी में कुछ भाग)
11. प्रफुल्लपुर (जोन सी में कुछ भाग)
12. गुरबनेलपुर
13. गिरीगूना (जोन सी में कुछ भाग)
14. चालीसपुर गाँवरा, दुहाड़ी (जोन सी में कुछ भाग)
15. गिरीपुर (जोन सी में कुछ भाग)
16. फतेहपुर नर (जोन सी में कुछ भाग)
17. रामगढ़पुर (जोन सी में कुछ भाग)
18. सिवालपुर (जोन सी में कुछ भाग)
19. विश्वपुर (जोन सी में कुछ भाग और जोन सी में कुछ भाग)
20. बीरपुर (जोन सी में कुछ भाग)
21. अलौपुर (जोन सी-1 में कुछ भाग)
22. टिकरी रुई (जोन सी-1 में अधिकांश भाग, जोन-11 में केवल 3-5 हेक्टेयर)
23. गही खरादे ।

New Delhi, the 16th June, 2017

No. F. 12(152)/20147.&B/2017(P.G/2572.—In exercise of the powers conferred by the provisions (1) of section 12 of the Delhi Development Act, 1957 (61 of 1957) read with the Government of India, Ministry of Health, Family Planning and Urban Development notification No. 13011 (28/03-04) dated the 14th February, 1972, the Lt. Governor of the National Capital Territory of Delhi hereby declares the following area described in the Schedule given below to be a "Development Area" for the purposes of the said Act, namely:

**SCHEDULE**

Sl. No.	Development Area No.	Name of Zone	Description of Area
1	2	3	4
..	25807A	Urbanisable Area of Zone "P II"	Area falling under the list of 23 villages given below satisfying the following area standards in clauses (i) to (ix) namely: (i) Land/villages notified under govt. hold; (ii) Built up abadi areas; (iii) Notified extended habitation shed of villages; (iv) Land under acquisition proceedings; (v) Land under unauthorised colonies proposed for regularization by the Government, as on the date of issue of this notification; (vi) Land where Delhi Development Authority or any other government agency has issued NDC or where the plan stands approved for development by any other Government agency

			<p>as on the date of issue of this notification;</p> <p>(vi) Land under another lease;</p> <p>(vii) Govt. Sabha land transferred to Revenue Department;</p> <p>(viii) Central Government and other Government land (including sea undetermined);</p> <p>(ix) Land under any other Scheme of Government for which change of land use is under process under section 11A of the said Act as on the date of issue of this notification and</p> <p>(x) Pre-existing institutions which are under consideration for regularisation.</p>
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List of Villages

1. Aksharpur Majra
2. Bhakwa Jahang (Part in Zone C)
3. Boudi (Part in Zone C)
4. Bura Simi Pur (Part in Zone C)
5. Haseeda Majra (Part in Zone C)
6. Indapur (Part in Zone D-1)
7. Kadi Pur
8. Kamalpur Majra
9. Khinapur (Part in Zone P-1)
10. Madanmala (Part in Kamalpur (Part in Zone C))
11. Mukundpur (Part in Zone C)
12. Mukhrajpur
13. Nanglipur (Part in Zone P-1)
14. Salempur Majra (Part in Zone C)
15. Tigipur (Part in Zone C)
16. Faisalpur (Part in Zone C)
17. Samaypur (Part in Zone F)
18. Lohaspur (Part in Zone C)
19. Secaspur (Part in Zone P-1 & Part in Zone C)
20. Bijapur (Part in Zone P-1)
21. Alpur (Part in Zone P-1)
22. Tikrikhand (Part only in Zone P-1, about only 3-5 Hectares)
23. Gadi Khura.

दिल्ली 18 जून, 2017

पत्र सं. 12(152)/2014/सू.सं./ए.पी./योजना/2013-आयतन परिवार नियोजन एवं शहरी विकास मंत्रालय, भारत सरकार की अधिसूचना संख्या 12291(28)/सं-सू.सी. दिनांक 14 फरवरी, 1998 के माध्यम से दिल्ली विकास अधिनियम, 1957 (1957 का 21) के भाग 12 की उप भाग (1) द्वारा प्रस्ताव शक्तियों का प्रयोग करते हुए, उप योजना के राष्ट्रीय राजधानी क्षेत्र, दिल्ली के संप्रदायपाल एकादशवा घोषणा करते हैं के निम्नलिखित अनुसूची में वर्णित क्षेत्र एवं अधिनियम के प्रयोग के हेतु 'विकास क्षेत्र' जगें :-

अनुसूची

क्र. सं.	क्रियण सं. सं.	क्षेत्र का नाम	क्षेत्र का विवरण
1	2	3	4
1	3/2015	जोग-धन का समूह (1) के क्षेत्र में उपरोक्त निम्नलिखित क्षेत्र के अंतर्गत क्षेत्रों के अन्तर्गत क्षेत्रों का नाम	

1033/c-

	क्षेत्र	<p>(i) अतिरिक्त के अंतर्गत अधिसूचित भूमि/पंच;</p> <p>(ii) विभिन्न आकांक्षी क्षेत्र;</p> <p>(iii) गांवों की अधिसूचित नामचीन आबादी;</p> <p>(iv) अधिसूचना की कार्यवाही के अंतर्गत आगीत;</p> <p>(v) आ अधिसूचना के जारी करने की तारीख तक, सरकार द्वारा नियमितकरण के लिए प्रस्तावित गन्तव्य जॉनोनिषों के अधिसूचित भूमि;</p> <p>(vi) भूमि पर जमीन विवाद समाप्तकरण या किसी अन्य सरकारी एजेंसी के अंतर्गत एक नयी विषय है या नहीं किसी भी अन्य अधिसूचना की एजेंसी द्वारा इस योजना के लिए सूची दे दी है इन अधिसूचना के जारी करने की तारीख तक;</p> <p>(vii) अधिसूचित क्षेत्रों के तहत भूमि;</p> <p>(viii) राजस्व विभाग से हस्तान्तरित की गई आम तन्ना की भूमि;</p> <p>(ix) केन्द्रीय सरकार की भूमि और अन्य सरकारी भूमि (प्रतिष्ठापित व्ययों को छोड़कर);</p> <p>(x) सरकार को किसी अन्य योजना के तहत भूमि विस्तार लिए हुए अधिसूचना जारी करने की तिथि तक एक अधिसूचना की धारा 11 ए के तहत भूदान व्ययों के परिचय की प्रक्रिया चल रही है; एत</p> <p>(xi) पूर्व निर्धारित संख्याओं को निर्वाणितकरण के लिए विचारणीय है।</p>
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जोन एक के अंतर्गत गांवों की सूची

1. अतिरिक्त सरकार
2. नांगल सरकार
3. मथाना (जोन पी-1 में कुछ भाग)
4. कुरुकुर्न (जोन एम में कुछ भाग)
5. मुल्लनपुर खजाना
6. मल्लपुर मथाना
7. मुंडनपुर
8. फनसड़ा
9. फाट डेड़ा
10. चौहानपुर
11. लाहपुर
12. कंदागला
13. कसबा (जोन एम में कुछ भाग)
14. फनपुर खजाना (जोन एम में कुछ भाग)
15. मोहनपुर खजाना (जोन एम में कुछ भाग)
16. लोदी डेड़ा (जोन एम में कुछ भाग)
17. लखनपुर
18. मेवरा (जोन एम में कुछ भाग)
19. रामदा
20. चरियापुर खजाना (जोन पी-1 में कुछ भाग)
21. खेवाकुर्न (जोन एम में कुछ भाग और जोन पी-1 में कुछ भाग)

New Delhi, the 26th June, 2017

No. F. 12/152/2014-L&I/DM/PLG/2573.—In exercise of the powers conferred by the sub-section (1) of section 12 of the Delhi Development Act, 1957 (61 of 1957) read with the Government of India, Ministry of Health, Family Planning and Urban Development notification No. 18011 (23)/67-110 dated the 14th February, 1959, the Lt. Governor of the National Capital Territory of Delhi hereby declares the following area described in the Schedule given below to be a "Development Area" for the purposes of the said Act, namely:—

## SCHEDULE

Sl. No.	Development Area No.	Name of Zone	Description of Area
1	2	3	4
1.	3/2015	Unassailable Area of Zone 'N'	Area falling under the list of 21 villages given below excluding the following area mentioned in clauses (i) to (xi) namely:— (i) Land/villages notified under green belt; (ii) Built up/abandoned areas; (iii) Notified extended into a radii of villages; (iv) Land under acquisition proceedings; (v) Land under unutilized categories proposed for regularization by the Government, as on the date of issue of this notification; (vi) Land where Delhi Development Authority or any other government agency has issued NOC or where the plan stands approved for development by any other Government agency as on the date of issue of this notification; (vii) Land under non-tax forests; (viii) Green Solonchank land transferred to Revenue Department; (ix) Central Government and other Government Land (including use undetermined); (x) Land under any other Scheme of Government for which change of land use is under process under section 11-A of the said Act as on the date of issue of this notification; and (xi) Pre-existing impositions which are under consideration for regularization.

## List of Villages:—

1. Baxiápur Thukrae
2. Nangal Thukrae
3. Howans (Part in Zone P-1)
4. Pustá Chaurá (Part in Zone M)
5. Solanpur Dabas
6. Solanpur Majra
7. Bhoodhan Dur
8. Karawala
9. Jal Chur
10. Chandpur
11. Loápur
12. Kanáwala
13. Kaula (Part in Zone M)
14. Madanpur Dabas (Part in Zone M)
15. Mohápur Majra (Part in Zone M)
16. Razi Chaurá (Part in Zone M)
17. Rasápur
18. Chawra (Part in Zone L)
19. Sarda
20. Daryapur Kaula (Part in Zone P-1)
21. Khan Chaurá (Part in Zone M & Part in Zone P-1)

1031/c-

दिनांक 16 अगस्त 1957

क्र. सं. 12(1527)/2014/मु.प.म./एन.पी./बो.प्ला./257A.—स्वास्थ्य अधिकार विभाजन एवं राष्ट्रीय विकास परिषद, भारत सरकार की अधिसूचना संख्या 1897 (29)/57-बूटी. दिनांक 14 अक्टूबर 1956 के द्वारा प्रतिद दिल्ली विकास अधिनियम, 1957 (1957 की 81) की धारा 12 की दम धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, उप राज्यपाल, राष्ट्रीय राजधानी क्षेत्र, दिल्ली के उपराष्ट्रपाल एवं दायक घोषणा करते हैं कि निम्नलिखित अधिसूची में वर्णित क्षेत्र स्वतः अधिनियम के प्रयोजनों हेतु विकास क्षेत्र होंगे :-

अधिसूची

क्र. सं. 1	विकास क्षेत्र सं. 2	क्षेत्र का नाम 3	क्षेत्र का विवरण 4
1	2/2015	जोन 'एन' का प्रादेशिकता क्षेत्र	<p>धारा (1) के (ख) में उल्लेखित निम्नलिखित क्षेत्र को, संशुद्ध नतीजों के अंतर्गत निम्नलिखित शर्तों के अधीन आने वाला क्षेत्र:</p> <ul style="list-style-type: none"> <li>(i) एनिए एनएल के अधीन अधिसूचित भूमि/पट्टे,</li> <li>(ii) निर्मित कानूनी क्षेत्र;</li> <li>(iii) गांवों की अधिसूचित कानूनी राजधानी;</li> <li>(iv) अधिनियम की कार्यवाही के अधीन आती,</li> <li>(v) इस अधिसूचना के जारी करने की तारीख तक, सरकार या निगम/संस्था के लिए अलग-अलग अधिसूचित परिसरों के अधीन भूमि;</li> <li>(vi) भूमि जहां दिल्ली विकास प्राधिकरण या दिल्ली नगर निकाय, एनएल के अधिनियम के अंतर्गत निगम द्वारा जहां दिल्ली के अन्य कानूनी शक्तियों द्वारा इन क्षेत्रों के लिए अधिसूचित के अधीन करने के कारण बन;</li> <li>(vii) अधिसूचित परिसर के अंतर्गत भूमि;</li> <li>(viii) स्वास्थ्य विभाग की दृष्टिकोण से कोई भी अन्य भूमि की भूमि;</li> <li>(ix) अन्तर्गत परिसर की भूमि और अन्य कानूनी भूमि (अंतर्गतता के अधीन आने पर);</li> <li>(x) स्वास्थ्य विभाग की अधिसूचना के अंतर्गत भूमि विभाजन किए हुए अधिसूचना जारी करने की तिथि तक अन्तः अधिनियम की धारा 11 के अंतर्गत भूमि अधिनियम के अधिनियम को लागू करने तक नहीं है; और</li> <li>(xi) पूर्व-सूचित क्षेत्रों को निगम/संस्था के लिए अधिसूचित है।</li> </ul>

जोन 'एन' के अंतर्गत गांवों की सूची

1. अजमलपुर खदाव
2. अजमल (जोन के-1 में कुछ भाग)
3. अरियापुर खर्क
4. अलीपुरा
5. अंजल कला (जोन के-1 में कुछ भाग)
6. अजमलपुर (जोन के-1 में कुछ भाग)
7. अजमलपुर
8. अजमलपुर



10. अन्वपुत्र कला
11. जगजपुर (शिवकाली)
12. झुलझुली
13. खडकवाड़ी घाटमः
14. खडकवाड़ी नहर
15. खडकवाड़ी रीर
16. खेड
17. खेड खवर
18. पालिकपुर जोर प्वाण्ड
19. गजपण्ड (जोन के-1 में कुछ भाग)
20. नैलवाडा
21. पेरवाण्डा कला
22. पारवत
23. गे-खण्डा कुर्
24. काशीपुर
25. रैपल खानपुर
26. शेरनपुरा (जोन के-1 में कुछ भाग)
27. खरंगपुर
28. बारापुर खण्ड
29. सुरेन्द्रा
30. शंकर
31. उज्वा ।

New Delhi, this 16th June, 2017

No. 12/152/2014/1.&3/01/PLG/2574.—In exercise of the powers conferred by the sub-section (1) of section 13 of the Delhi Development Act, 1957 (51 of 1957) read with the Government of India, Ministry of Health, Family Planning and Urban Development notification No. 18011 (28062-01) dated the 1<sup>st</sup> February, 1986, the Governor of the National Capital Territory of Delhi, hereby declares the following area described in the Schedule given below to be a "Development Area" for the purposes of the said Act, namely:—

SCHEDULE

Sl. No.	Development Area No.	Name of Zone	Description of Area
1	2	3	4
1	20813	Unserviceable Area of Zone 'A'	Area falling under the List of 51 villages given below excluding the following area mentioned in clauses (i) to (ix) namely: (i) Land/villages notified under green belt; (ii) Built up areas; (iii) Net foot area 1000 baddi sabadi of villages; (iv) Land under acquisition proceedings; (v) Land under contractual contracts proposed for regularization by the Government, as on the date of issue of this notification; (vi) Land where Delhi Development Authority or any other Government agency has issued NOC or where the plan struck approved for development by any other Government agency as on the date of issue of this notification; (vii) Land under notified forests; (viii) Gram Sabha land transferred to Revenue Department; (ix) Central Government and other Government land (including use

1029/e

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GOVT. GAZETTE: EXTRAORDINARY

Part IV

		undetermined), (x) Land under any other Scheme of Government for which change of land use is under process under section 114 of the said Act as on the date of issue of this notification; and (xi) Pre-existing institutions which are under consideration for regularisation.
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**List of Villages:—**

1. Asaitpur Khawas
2. Chikawa (Part in Zone K-1)
3. Darsapur Khurd
4. Dandla Pura
5. Dikhawal Kahan (Part in Zone K-1)
6. Dindolpur (Part in Zone K-1)
7. Hasnapur
8. Haripur
9. Jafarpur (K-1)
10. Jafarpur Hira Kuchra
11. Jhaljhal
12. Kharkhari Talua
13. Kharkhari Mahal
14. Kharkhari Kund
15. Khairi
16. Khera Sahar
17. Malikpur Zer
18. Najafgarh (Part in Zone K-1)
19. Neelwal
20. Patewal Kahan
21. Papatwat
22. Pindwal Kahan
23. Qazipur
24. Rewla Khempur
25. Sadoun Pura (Part in Zone K-1)
26. Sangpur
27. Samaspur Chakla
28. Samdham
29. Sheerpur Dairy
30. Ujan.

दिल्ली, 10 मई 2017

सं. सं. 12(152)/2014/गृहस. /एम.पी./सो.पान./2575—सं. 822 परिवार नियोजन एवं राज्य विकास मंत्रालय, भारत सरकार की अधिसूचना संख्या 15(11) (अं)/67-गृ.टी. दिनांक 14 फरवरी, 1999 के साथ नवित दिल्ली विकास अधिनियम, 1997 (अं. सं. 81) को तब 12 की सम धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, एक राजस्व, राष्ट्रीय राजधानी क्षेत्र, दिल्ली के उपराज्यपाल एतद्द्वारा घोषणा करने हैं कि निम्नलिखित अनुसूची में वर्णित क्षेत्र जल अधिनियम के प्रयोजनों हेतु 'विकसित क्षेत्र' होगा :

**अनुसूची**

क्र. सं.	विकास क्षेत्र सं.	क्षेत्र का नाम	क्षेत्र का विवरण
1	2	3	4
1	1/2015	जोन 'के' का राष्ट्रीय राजधानी क्षेत्र	अध्याय (1) के (x) में उल्लिखित निम्नलिखित क्षेत्र को जोड़कर नौवें टी. एन. 20 मार्ग की पुराने के अन्तर्गत आने वाला क्षेत्र—

		<p>(I) निर्मित आबादी क्षेत्र;</p> <p>(II) नर्वो की आधिकारिक गणना आबादी;</p> <p>(III) अतिरिक्त नौ वर्गवाही के अंतर्गत वर्गीकृत;</p> <p>(IV) इस अधिनियम के जारी करने की तारीख तक, सरकार द्वारा नियमितोत्पन्न थे, लिए असाधारण असाधारण पंजीकरणों के अधीन भूमि;</p> <p>(V) भूमि जहाँ किसी विकास कार्यक्रम या किसी अन्य सरकारी योजना के अंतर्गत मकानों का निर्माण हुआ है या जहाँ किसी भी अन्य सरकारी कर्मचारी द्वारा मकानों के लिए, भूमि दे दी है इस अधिनियम के जारी करने की तारीख तक;</p> <p>(VI) अतिरिक्त वर्गीकृत विस्तृत भूमि;</p> <p>(VII) नगर निगम में इस्तेमाल की गई भूमि (जहाँ कोई भी भूमि);</p> <p>(VIII) फर्मान सरकार की भूमि और अन्य सरकारी भूमि (अतिरिक्त वर्गीकृत सड़क);</p> <p>(IX) सरकार की किसी अन्य योजना के तहत भूमि जिनके लिए इस अधिनियम की तारीख से कोई भी अधिनियम, की द्वारा 11 ए के तहत भूमि उपयोग में परिवर्तन की प्रक्रिया चल रही है, एवं</p> <p>(X) प्रायः-संचालित संस्थानों की नियमितोत्पन्न के लिए नियमितोत्पन्न है</p>
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जोन 'बी-2' के अंतर्गत नर्वो की सूची

1. बन्तराइलेरी द्वारका उपनगर के कुछ भाग)
2. मन्तुवपतिका (जोन एल में कुछ भाग)
3. मापरेवा
4. पूल रोड (जोन एल में कुछ भाग और टारका उपनगर में कुछ भाग)
5. गोवालपूर्य (जोन एल में कुछ भाग)
6. दससाह (कुछ भाग)
7. ककरीला (कुछ भाग)
8. फारूक़ीन नगर
9. फिदाही मुलेगाव नगर (कुछ भाग)
10. गुडनपुर
11. फुलसावा (जोन एल में कुछ भाग)
12. हुस्का (जोन एल में एक अधिजी उपनगर में कुछ भाग)
13. मांगलोई जगतपुर (कुछ भाग)
14. नंगली चकवाथ (जोन एल में कुछ भाग)
15. नया गाजरा (कुछ भाग)
16. मेतोटी (कुछ भाग)
17. हाफिपुर रोड
18. खानपुर कुर्न

19. बजपुर खुर्द (जोन एत में बूले गाड़)  
20. विल्लपुर जंक्शन ।

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपशासकाल  
के आदेश से २९, अक्टूबर नाम पर  
& लोक शर्म, दर-रहित (भूमि पूर्व भव-)

New Delhi, the 16th June, 2017

No. D. 12(152)/2014-L&R(MFPLG)2575.—In exercise of the powers conferred by the sub-section (3) of section 12 of the Delhi Development Act, 1957 (61 of 1957) read with the Government of India, Ministry of Health, Family Planning and Urban Development number on No. 1861 (28)001-011 dated the 14<sup>th</sup> February, 1989, the Lt. Governor of the National Capital Territory of Delhi hereby declares the following area described in the Schedule given below to be a "Development Area" for the purposes of the said Act, namely—

**SCHEDULE**

Sl. No. 1	Development Area No. 2	Name of Zone 3	Description of Areas 4
1.	22915	Urbanisable Area of Zone "K-1"	<p>Area falling under the list of 20 villages given below, excluding the following area mentioned in clauses (i) to (x) namely:</p> <p>(i) Built up areas;</p> <p>(ii) Modified extended Jadhwa Abadi of villages;</p> <p>(iii) Land under acquisition proceedings;</p> <p>(iv) Land under land/land use cases prepared or registration by the Government, as on the date of issue of this notification;</p> <p>(v) Land where Delhi Development Authority or any other government agency has issued NOC or where the plan stands approved for development by any other Government agency as on the date of issue of this notification;</p> <p>(vi) Land under notified forests;</p> <p>(vii) Gram Sabha land transferred to Revenue Department;</p> <p>(viii) Central Government and other Government land (including use undetermined);</p> <p>(ix) Land under any other Scheme of Government for which change of land use is under process under section 11A of the said Act as on the date of issue of this notification; and</p> <p>(x) Pre-existing Encroachments which are under consideration for regularization.</p>

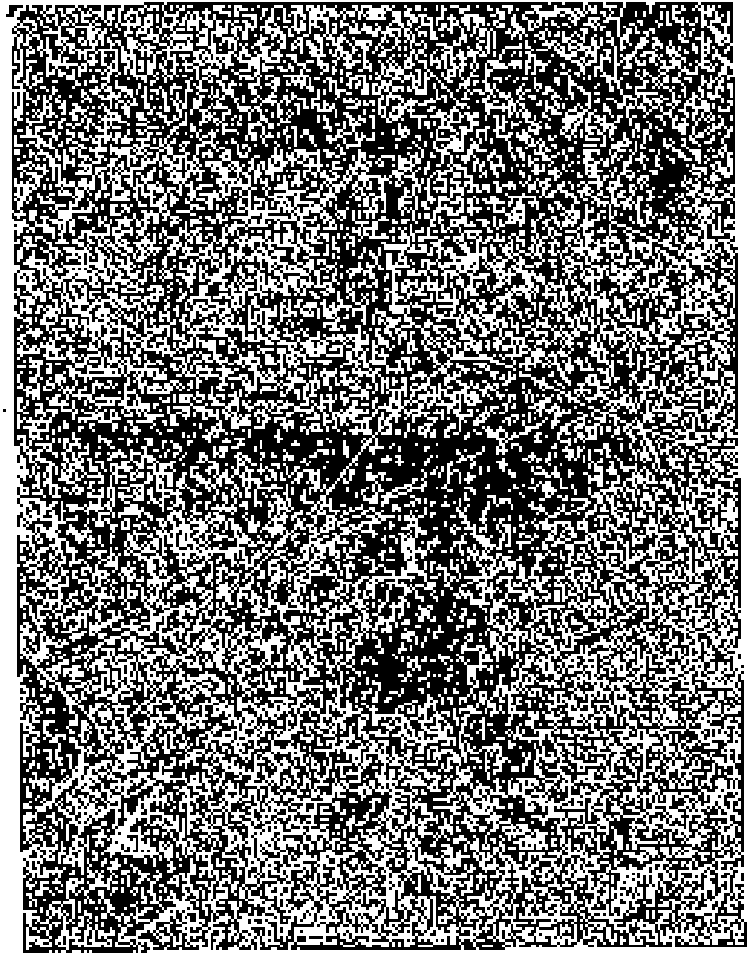
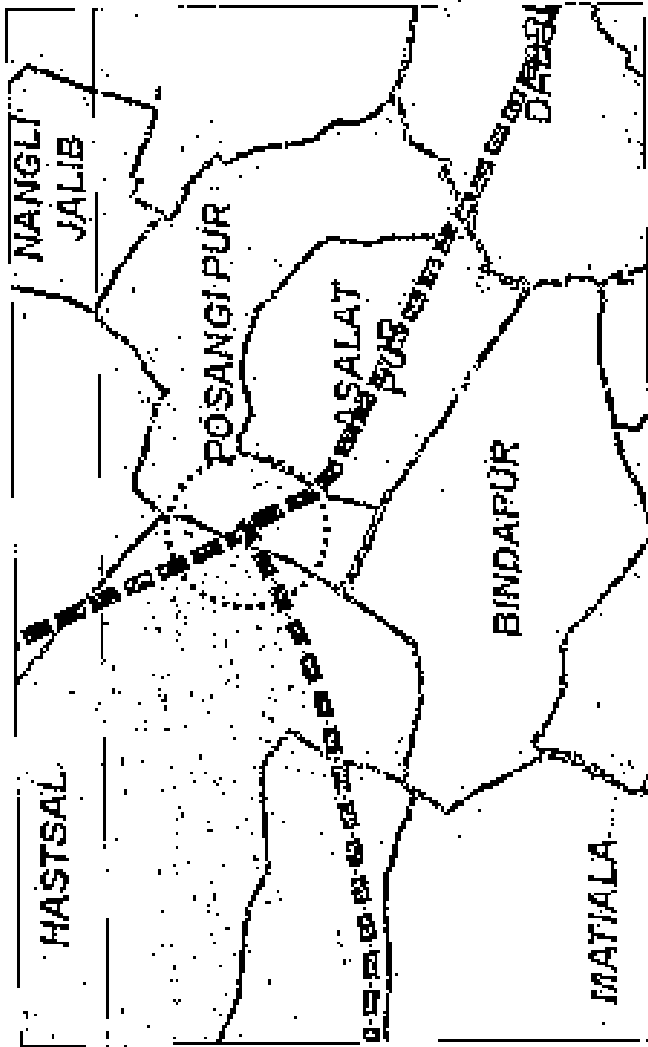
**List of Villages :-**

1. Anhrā Hari (Part in Pworks Sub-city);
2. Bakkawala (Part in Zone L);
3. Bajwala;
4. Dhand Sima (Part in Zone L & Part in Dewaria Sub-city);
5. Geeta Khurd (Part in Zone L);
6. Hushal (Part);
7. Kakula (Part);
8. Kaccudān Nagra;
9. Kūari Suburban Nagra (Part);
10. Qutab Pā.

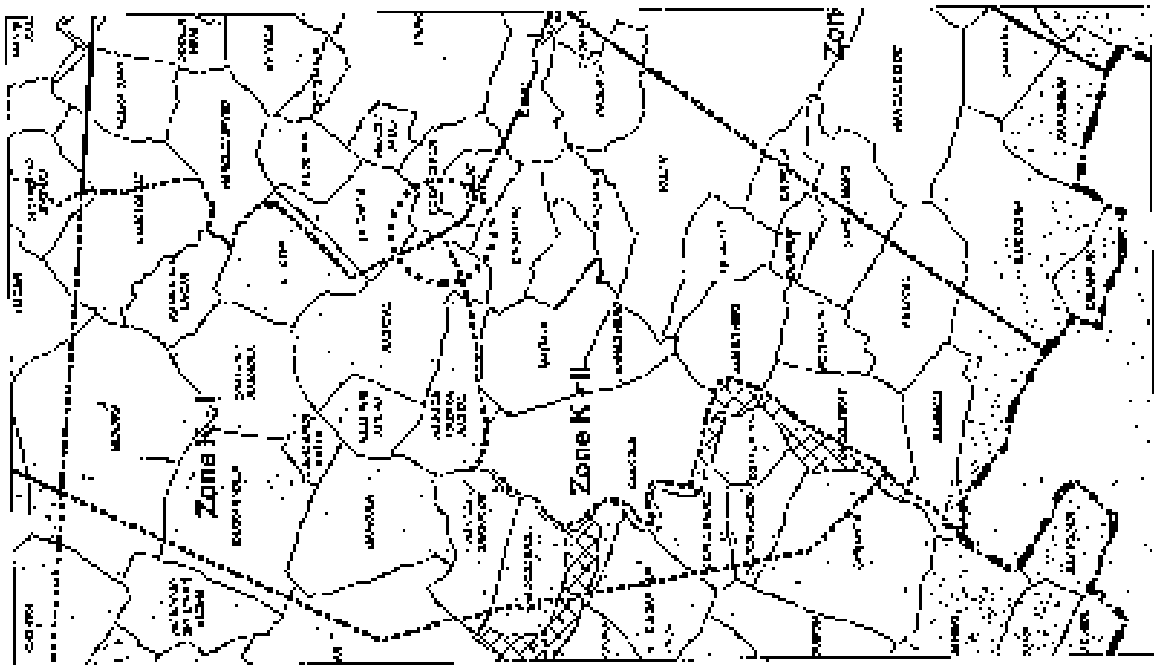
- 11. Masaudabad (Part in Zone 2)
- 12. Mundka (Part in Zone 1 & Bahin Singh - II)
- 13. Sangli Jat (Part)
- 14. Mangli Sakrean (Part in Zone 2)
- 15. Naurga Muzam (Part)
- 16. Meluli (Part)
- 17. Shahar Kachela
- 18. Raopur Khurd
- 19. Tajpur Khurd (Part in Zone 1)
- 20. Tilgopur Kula

By Order and in the Name of the Lt. Governor  
of the National Capital Territory of Delhi.  
AJAY SHARMA, Dy. Secy. (L&H)

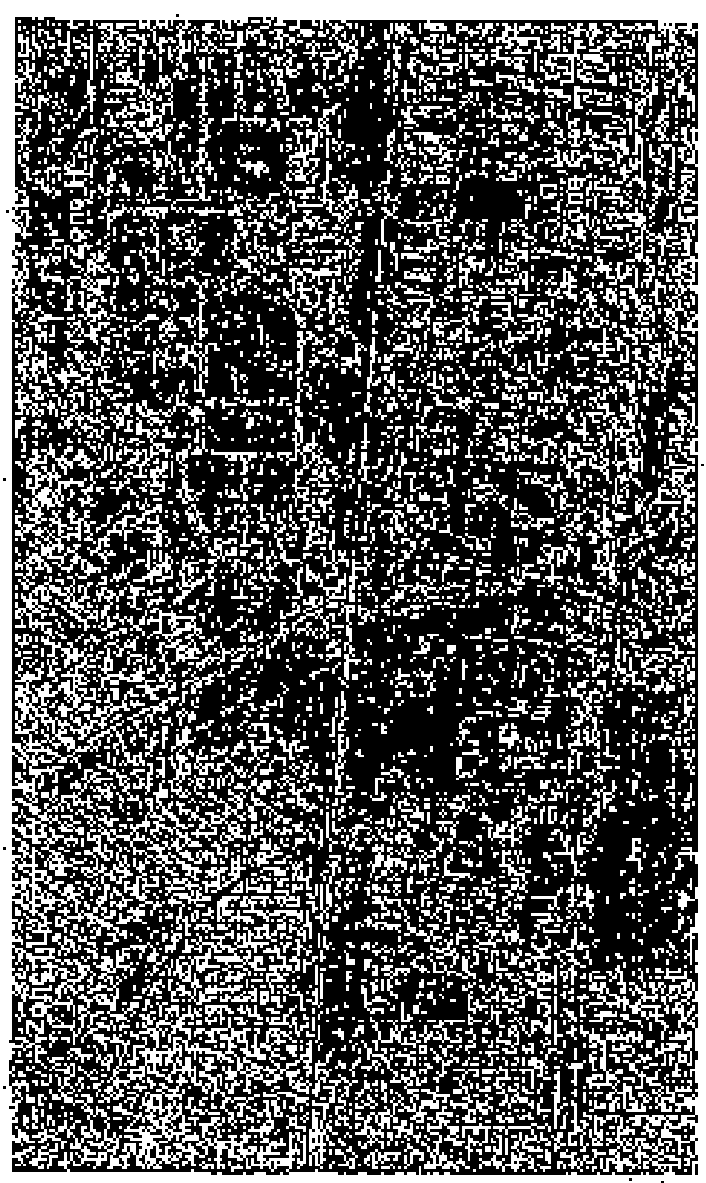
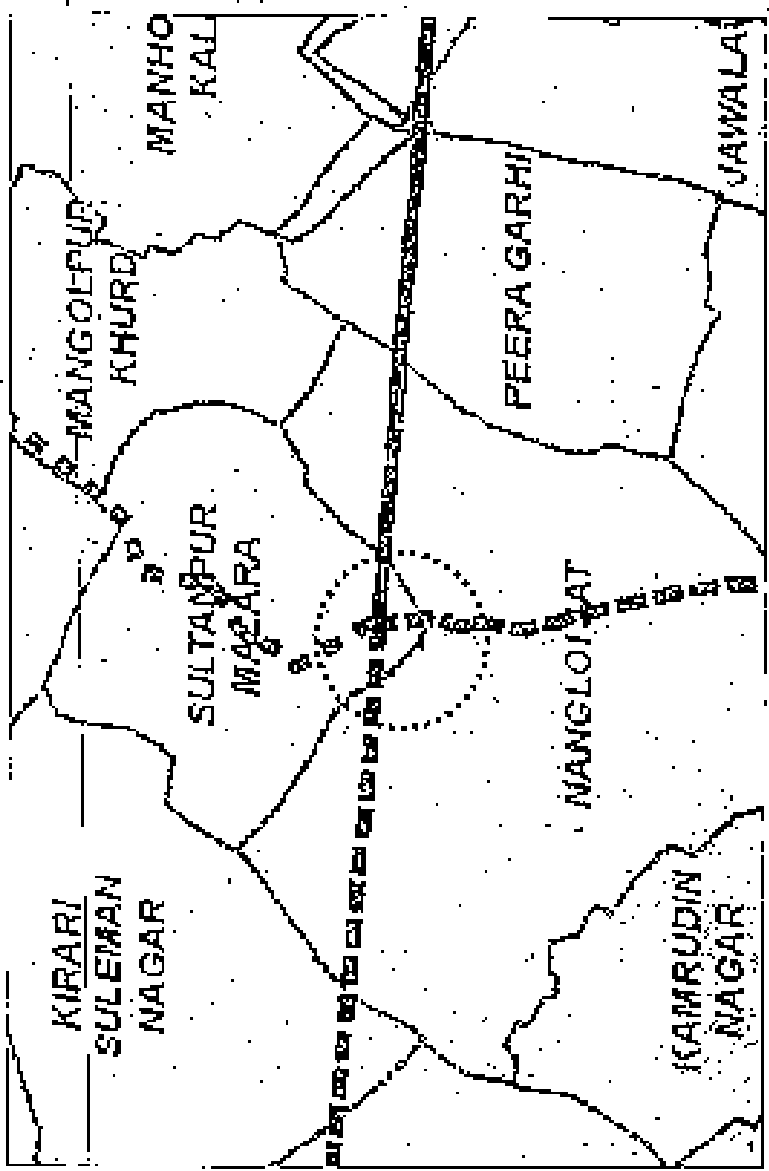
RAKESH SIKUL  
Secretary to Government  
National Capital Territory of Delhi



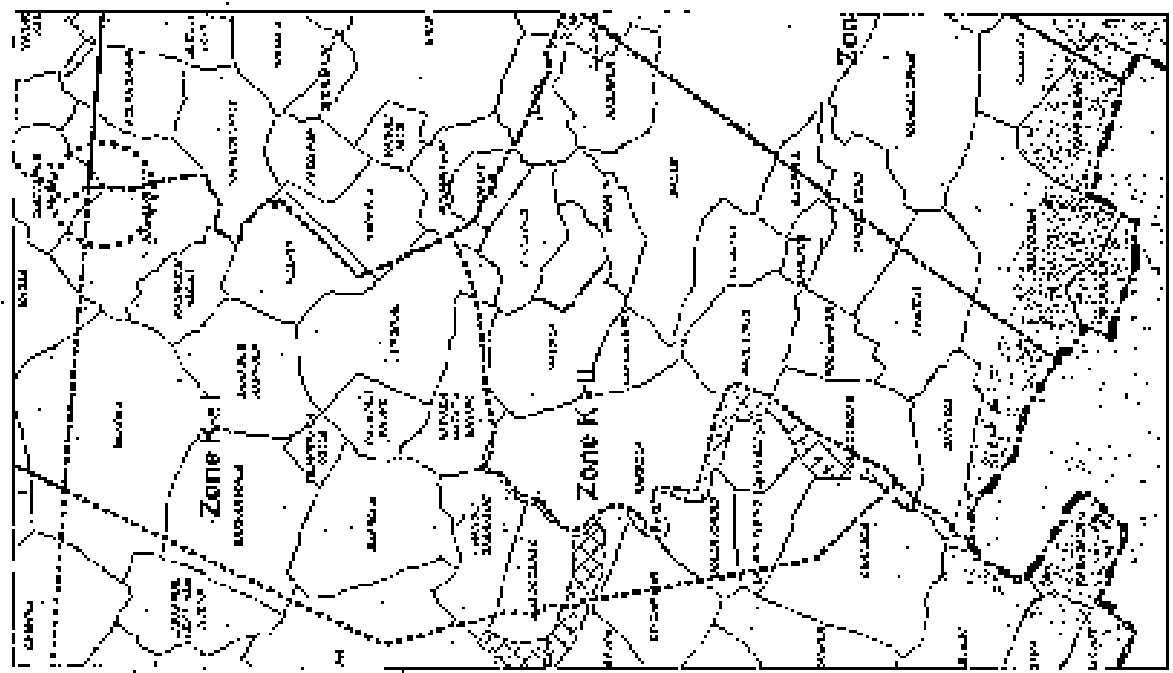
Village POSANGIPUR (Zone K-1)



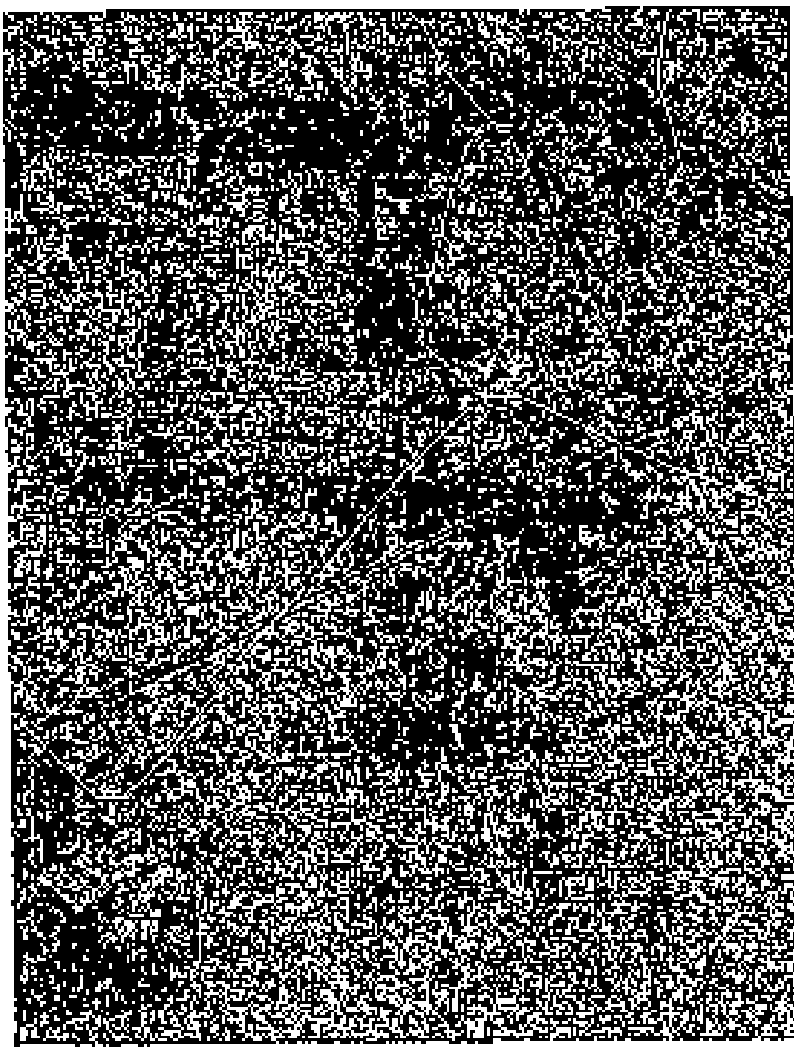
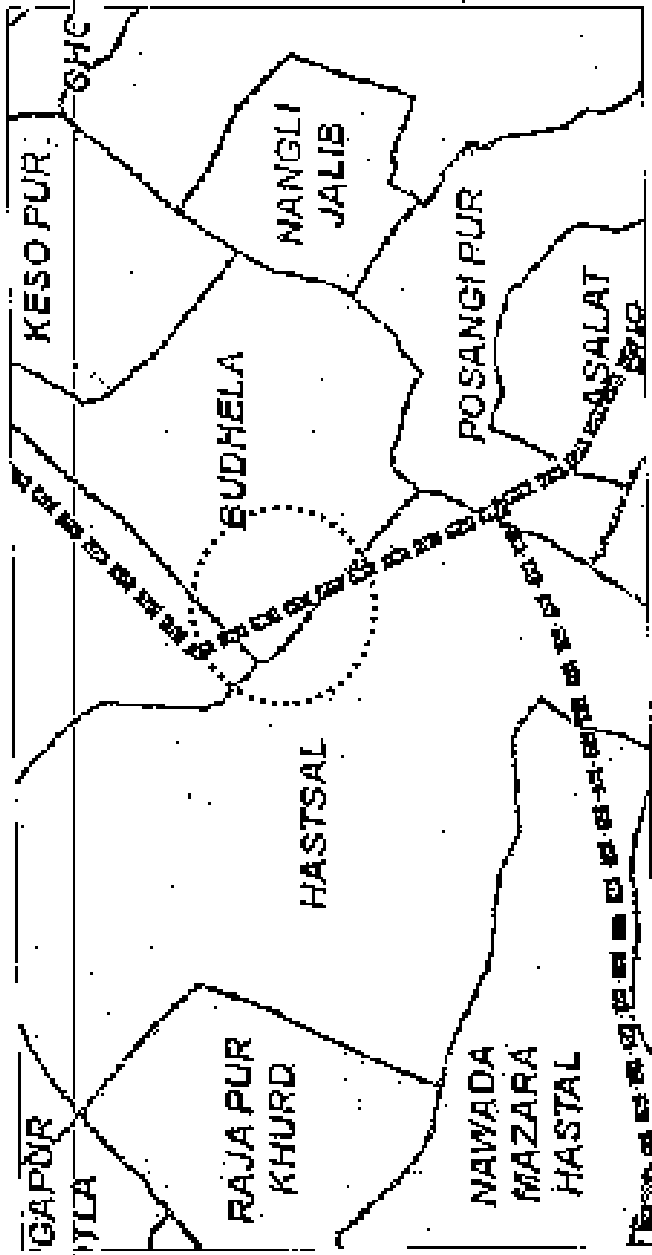
Approximate area: 0.5 ha.  
(5000 sqm.)



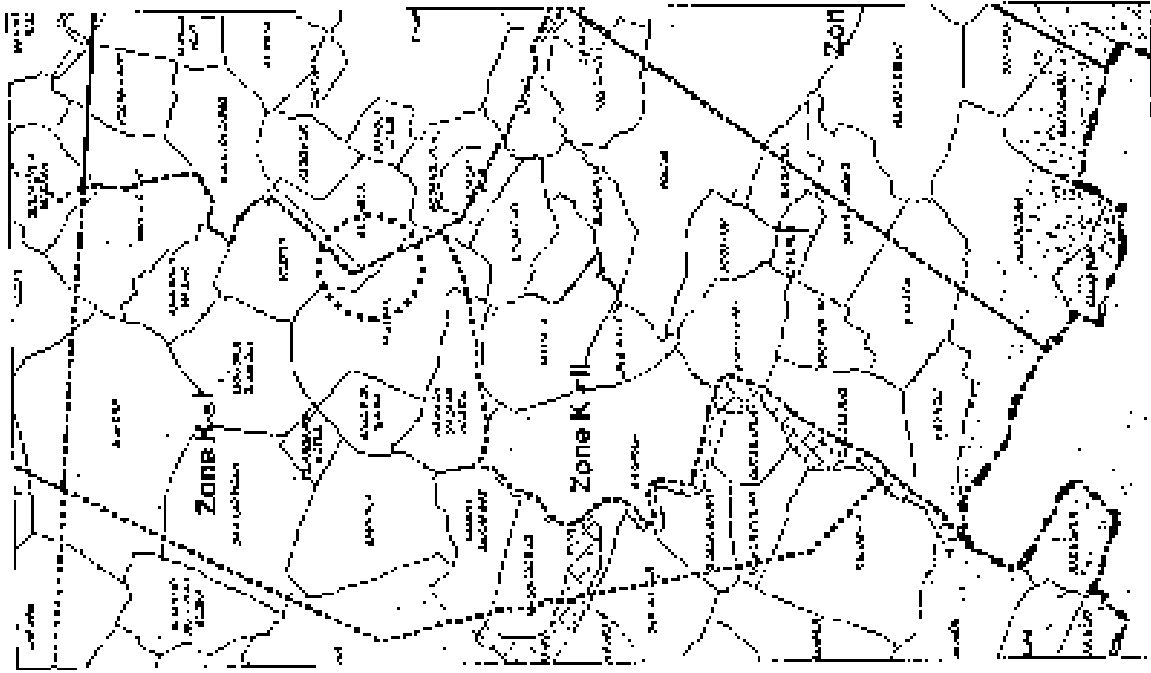
Village SULTANPUR MAZARARA  
(Zone K-I)



Approximate area: 5.6 ha.  
(86,000 sqm.)

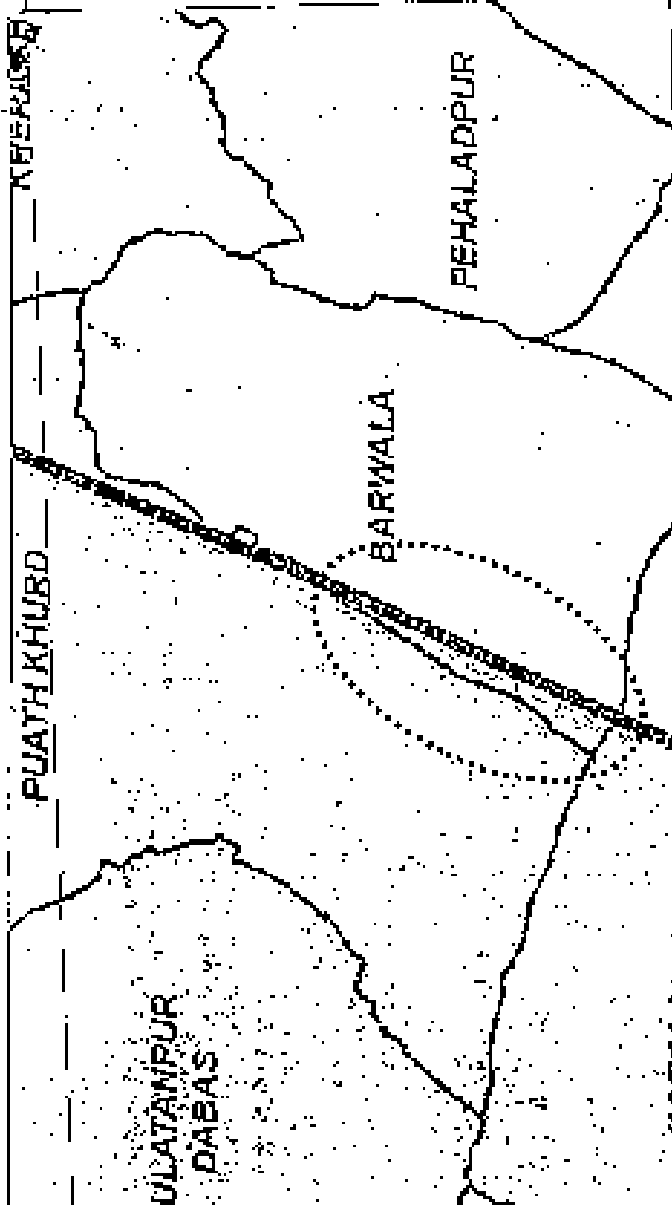


Village BUDHELA (Zone K-I)

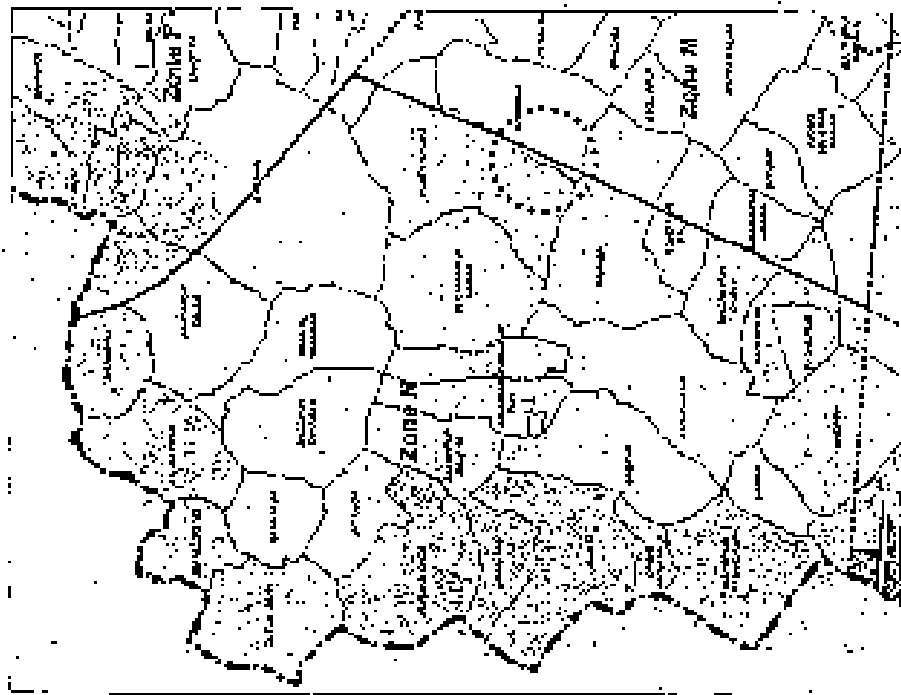


Approximate area: 6.7 ha.  
(67,000 sqm.)



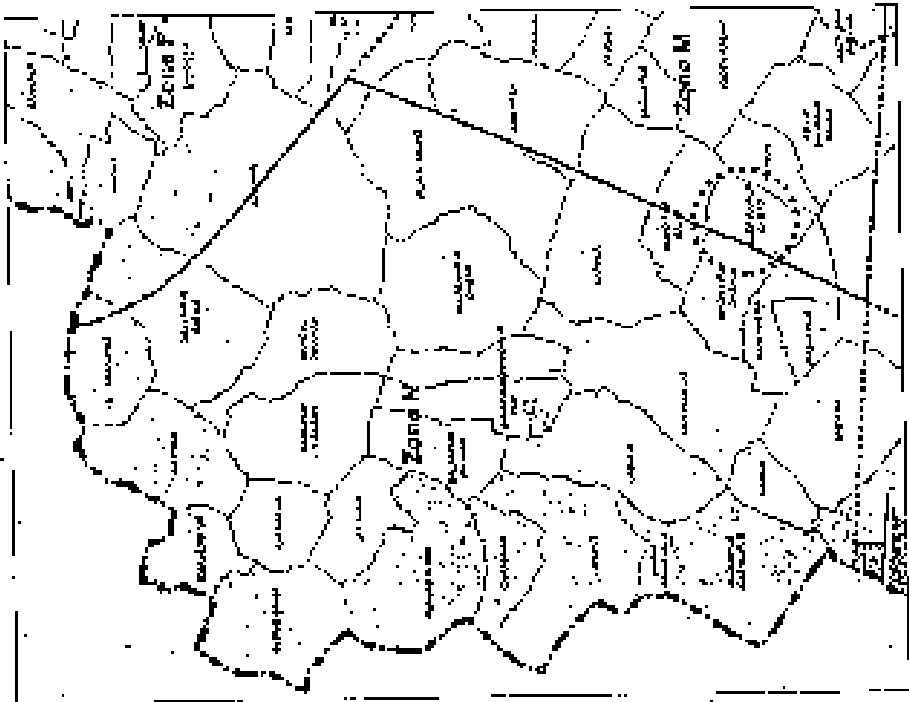


Village-BARWALA (Zone N)

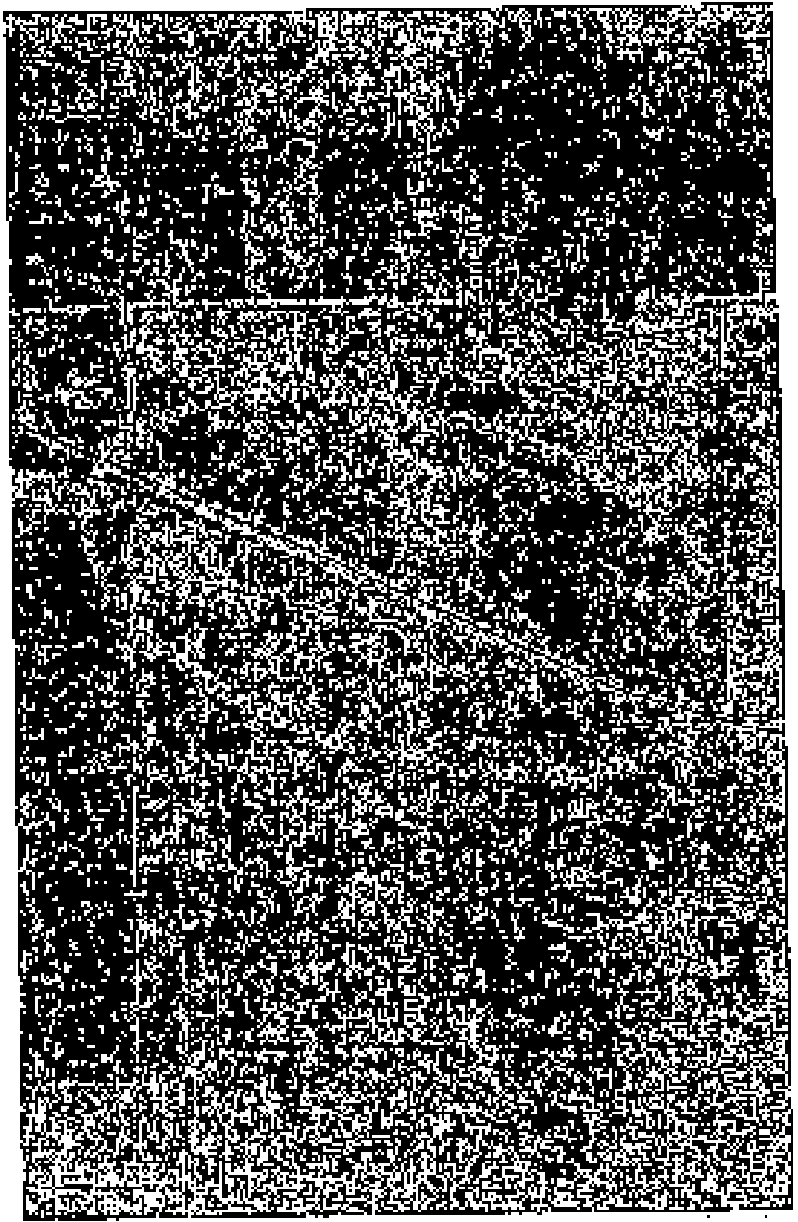
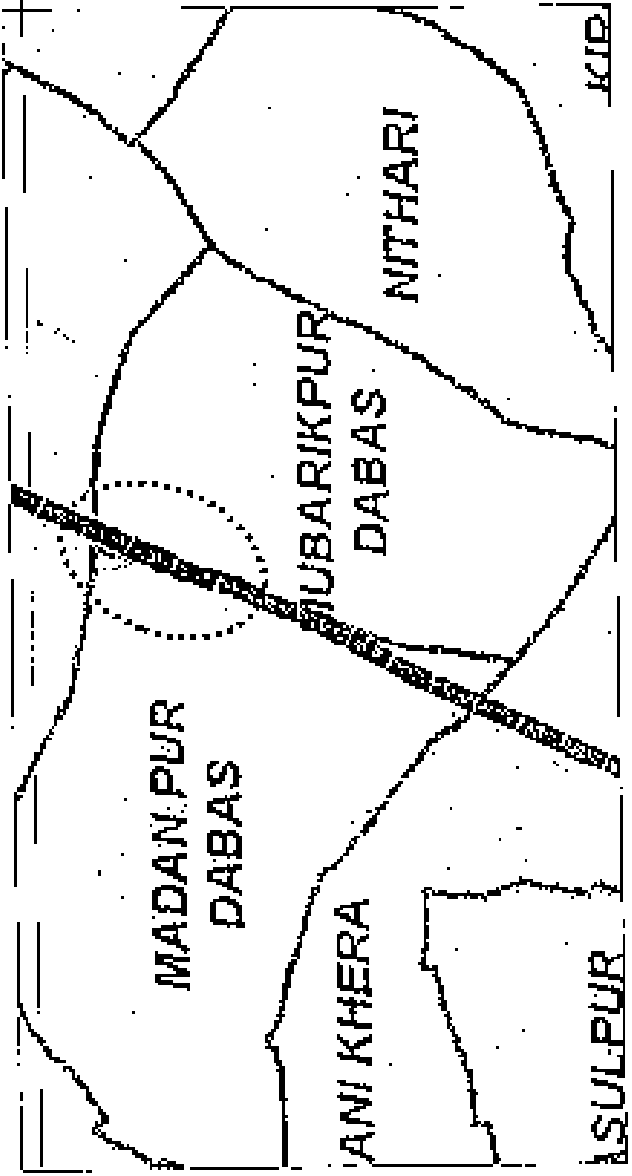


Approximate area: 26 ha.  
(2,60,000 sqm.)

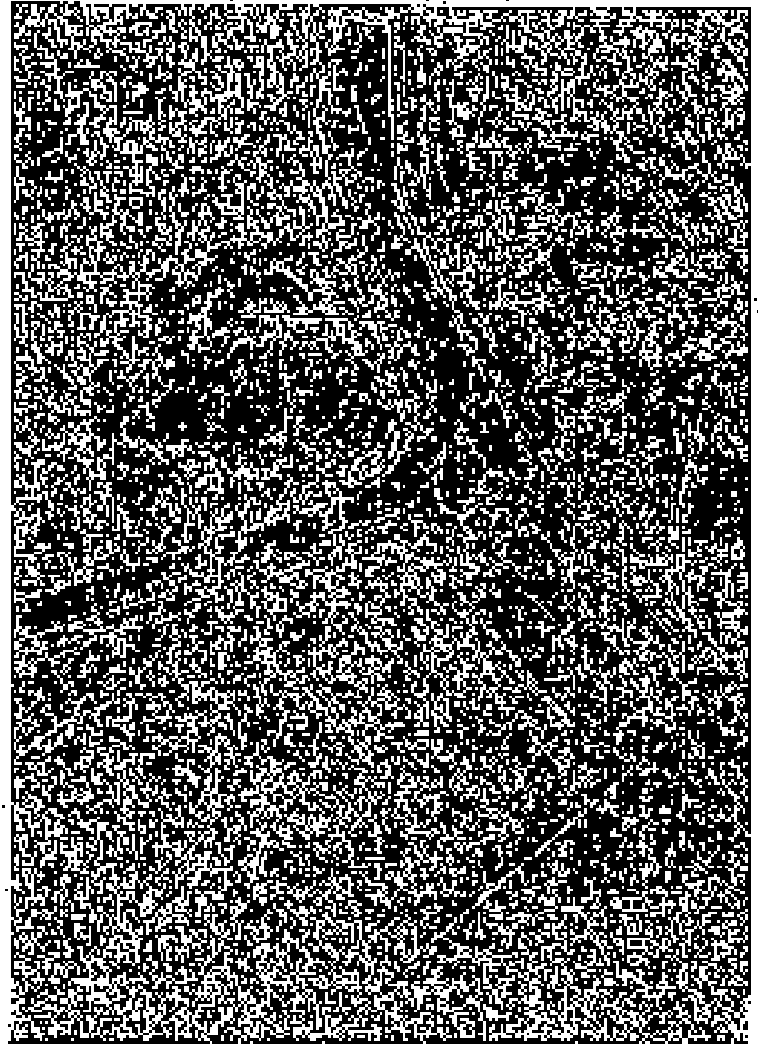
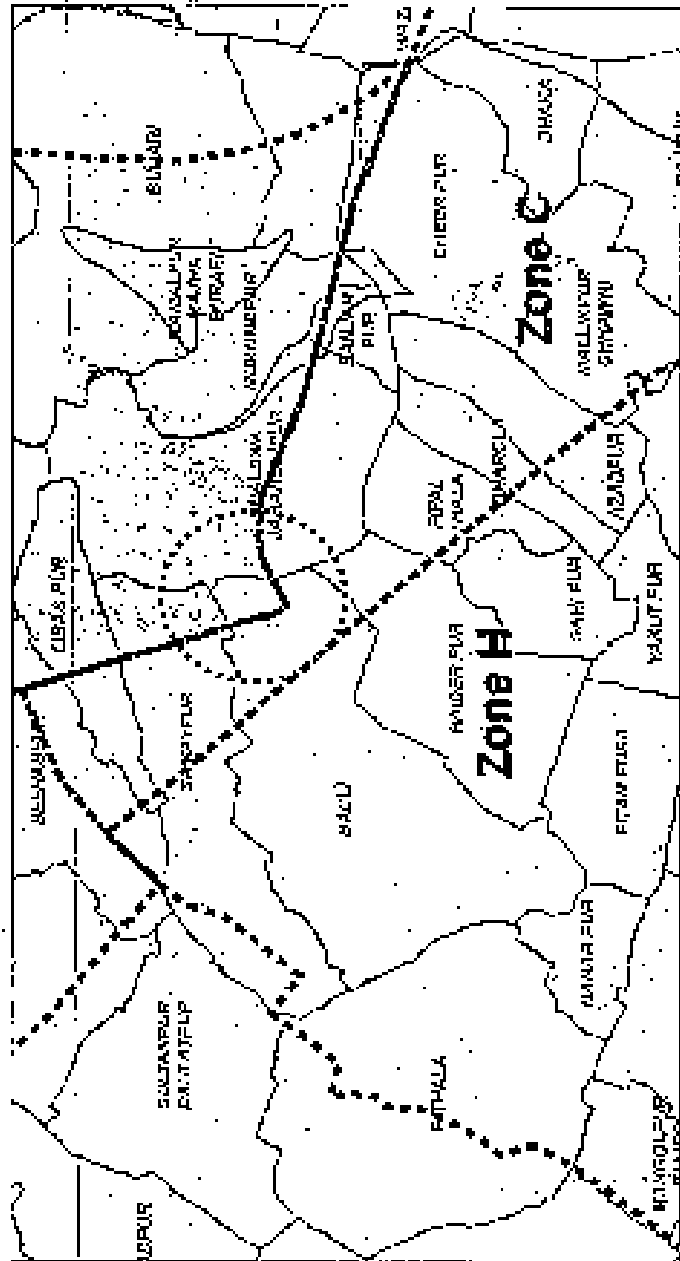
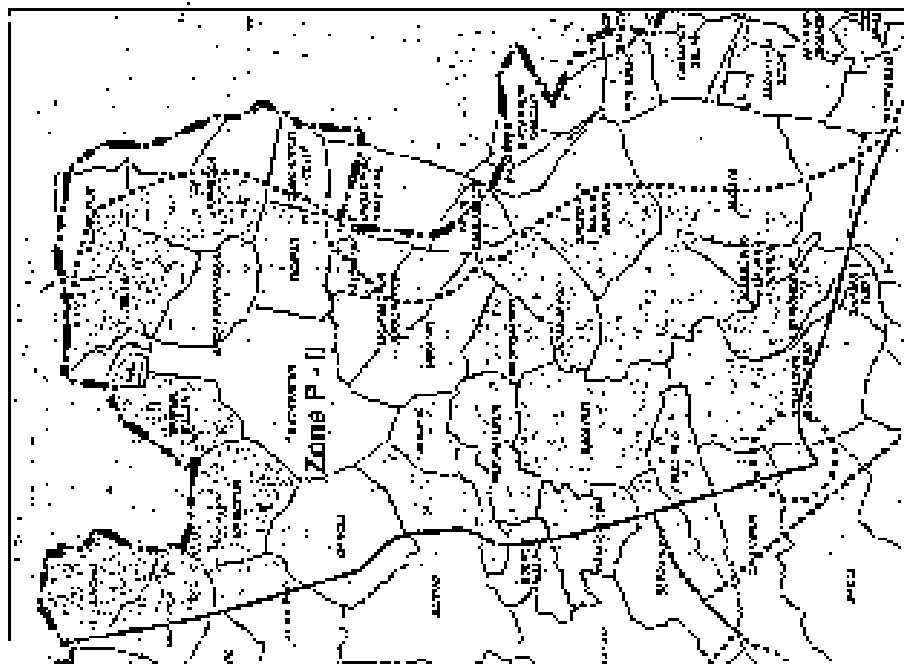
**Village MUBARIKPUR DABAS  
(Zone N)**



Approximate area: 2.6 ha.  
(26,000 sqm.)



Village BADLI (Zone P-II)



-1040/c-

Approximate area: 38.8 ha.  
(3,88,000 sqm.)



## ITEM NO. 67/2019

Sub: Investment of DDA Pension Fund Trust in 8.69% IL&FS Financial Services Ltd.-NCD

File No. FG(1)2015-16/A/Cs(M) Part file

1. DDA has invested Rs. 7.50 Crore in 8.69% Non Convertible Debentures (NCD) issued by IL&FS Financial Services Ltd. on 23.12.2016 to be matured on 29.09.2026 for DDA Pension Fund Trust [Refer Annexure A].
2. While making the decision to invest in the said NCD's, the credit rating of AAA given by credit rating agencies, i.e. CARE and Brifworks of IL&FS Financial Services Ltd. were taken upon. Further, the financial parameters such as Net worth, Net NPA, Profit after Tax during last three financial years were considered which depicted that IL&FS Financial Services is in sound financial position.
3. IL&FS has defaulted in the interest payments on NCD's, Bonds and Commercial papers during the financial year 2018-19. Since then, IL&FS has been downgraded by ICRA to 'D' rating due to default on Commercial papers redemption and maturity of Non-convertible debentures (NCD). This fact has come to notice of DDA while reconciling interest at the time of finalisation of annual accounts for the financial year 2018-19.
4. However, Infrastructure Leasing and Financial Services (IL&FS) has initiated claims management process for its 70 group entities. The claims process is being run to crystallise the financial and operational liabilities of the IL&FS group to facilitate distribution of proceeds from the resolution process. Accordingly, the claim of DDA Pension Fund Trust has been submitted to the concerned debenture Trustees. (Annexure B).
5. The newly constituted board of the IL&FS group, its financial creditors, executives of the Ministry of Corporate Affairs, and Kotak Mahindra Bank Managing Director and Chief Executive Officer Uday Kotak- the non executive chairman of IL&FS group have classified IL&FS Group entities in three categories- 'Green', 'Amber' and 'Red' based on the 12-month cash flow based solvency test.

As many as 69 out of the 169 firms of the IL&FS group incorporated in India have been placed under three categories based on their ability to service routine debt obligations to secured financial and operational creditors. The Committee has identified 18 firms under 'Red' category which would be unable to repay even to the secured financial creditors (Annexure C). DDA Pension Fund Trust has exposure to NCD of IL & FS Financial Services Ltd which has been identified under the 'Red' category.

6. On the above issue, opinion of present tax consultant, i.e. M/S SARC Associates was also sought for making provision for default in the annual accounts for the financial year 2018-19 (Annexure D). M/S SARC Associates have opined that DDA should recognise provision to the extent of investment not recoverable which should be 100% as the Bonds have been degraded to Category "D". Further, any interest which is accrued shall not be recognised and any interest recognised in the previous periods not yet recovered should be written-off as well.

7. Considering the opinion of tax consultant, approval of VC, DDA has been sought for creating provision for default in the annual accounts for the financial year 2018-19. Accordingly, provision for diminution in the value of investment for Rs. 7.50 Crore has been made in the annual accounts 2018-19. Further, interest amounting to Rs. 32,67,678.08 recognised during F.Y. 2017-18 but not received has been written off in the annual accounts for F.Y. 2018-19. The interest amounting to Rs. 65,17,500.00 which has accrued during the F.Y. 2018-19 has not been recognised in the annual accounts.

8. The above status has been appraised to the Trustees of DDA Pension Fund Trust in their meeting held on 01.07.2019.

#### PROPOSAL

The above status of investment of Rs. 7.50 Crore in 8.69% IL&FS Financial Services Ltd. pertaining to DDA Pension Fund Trust is placed before the Authority for information.

#### RESOLUTION

Information contained in the agenda item) was noted.

A meeting of the Investment Committee was held on 22.12.2010 to consider the investment of Rs. 42.00 Crore in Private Bonds under 'Call Put In Pension Fund Trusts, GP Fund, PRMR Fund, Leave Encashment Fund.

Under the guidelines issued by GOI, Ministry of Finance, Deptt. of Financial Services vide its letter No. F-11/14/2010 PR, dated 02.3.2010 regarding investment pattern to be followed by all the Non-Government Provident Fund/Pension fund/Gratuity Fund Trusts etc. w.e.f. 01.04.2010, CDA has adopted the following guidelines for investment:-

i)	<p>a) Government Securities</p> <p>b) Other Securities the principal whereof and interest whereon is fully and unconditionally guaranteed by the Central Govt. or any State Govt. The portfolio invested under this sub category shall not be in excess of 10% of the total portfolio of the fund.</p> <p>c) Units of mutual funds set up as dedicated funds for investment in Govt. securities and regulated by the Securities and Exchange Board of India.</p> <p>Provided that the exposure to a mutual fund shall not be more than 5% of the total portfolio at any point of time and fresh investment shall not exceed 5% of the fresh subscription in the year.</p>	<p>30%</p> <p>10%</p> <p>5%</p>
ii)	<p>Debt Instrument and related investment</p> <p>a) Listed (or Proposed to be listed in case of fresh issue) Debt Securities issued by Bodies Corporate including banks and public financial institutions as defined under section 2 of the Companies Act 2013 having minimum residual maturity of 3 years from the date of investment.</p> <p>b) Listed (or Proposed to be listed in case of fresh issue) Debt Securities issued by Private sector Bodies Corporate including banks and public financial institutions as defined under section 2 of the Companies Act 2013 having minimum residual maturity of 3 years from the date of investment with minimum AA- and above rating (except real estate and Housing Finance Companies)</p> <p>Private sector bonds with a cap of 6% of the total portfolio of the fund.</p> <p>c) Basel II tier-1 Bond with a cap of 3% of total portfolio of the fund.</p> <p>Provided that investment in this category is made in instruments having an investment grade rating AA from at least two credit rating agencies.</p> <p>Basel II tier-1 Bond with a cap of 2% of total portfolio of the fund.</p> <p>Further, no investment in this category shall exceed 20% of the initial offering. Further, at any point of time, the aggregate value of tenor bonds of any particular bank held by the fund shall not exceed 20% of each bond issued by that bank.</p> <p>d) Term Deposit Receipts of not less than one year duration issued by scheduled commercial banks which satisfy the following conditions:-</p> <p>(i) Having declared profit in the immediately preceding three financial years.</p> <p>(ii) Maintaining a minimum capital to Risk Weighted Assets Ratio of 9% or mandated by prevailing RBI norms, whichever is higher.</p> <p>(iii) Having net non-performing assets of not more than 4% of the net advance.</p> <p>(iv) Having a minimum net worth of not less than Rs. 200 crore.</p>	
e)	<p>Units of Debt Mutual Funds as regulated by SEBI with 5% of fresh subscription in the year and portfolio invested in them shall not exceed 5% of the total portfolio of the fund at any point in time.</p>	
f)	<p>Short term debt instruments</p> <p>Units of Liquid Mutual Funds regulated by SEBI</p>	<p>5%</p>



g)	<b>Equities (and Related Investments)</b>  Units of Mutual Funds as regulated by SEBI which have 80% of their investment in shares or body corporates listed on BSE or NSE. Provided that total portfolio in this fund shall not be in excess of 5% of the fund's net assets investment shall not be in excess of 5% of the allocation in the year.  Only Index Funds regulated by the Securities and Exchange Board of India that replicate the portfolio of either BSE Sensex Index or NSE Nifty 50 Index.	5%  10%
h)	Asset Backed Trust Structured Assets Miscellaneous Investment	Nil

Committee was informed that as per Investment Plan dated 25.10.2016 approved by PM, DDA an investment of Rs. 42,000 Cr. is to be made during the last two quarters of F.Y. 2016-17 under cat (ii) Private Bonds and accordingly, quotations for the same were called through e-mail by 11.30 AM on 21.12.2016 from all arrangers of DDA's panel with the approval of PM, DDA dated 19.12.2016 in the following manner -

Name of Fund	Cat. (ii) Listed Debt securities with maturity of not less than three years tenure issued by Private sector Entities Corporate including Banks and Public Financial Institutions including perpetual bonds with minimum AAF and above rating (except Real Estate Companies and Housing Finance Companies)	Period
Pension Fund Trust	29.50 Cr.	More than 3 years but up to 10 years
GPF	8.00 Cr.	More than 3 years but up to 10 years
FRMS	2.50 Cr.	More than 3 years but up to 10 years
Leave Encashment	2.00 Cr.	More than 3 years but up to 10 years
Total	42.00 Cr.	

In all 12 arrangers participated in the bidding process. Status of the Highest YTM received for each group company is given as under:-

Sl.No	Highest YTM for each group Company	Name of arranger	Name of the security	Price	YTM	Quantity as per quotation	Maturity
1.	111	Pioneer Investor Corp	0.19% Reliance Capital 2024	100.00	9.80%	5.50 Cr.	13.01-2024
2.	112	Pioneer Investor Corp	9.98% Adani Pulp and Special Economic Zone Ltd. Gujarat	100.00	9.90%	5.50 Cr.	07.07-2026





3.	H2	Trust Investment Advisors Limited	10.90% Family Credit 2024 (L&T Group)	110.74	8.80%	5.00 Cr. Lot	23-02-2024
4.	H3	ICICI Securities	Tata Capital Financial Services Limited	102.42	8.75%	42.00 Cr.	30-03-2026
5.	H4	Trust Investment Advisors Limited	8.69% ILFS Fin Services Ltd. 2025	99.65	8.70%	5.00 Cr. Lot	29-08-2026

The quotations alongwith qualification notes, comparative statement, and recommendation of the advisor were placed before the Investment Committee for information and deliberation.

St. AO (AO's) Main informed the Committee that fresh accretion for the financial year 16-17 is Rs. 76.50 Crore and as such as per decision dated 20.09.2018, exposure of up to Rs. 12.00 Crore only can be made in a particular group company being 25% of the fresh accretion. CDA has already taken exposure of Rs. 11.00 Crore in Reliance Limited and Rs. 11.50 Cr. in Adani Ports Limited. As such, for the remaining amount of Rs. 8.00 Crore and Rs. 7.50 Crore, an investment can be made in the instruments of the respective group company. Further, in respect of instrument with second, third and fourth highest YTM, i.e. Family Credit limited, Tata Capital Financial Services Limited and ILFS Financial Services Limited respectively, no exposure has been taken yet and as such investment of up to Rs. 19.00 Crore can be made in these instruments.

St. AO (AO's) Main further stated that the three instruments i.e. 8.69% ILFS Fin Services Ltd. 2025, Sirmu Transport Finance Limited and Aditya Birla Finance Limited bears same level of YTM of 8.70%. However, 8.69% ILFS Fin Services Ltd. 2025 carries AAA rating whereas the credit rating of the remaining two instruments is AA+. Further, the networth of Family Credit Limited (L&T Group) is below 1000 crore and do not fulfill the net worth criteria and as such the same can not be considered.

The arranger, i.e. Trust Investment Advisors Pvt. Ltd. has communicated that they will settle the secondary market deal through their group company Trust Capital Services (India) Private Limited.

The advisor M/S SFA Capital Advisors Limited submitted that the aforesaid securities except Family Credit Limited (L&T Group) are meeting the selection criteria with respect to Net Worth, Profit after Tax, Reserves, Interest Coverage Ratio, Net NPA and Capital Adequacy Ratio.

In view of above, the Committee took a viewpoint that exposure may be taken in securities of only those companies which are meeting the selection criteria subject to limit of 25% of fresh accretion in a year.

The arrangers, i.e. Pioneer Investments, ICICI Securities and Trust Investment Advisors Ltd. who have quoted the first, second, third and fourth highest YTM instruments respectively have confirmed the availability of desired quantum of stock.

After detailed discussion and deliberation and taking the stock quality into consideration, the Committee recommends to purchase the following securities:-


Sl. No.	Name of the fund	Name of arranger	Name of the security	Price	YTM	Quantum of investment	Maturity
	GP Fund	Pioneer Investments	15.99% Reliance Car's 2024	108.10	8.21%	5.00 Cr.	10-01-2024
	PRMS Fund	Pioneer Invest Corp.	9.35% Adani Ports and Special	108.02	8.60%	2.50 Cr.	04-01-2026





3.	Leave Encashment Fund	Pioneer InvestCorp	8.95% Adani Ports and Special Economic Zone Ltd. Secured	08.32	8.80%	3.01 Cr.	04-07-2028
4.	Pension Fund Trust	Pioneer InvestCorp	8.35% Adani Ports and Special Economic Zone Ltd. Secured	100.37	8.80%	3.01 Cr.	04-07-2028
5.		ILFC Securities	9.17% Tata Capital Financial Services Limited	102.42	8.70%	19.05 Cr.	30-03-2028
6.		Trust Investment Advisors Pvt. Limited	8.89% ILFS Financial Services Ltd. 2026	39.65	8.70%	7.50 Cr.	20-03-2028

The respective managers have been asked to visit the stock and send the deal sheet for confirmation in respect of the above investment.

Above proposal is submitted for consideration and approval please:

  
 (Ramesh Kumar)  
 CAO  
 Chairman

  
 (Kamal)  
 Dir (LUYFA) /  
 Member

  
 (Raj Pal Singh)  
 Dy. CAO (NCS)  
 Member

  
 FM, DBA

  
 22/11/2022

Bill no 360 to 365 for not realising the proposed investment is provided opposite for signature please.

Number  
 22/11/2022  
 AHD-D

cc. to UIC's name



## FORM CA

## SUBMISSION OF CLAIM BY FINANCIAL CREDITORS IN A CLASS

(Under Regulation 8A of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FD/2015-16/AM/CA/1001/15

Dated: 29.03.2019

3)

To,

IL & FS Financial Services Limited,  
The IL & FS Financial Centre,  
Plot C22, G Block,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400051

From

[Delhi Development Authority Pension Fund Trust, Vikas Sadan, INA, New Delhi-110023]

Subject: Submission of proof of claim in respect of IL & FS Financial Services Limited as on 15-Oct-18.

Madam/Sir,

IL & FS Financial Services Limited hereby submits this claim in respect of the corporate insolvency resolution process of IL & FS Financial Services Limited. The details for the same are set out below:-

RELEVANT PARTICULARS	
1.	Name of the financial creditor DDA Pension Fund Trust
2.	Identification number of the financial creditor (If an incorporated body, provide identification number and proof of incorporation. If a partnership or individual, provide identification records of all the partners or the individual) PAN - AAAITD838A (copy attached at Annexure A) Trust Deed (Copy attached at Annexure B) Trust Registration certificate attached at Annexure C.
3.	Address and e-mail address of the financial creditor for correspondence. B Block, Room No. 215A, Vikas Sadan, INA, New Delhi-110023. Email: <a href="mailto:iamac@ddainf.org.in">iamac@ddainf.org.in</a>
4.	Total amount of claim (in Rs.) as on 15-10-2018. Principal Amount -Rs. 7,50,00,000.00 Interest Amount - 68,03,198.63 Penal Interest - 65,753.42 Total Amount - 81,868,952.05
5.	Details of documents by reference to which the debt can be substantiated Demand Statement (Copy attached at Annexure D)
6.	Details of how and when debt incurred NCD purchased on 23.12.2016. Deal sheet (Copy attached at Annexure E)

7.	Details of any mutual credit, mutual debts, or other mutual dealings between the corporate debtor and the creditor which may be set-off against the claim.	Not applicable
8.	Details of any security held, the value of the security, and the date it was given.	None
9.	Details of the bank account to which the amount of the claim or any part thereof can be transferred pursuant to a resolution plan.	DDA Pension Fund Trust A/C No. 2011104000421353, IFSC Code: BKI10000011. (Copy of cancelled cheque attached at Annexure F)
10.	List of documents attached to this claim in order to prove the existence and non-payment of claim due.	PAN, Trust Deed, Demand Statement, Deal Sheet.
11.	Name of the security trustee or other trustees who will act as the Authorized representative of creditors of the class.	Mahesh Prasad, Trustee, DDA Pension Fund Trust

Signature of financial creditor or person authorized to act on its behalf  
 [Please enclose the authority if this is being submitted on behalf of the financial creditor]

Name in BLOCK LETTERS: VIKAS GUPTA, Sr. AO (Accounts) Main

Position with or in relation to creditor: AUTHORIZED on Behalf of Trustee

Address of person signing: VIKAS SARDAN, INA, NEW DELHI-110023.

\*PAN number, passport, AADHAAR Card or the identity card issued by the Election Commission of India.

**DECLARATION**

I, [DDA Pension Fund Trust], currently residing at [Vikas Sardan, INA, New Delhi-110023], do hereby declare and state as follows: -


[L&FS Financial Services], the corporate debtor was, at the insolvency commencement date, being the ..... day of ..... 20....., actually indebted to me for a sum of Rs. [ 51,268,452.05 ].

- In respect of my claim of the said sum or any part thereof, I have relied on the documents specified below: [Please list the documents relied on as evidence of claim].
- The said documents are true, valid and genuine to the best of my knowledge, information and belief and no material facts have been concealed therefrom.
- In respect of the said sum or any part thereof, neither I, nor any person, by my order, to my knowledge or belief, for my use, had received any manner of satisfaction or security whatsoever, save and except the following:

[Please state details of any mutual credit, mutual debts, or other mutual dealings between the corporate debtor and the creditor which may be set-off against the claim].

- I am / I am not a related party of the corporate debtor, as defined under section 5 (24) of the Code.
- I am eligible to give voting instruction to the authorized representative by virtue of proviso to section 21 (2) of the Code even though I am a related party of the corporate debtor.

Date: 31.05.2019  
 Place: New Delhi

  
 (Signature of the claimant)

**VERIFICATION**

I, [Name] the claimant hereinabove, do hereby verify that the contents of this proof of claim are true and correct to my knowledge and belief and no material fact has been concealed therefrom.

Verified at New Delhi on this 31 day of May, 2019

147

  
 (Signature of the claimant)

[Note: In the case of company or limited liability partners, the declaration and verification should be made by the director/manager/secretary/designated partner and in the case of other entities, an officer authorized for the purpose by the entity.]



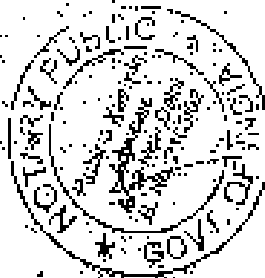
## ANNEXURE C

## LIST OF "RED" - INDIAN IL&amp;FS GROUP ENTITIES

Sr. No.	Name of the "Red" - IL&FS Group Entity
1.	Infrastructure Leasing & Financial Services
2.	IL&FS Infrastructure Services Limited
3.	IL&FS Transportation Networks Limited
4.	IL&FS Energy Development Company Limited
5.	IL&FS Environmental Infrastructure & Services Limited
6.	IL&FS Maritime Infrastructure Company Limited
7.	IL&FS Township & Loan Assets Limited
8.	Finance-Governance Services & Technologies Limited
9.	Road Infrastructure Development Company of Rajasthan Limited
10.	IL&FS Engineering and Construction Company Limited
11.	Bulandshahr-Kharagpur Expressway Limited
12.	IL&FS Rail Limited
13.	Karyavation Sports Facilities Limited
14.	Kirtipur-Nor Chowk Expressway Limited
15.	MP Border Checkpost Development Company Limited
16.	Pune-Sholapur Road Development Company Limited
17.	Rapid Metro Rail Gurgaon Limited
18.	Sikar-Bikaner Highway Limited
19.	Rapid Metro Rail Gurgaon South Limited
20.	Khad Gupar Expressway Limited
21.	Darya Adra Expressway Limited
22.	Aurangabad-Chikhli Expressway Limited
23.	Panna-Bongach Expressway Limited
24.	Elanex Maintenance Services Limited
25.	ITNL Toll Management Services Limited
26.	Noida Toll Bridge Company Limited
27.	Srinagar Squamary Tunnelway Limited
28.	Skill Training Assessment Management Solutions Limited
29.	IL&FS Wind Energy Limited
30.	Unique Waste Processing Company Limited
31.	RDF Power Projects Limited
32.	Dakshin Dilli Swachh Initiative Limited
33.	Basu Delhi Waste Processing Company Limited
34.	Sabarnati Capital One Limited
35.	Sabarnati Capital Two Limited
36.	Shoptec Governance Limited
37.	UNAF India Limited
38.	ITNL KMB JV/ PSE Kalyaneshwari (KMB)



Notes: Where the relevant "Red" - Indian I&FS Group Company does not have senior secured financial debts, the unsecured (operational and financial) debt of that Indian I&FS Group Company has been considered, which also cannot be fully paid as and when it falls due.



Subject: Re: Default in respect of 8.69% ILFS NCD 2026

From: Sandesh, Saipasa [mailto:sandesh@saaronallie.com] Sent: Monday, 12 May 2019 11:41:45

To: Senior Account Officer [mailto:saasacmain@dda.org.in]

Original mail from: saasacmain@dda.org.in, Suptl-Kingji Gupta [mailto:saaronallie.com]

Dear Sir,

The investment made in ILFS Bonds is to be valued and recognised in the Balance Sheet as per the following Accounting Standards:

AS-13 Accounting for Investments

A. Definitions

3.1 Investments are assets held by an enterprise for earning income by way of dividends, interest, and rentals, for capital appreciation, or for other benefits of the investing enterprise. Assets held as stock-in-trade are not "investments".

3.2 An available-for-sale asset is an investment that is by its nature readily realisable and is intended to be held for not more than twelve months from the date of acquisition or until maturity.

3.3 Available-for-sale investment is an investment held for a long period of investment.

DCA: The investment by investor is a long term investment.

B. Carrying Value

Carrying Amount of Investment

3.2 Investments classified as long term investments should be carried in the financial statements at cost. However, a provision for diminution shall be made to recognise a periodic difference which may arise in the value of the investments, such reduction being determined separately for each investment, individually.

Changes in Carrying Amounts of Investments

3.3 Any increase in the carrying amount and any reversals of such reductions should be charged or credited to the profit and loss statement.

DCA - As per the impairment of assets and hence the provision for diminution shall be recognised as per AS-26.

AS-26 Impairment of Assets

C. Recognition and Measurement of an Impairment Loss

5.7 If the recoverable amount of an asset is less than its carrying amount, the carrying amount of the asset should be reduced to its recoverable amount. That reduction is an impairment loss.

5.8 An impairment loss should be recognised as an expense in the statement of profit and loss immediately.

Definitions

4.1 Recoverable amount is the higher of an asset's net selling price and its value in use.

4.2 Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life.

DCA - Hence, the amount of provision to be recorded shall be 100% of (Cost - Recoverable Amount).

Conclusion

Hence, DCA should recognise provision to the extent investment not recoverable which should be 100% as the Bonds have been degraded to Category "D".

Further, any interest which is accrued shall not be recognised and any interest recognised in the previous periods not yet recovered should be written off as well.

Best regards,

Sandesh,  
+91-89939 14170.

On Wed, May 12, 2019 at 1:35 PM Sandesh Saipasa [mailto:sandesh@saaronallie.com] wrote:  
Dear Sir,

The query mentioned in mail in our previous mail is looked after by S.A. Mehta and so (in previous mail), Hence would require you to kindly contact them regarding the same.

Best regards,  
Sandesh Jais,  
Partner.

On Wed, 12 May 2019 at 11:44 AM, Senior Account Officer [mailto:saasacmain@dda.org.in] wrote:

**Subject: Modification of Powers Delegated to the officers of Engineering Wing DDA**

**File No: WAB 1(76)Vol.-41/Secy-2017**

### **SYNOPSIS**

- Existing financial powers were delegated to officers of Engineering Wing of DDA vide OM dated 27.01.2012 and 16.05.2012 on the basis of revision of delegation of powers in CPWD as per CPWD Manual 2010.
- Subsequently on issue of CPWD Manual 2014 financial powers in CPWD were revised as per Appendix — 1, CPWD Works Manual — 2014. These powers are still in vogue in CPWD.
- In order to bring the financial powers in DDA officers in line with those of CPWD officers, the proposal to enhance powers has been agreed In-Principle by Work Advisory Board in its 4<sup>th</sup> WAB (2019) meeting held on 11.06.2019. Board has further directed to put the agenda for its final approval by the authority.
- Accordingly, the agenda for enhancement of powers to the officers of Engineering Wing DDA is placed before Authority for its approval.

### **1. BACKGROUND**

- 1.1 On the basis of CPWD Manual 2010, powers to officers of Engineering Wing DDA were last revised vide OM No. F-5 (287)2011-12/PC/DDA/PL/24 dated 27.01.2012 and vide OM No. F5 (287)2011-12/PC/DDA/PL/83 dated 16.05.2012 which are enclosed at Annexure 'A'.
- 1.2 Subsequently CPWD Manual 2014 was issued by CPWD. At present revised powers have been delegated to officers of CPWD as per Appendix-I CPWD Works Manual — 2014 enclosed at Annexure 'B'
- 1.3 Based on CPWD Manual 2014, CE(Project) had earlier placed the Agenda for enhancement of powers before WAB in its 7<sup>th</sup> meeting held on 09.11.2016. Board was of the view that first the same shall be examined at financial / Engineering level and



then put up for next meeting. So, after due deliberations and discussions the board has decided to defer this item for the next meeting. The minutes of 7<sup>th</sup> WAB are enclosed at Annexure 'C'.

- 1.4 After due deliberations in Engineering Wing and Finance Wing, it is proposed to enhance the financial powers to the DDA officers as per Annexure 'D'. The enhanced powers are purely based on CPWD Manual 2014 with certain further restrictions. Other than this, certain powers which are only applicable in DDA namely Security Guards, Deficiency Estimates, Appointment of Private Consultants, Advance Payment to DISCOMS, Procurement of Goods & Services through GCM, etc. have also been included.

## 2.0 RECOMMENDATION

It is recommended to delegate powers to the Engineering Wing of DDA in line with powers delegated vide Appendix — 1, CPWD Work Manual — 2014 and to take up enhancement of other powers which is applicable to DDA only. The exercise of such powers shall be subject to observance of usual formalities and instructions issued from time to time.

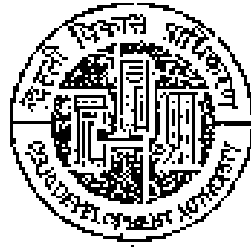
## 3.0 PROPOSAL.

Based on the above, enhanced financial powers to the Engineering Wing of DDA is proposed as per Annexure 'D'.

- 4.0 Above proposal contained in Para-3 has been approved In Principle by Work Advisory Board in its 4<sup>th</sup> WAB (2019) meeting held on 11.06.2019 and minutes conveyed vide no. WAB1(76)/Vol.42/Secy./IV/2019/1729 dated 27.06.2019.
- 5.0 The proposal recommended by WAB is placed before the Authority for its approval for adopting in DDA.

## RESOLUTION

The proposal contained in the agenda item was approved.



**DELEGATION OF FINANCIAL POWERS**

**TO**

**OFFICERS OF ENGINEERING WING  
(REVISED)**

**2012**

**DELHI DEVELOPMENT AUTHORITY**

**DELHI DEVELOPMENT AUTHORITY**  
(ENGINEER MEMBER'S SECTT.)

**OFFICE MEMORANDUM**

F. 5(287) 2011-12/PC/DDA/PL/24

Dated 27.01.12

SUB :- Revised Financial Powers delegated to Officers of Engineering Wing of Delhi Development Authority.

Consequent upon the revision of delegation of powers in CPWD as per CPWD Work Manual-2010, and in pursuance of approval accorded by Authority as per Agenda Item No. 100/2011 during its meeting on 15.11.2011, the powers delegated to various officers of DDA have been revised in supersession of previous Memorandum of F.5(287)2005-06/PC/DDA/PL/204 dt. 21.11.07. The revised schedule of enhanced delegation of powers (15 items) is enclosed herewith. The exercise of such powers shall be subject to observance of usual formalities and instructions issued from time to time.

Sd/-  
(V. K. Aggarwal)  
Chief Engineer (I/Q) DDA

Encl - As above.

Copy to :-

1. Vice-Chairman, DDA.
2. Engineer Member, DDA.
3. Finance Member, DDA.
4. Chief Accounts Officer, DDA with 10 spare copies.
5. Financial Adviser (Housing) DDA with 10 spare copies.
6. Chief Engineer (Design) DDA with 5 spare copies.
7. Chief Engineer (Quality Assurance Control) DDA with 10 spare copies.
8. Chief Engineer (Electrical) DDA with 15 spare copies for (SEs, EEs, FO).
9. Chief Vigilance Officer, DDA with 10 spare copies for SEs (Vig.) & EEs (Vig.).
10. Chief Engineer (EZ) ) with 30 spare copies
11. Chief Engineer (MZ) ) distribution amongst: I/O
12. Chief Engineer (SZ) ) SEs & EEs, Dy. CAO, FOS &
13. Chief Engineer (Rohini) ) AOs (CAU).
14. Chief Engineer (DWA) )
15. Chief Engineer (CWC) DDA.
16. Director (Internal Audit).
17. Dy. C.A.O (I-Q) I, II & III.
18. Sr. A.O. (Works) I, II & III.
19. Director (Hort.) WE, for information.
20. Director (Hort.) SAW for information.
21. Director (I/O), DDA, with 5 spare copies for further distribution.
22. Addl. Commr. (I/S) DDA with 5 spare copies.
23. Secy. (M&B) DDA with 5 spare copies.
24. H.O I, II, III to EM & CF (FPC) DDA.

154

Sd/-  
D/o (Works)

**DELHI DEVELOPMENT AUTHORITY**  
**SCHEDULE SHOWING ENHANCED FINANCIAL POWERS**  
**DELEGATED TO THE ENGINEERING OFFICERS OF D.D.A.**

S. No. Nature of power Existing power in DDA as per C.M. No. F.5(287)2005-08/Plan. Co-ord. DDA, F.1/2004 dated 24.11.2007 Powers delegated to CPWD officers as per Appendix-1 CPWD Works Manual-2007 Enhanced powers approved by the Authority for DDA officers

S. No.	Nature of power	Designation of officer	Extent of power (figures in Rs.)	Designation of officer	Extent of power (figures in Rs.)	Remarks	
							1.
1.	<p>(a) Record Administrative Approval and expenditure incurred on other works</p> <p>(b) for residential and Non residential buildings such as Community Hall, C.C., Boundary Wall, Lighting in Parks.</p> <p>(c) Structural repairs to bridges, approach, non-iron area, etc.</p>	C.E.	Nil	Nil	450 lacs	C.E.	150.00 lacs
		E.M.	Nil	250/500 lacs (ADIG/DIG)		E.M.	500.00 lacs
		C.E.	Nil	Nil		C.E.	150.00 lacs
		E.M.	Nil	Nil		E.M.	500.00 lacs
2.	Approval of contract for work with or without negotiation	C.E.	15.00 lacs	45 lacs		E.E.	22.50 lacs

(1) DDA employees ASHWAZ (P) is provided.

(2)

A.	3.	4.	5.	6.	7.	B.
1.						
2.	E.E.	10.00 lacs	30.00 lacs	E.E.	15.00 lacs	
i) Division where AS/WAE (P) is not provided	S.E.	100.00 lacs	250 lacs	S.E.	150.00 lacs	
	C.E.	400 lacs under his own Authority	1000 lacs under his own Authority	C.E.	1000 lacs under his own Authority	
		i) Full powers with prior approval of WWD	ii) Full powers with prior approval of CW/Board		ii) Full powers with prior approval of WWD	
3.	E.E.	1.5 lacs under his own authority	4.5 lacs under his own authority	E.E.	1.5 lacs under his own authority	
		ii) 10.00 lacs with prior approval of next higher authority (Para 95 of CPWD Code)	30 lacs with prior approval of next higher authority (Para 96 of CPWD Code)		ii) 10 lacs with prior approval of next higher authority (Para 95 of CPWD Code)	
	S.E.	45.00 lacs under his own authority	125 lacs under his own authority	S.E.	45.00 lacs under his own authority	
		i) 100 lacs with prior approval of next higher authority	250 lacs with prior approval of next higher authority		iii) 100 lacs with prior approval of next higher authority	

1450

C.E. i) 200 lacs under his own authority  
 C.E. ii) 300 lacs under his own authority

S. E. i) Full powers with prior approval of W&B  
 S. E. ii) Full powers with the approval of next higher authority

S. E. 1. 25 lacs E.L. 1. 25 lacs

S. E. 4.5 lacs S.E. 12 lacs

C. E. i) 10 lacs under his own authority  
 C. E. ii) 25 lacs under his own authority

S. E. i) Full powers with the approval of W&B  
 S. E. ii) Full powers with the prior approval of A.D. & W.D.S (W) C&Y Board

S. E. Maintenance Divn. 45 lacs P. E. 15 lacs

Construction Divn. 7 lacs  
 S. E. 30 lacs for all division under Circle i.e. for Circle as a whole

45 lacs as a whole

C. E. i) 45 lacs for zone as a whole under his own authority  
 C. E. ii) 75 lacs for zone as a whole under his own authority

3. 4. 5. 6. 7. 8.

ii) No limit for cases approved by the WAB

ii) No limit for cases approved by the WAB

Note: These limit shall be applicable independently for each authority

Each authority would submit monthly return of work orders (explaining urgency) issued in a month with cumulative value of work orders issued during the financial year to his next higher authority. A copy of the return may also be endorsed to CAO

Each authority would submit monthly return of work orders (explaining urgency) issued in a month with cumulative value of work orders issued during the financial year to his next higher authority. A copy of the return may also be endorsed to CAO

401 09

Short auction notice shall be displayed on CDA website for lenders and unique no. will be necessary in such cases.

Earnest money and security deposit shall also be made compulsory.

L.E. DELETED

5 lacs

2.5 lacs

Amount of work by rehabilitation of lender for interest on a def. was not exempt by execution of the remaining work after completion of the interest.

S.F. DELETED

12 lacs

6 lacs

S.F.

DELETED

C.E.	a)	15 lacs under his own authority	30 lacs		C.E.	
	b)	Full powers with the approval of C.W. Board	Full powers with the approval of C.W. Board			
E.E.		Up to 10 lacs	Where sanctioned cost of work/district subhead to be split up is up to 30 lacs	E.E.		Where sanctioned cost of work/district subhead to be split up is upto 15 lacs
S.E.		Above 10 lacs and up to 100 lacs	Where sanctioned cost of work/district subhead to be split up is above 30 lacs & upto 250 lacs.	S.E.		Where sanctioned cost of work/district subhead to be split up is above 15 lacs & upto 150 lacs.
C.E.		Full powers	Full powers	C.E.		Full powers
S.E.		Up to 10 lacs	Where sanctioned cost of work/district subhead to be split up against each component is up to 30 lacs.	E.E.		Where sanctioned cost of work/district subhead to be split up against each component is up to 15 lacs.
S.E.		Above 10 lacs and up to 100 lacs	Where sanctioned cost of work/district subhead to be split up against each component is above 30 lacs & up to 250 lacs.	S.E.		Where sanctioned cost of work/district subhead to be split up against each component is above 15 lacs & up to 150 lacs.

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00

Resubmission of tenders for the sub-head Components



2.	3.	4.	5.	6.	7.	8.
----	----	----	----	----	----	----

C.E. i) Above 100 lacs up to 400 lacs under his own authority

ii) Where sanctioned cost of all split up component against each distinct subhead is above 150 lacs & up to 1000 lacs under his own authority.

C.E. i) Where sanctioned cost of all split up component against each distinct subhead is above 250 lacs & up to 1000 lacs.

ii) Full powers with prior approval of Board

iii) Full powers with prior approval of Board

iv) Full powers with prior approval of Board

160

Note :

A. The tenders for the split up portion shall be accepted by the same competent authority that permitted such splitting for projects/costs up to 400 lacs. The facts that the project/work has been split up for the purpose of inviting the tenders should however be clearly brought out to the notice of the authority competent for explaining the reasons while forwarding the tenders for such works.

B. The tenders for the split up portions of projects/costs more than 400 lacs shall be accepted by the C.E with the

Note :

A. The tenders for the split up portion shall be accepted by the same competent authority that permitted such splitting for projects/costs up to 1000 lacs. The facts that the project/work has been split up for the purpose of inviting the tenders should however be clearly brought out to the notice of the authority competent for explaining the reasons while forwarding the tenders for such works.

B. The tenders for the split up portions of projects/costs more than 1000 lacs shall be accepted by the C.E with the

Note :

A. The tenders for the split up portion shall be accepted by the same competent authority that permitted such splitting for projects/costs up to 1500 lacs. The facts that the project/work has been split up for the purpose of inviting the tenders should however be clearly brought out to the notice of the authority competent for explaining the reasons while forwarding the tenders for such works.

B. The tenders for the split up portions of projects/costs more than 1500 lacs shall be accepted by the C.E with the

approval of WAB. The fact that the project has been split up for the purpose of inviting the tenders should be clearly brought out to the notice of WAB explaining the reasons while forwarding the tender for its consideration/ approval.

prior approval of ADGDG/Wy/CW Board. The fact that the project has been split up for the purpose of inviting the tenders, should be clearly brought out to the notice of WAB explaining the reasons while forwarding the tender for its consideration/ approval.

approval of WAB. The fact that the project has been split up for the purpose of inviting the tenders, should be clearly brought out to the notice of WAB explaining the reasons while forwarding the tender for its consideration/ approval.

C. Tender relating to the component parts of the projects, if the amount of such component part appears as distinct sub-head, will be dealt with by the authorities concerned according to their powers of acceptance of the tenders and sanction of estimates and not referred to the higher authorities even though they may form part of the project as a whole.

C. Tender relating to the component parts of the projects, if the amount of such components part appears as distinct sub-head, will be dealt with by the authorities concerned according to their powers of acceptance of the tenders and sanction of estimates and not referred to the higher authorities even though they may form part of the project as a whole.

C. Tender relating to the component parts of the projects, if the amount of such components part appears as distinct sub-head, will be dealt with by the authorities concerned according to the powers of acceptance of the tenders and sanction of estimates and not referred to the higher authorities even though they may form part of the project beyond their acceptance as a whole.

D. The procedure mentioned in note (C) above will also apply in respect of tenders for sanitary and water supply and electrical and furniture work for which provision is made under the distinct sub-heads. The tenders for such works need not to be submitted to the higher authorities if the amount is within the competence of the Authority concerned and the provision exists in the estimates under distinct sub-heads even if the total cost of work may be more.

D. The procedure mentioned in note (C) above will also apply in respect of tenders for sanitary and water supply and electrical and furniture work for which provision is made under the distinct sub-heads. The tenders for such works need not to be submitted to the higher authorities if the amount is within the competence of the Authority concerned and the provision exists in the estimates under distinct sub-heads even if the total cost of work may be more.

D. The procedure mentioned in note (C) above will also apply in respect of tenders for sanitary and water supply and electrical and furniture work for which provision is made under the distinct sub-heads. The tenders for such works need not to be submitted to the higher authorities if the amount is within the competence of the Authority concerned and the provision exists in the estimates under distinct sub-heads even if the total cost of work may be more.

(8)

1.	2.	3.	4.	5.	6.	7.	8.
A.	To accept highest tender bid for disposal of Government building, DDA building without land/land above the reserve price/fixed by CE	E.E. S.E. C.E.	6 lacs 50 lacs Full powers	9 Lacs 75 Lacs Full Powers	E.E. S.E. C.E.	8 lacs 50 Lacs Full Powers.	✓ ✓ ✓
B.	To accept highest tender bid for construction of DDA, residential/retail/office etc. in DDA parks on BOT basis without land/land above the reserve price fixed by CE	E.E. S.E. C.E.	NIL NIL NIL		E.E. S.E. C.E.	NIL NIL Full Powers	
C.	Below reserve price	E.E./S.E./ C.E.	Decision to be taken by the next higher authority	Decision to be taken by the next higher authority	E.E./ C.E.	Decision to be taken by the next higher authority	
D.	Acceptance of single tender/bid at/and above reserve price	E.E. S.E. C.E.	20,000/- 30 lacs 80 lacs under his own authority	45,000/- 45 lacs 135 lacs under his own authority	E.E. S.E. C.E.	30,000 30 lacs 50 lacs under his own authority	
E.							
F.							
G.							
H.							
I.							
J.							
K.							
L.							
M.							
N.							
O.							
P.							
Q.							
R.							
S.							
T.							
U.							
V.							
W.							
X.							
Y.							
Z.							

1 2 3 4 5 6 7 8 9

- 2. a) Subsidismaintenance of public building other than permanent temporary structure
  - 3. E. Full powers within 15 days with in his powers C.E. 10 days under his powers.
  - 3. Full powers with prior approval of WAB ii) Full powers with prior approval of WAB
- 3. Power to convey structure
  - 3. E. Full powers subject to condition mentioned in Para in Para 127 of CPWD code E.E. Full powers subject to condition mentioned in Para 127 of CPWD code
- 3. E. Full powers if the structure is to be sold at lower than reserve price Full powers if the structure is to be sold at lower than reserve price

Note :

- i) Reserve price shall be fixed on assessed salvage value of dismantled material only. ii) Reserve price shall be fixed on assessed salvage value of dismantled material only.
  - ii) Authority competent to fix reserve price will be competent to fix salvage value of dismantled amount also. iii) Authority competent to fix reserve price will be competent to fix salvage value of dismantled amount also.
2. Authorization of tenders for smaller works likely to crop up during the execution of work project and for which no provision exists in the sanctioned project estimates.
- 3. E. Full powers to accept tenders for such works subject to availability of funds under sub head "contingencies" in the sanctioned project estimate.
  - 3. E. Full powers to accept tenders for such works subject to availability of funds under sub head "contingencies" in the sanctioned project estimate.

1.	2.	3.	4.	5.	6.	7.	8.
10.	Accord to Technical Sanction to Detailed Estimation. (Civil and Electrical Works)						
	a) Division where AS/W/AE (P) is provided	E.E.	15 lacs	45 lacs	E.E.	22.50 lacs	
	b) Division where AS/W/AE (P) is not provided	E.E. S.E. C.E.	10 lacs 100 lacs Full powers	30 lacs 250 lacs Full powers	E.E. S.E. C.E.	15 lacs 150 lacs Full powers	

In case of resorting to the spilling up of projects/works by C/E S.E/EI competence to accord Technical sanction to split up parts would be as under:-

Technical sanction to the estimates of split up parts of sub-head, the provision for which is upto 10 lacs/15 lacs in the PE should be accorded by the E.E. (10 lacs where AS/W/AE is not provided and 15 lacs where provided).

12/8/14

3.	4.	5.	6.	7.	8.
----	----	----	----	----	----

Technical sanction to the estimates of split up parts of a sub-head the provision for which is more than Rs 100 less than Rs 1000 in the PE should be accorded by GE.

Technical sanction to the estimates of split up parts of a sub-head, the provision for which is more than Rs 100 less in the PE shall be accorded by OE.

103

**Note:**  
This delegation of power is subject to rest of the provision of orders issued by the Ministry of Finance from time to time & as also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28) E-Coordn. 77 dated 20.1.1978 & Para 2.47 of CPWC Manual Vs. regarding T.S. of components should be kept in view.

**Note:**  
This delegation of power is subject to restriction & provision of orders issued by the Ministry of Finance from time to time & as also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28) E-Coordn. 77 dated 20.1.1978 should be kept in view.

**Note:**  
This delegation of power is subject to restriction & provision of orders issued by the Ministry of Finance from time to time & as also the provision contained in various codes. In this context, instructions contained in the Min. of Finance O.M. No. F.10(28) E-Coordn. 77 dated 20.1.1978 should be kept in view.

	1.	2.	3.	4.	5.	6.	7.	8.
12.	Acceptance of the terms of Arbitration awards.	15 lacs with consultation of CAO with due scrutiny by Arbitration Board	C.E.	15 lacs with consultation of CAO with due scrutiny by Arbitration Board	15 lacs	C.E.	15 lacs with consultation of CAO with due scrutiny by Arbitration Board	
			E.M.	30 lacs with consultation of CAO with due scrutiny by Arbitration Board	45 lacs to ADG	E.M.	45 lacs with consultation of CAO with due scrutiny by Arbitration Board	
			V.C.	50 lacs with consultation of FM, with due scrutiny by Arbitration Board		V.C.	75 lacs with consultation of FM, with due scrutiny by Arbitration Board	
			Chairman (LG)	Full powers with consultation of FM, with due scrutiny by Arbitration Board	Full powers to DGW	Chairman (LG)	Full powers with consultation of FM, with due scrutiny by Arbitration Board	
			C.E.	200 lacs	150 lacs	C.E.	300 lacs	
			V.C.	Full powers	Full powers to ADG/DG (W)	V.C.	Full powers	
			V.C.	Full powers	Full powers to DGW	V.C.	Full powers	

Note :  
Delegation of full powers will be subject to the following conditions :-

Note :  
Delegation of full powers will be subject to the condition that the department charges to be charged

Note :  
Delegation of powers will be subject to the following conditions :-

1.	2.	3.	4.	5.	6.	7.	8.
----	----	----	----	----	----	----	----

shall not vary by more than 20% of the standard departmental charges and subject to the following variations:-

- a. Such departmental charges will be reviewed at every 5 years revision of departmental charges and
- b. Such departmental charges will be reviewed at every 5 years revision of normal departmental charges and
- c. Such departmental charges will be reviewed at every 5 years revision of normal departmental charges and
- d. Deposit work will be accepted to utilize spare capacity of the OPWD at the zonal level and should not in anyway affect departmental working.

Department/Work	E.E.	S.E.	C.E.	E.M.	F.M.	V.C.
Deposit work will be accepted to utilize spare capacity of the OPWD at the zonal level and should not in anyway affect departmental working.	5 lacs	25 lacs	150 lacs	250 lacs to ADG	300 lacs to DG (M)	Full powers.
Transfer of A & E in respect of staff quarters & office building for their additional alterations and upgradation	5 lacs	25 lacs	150 lacs	250 lacs	300 lacs	Full powers.
Transfer of A & E in respect of staff quarters & office building for their additional alterations and upgradation	5 lacs	25 lacs	150 lacs	250 lacs	300 lacs	Full powers.

Note:-  
 i) While exercising the powers, the provision contained in Para 2.3 of OPWD Works Manual, 2007 shall be observed.  
 ii) These powers were delegated vide Order No. F. 3122/OPWD/DA/2008/75 dated 27.7.08 issued by the OE (HQ).  
 iii) All the works related with upgradation and aesthetic improvement in non residential buildings owned by Ministry of Urban Development to be charged to CD 4053 (UD) (P).  
 iv) All the works related with upgradation and aesthetic improvement in residential buildings owned by Ministry of Urban Development to be charged to CD 4053 (UD) (P).  
 v) This will supersede the circular issues vide No. F. C (207) PC/UD/DA/2008/75 dated 27.7.08.



(14)

2.	3.	4.	5.	6.	7.	8.
14. Deviation in contracts for works	E.E	a) Extra Substituted items	a) Extra/Substituted items : 30% of contract amount or 30% of power to accord TS whichever is lower.	E.E	a) Extra Substituted items & Deviation 30% of Agreement Amount or 4.5 lacs, whichever is less, which shall also include work executed under Extra items/ Substitute items and Deviation	
c) Award of sanction to extra/ substituted items						
b) Award of sanction to deviation in quantities of agreement items :		b) Deviation	b) Deviations : 15% of contract amount or 50% of powers to accord TS whichever is lower			
		30% of Agreement Amount or 3 lacs whichever is less, whichever is less, which shall also include work executed under extra items/ Substitute items. The amount of extra/ substitute item(s) in respect of non-schedule items) shall however not exceed 16,000/-				
	S.E.	a) Extra Substituted items	Extra/Substituted Items	S.E.	a) Extra Substituted items & Deviation	

3.	4.	5.	6.	7.	8.
----	----	----	----	----	----

b) Deviation

a) Deviation: 30% of Agreement Amount or 25 lacs, whichever is less, shall also include work executed under Extra items/substitute items. The amount of extra substitute items in result of one substitute item(s) shall however not exceed 5 lacs.

30% of Agreement Amount or 25 lacs, whichever is less, which shall also include work executed under Extra items/substitute items and deviation

C.E. a) Extra Substituted items

C.E. Extra/Substituted Items

C.E. a) Extra Substituted items

30% of Agreement Amount or 100 lacs whichever is less

b) Deviation: 30% of Agreement Amount or (Rs. 100 lacs (one Hundred lacs only) whichever is less, which shall also include work executed under extra items/substitute items.

Full powers

b) Deviation: 30% of Agreement Amount or 100 lacs whichever is less

(17)

	3.	4.	5.	6.	7.	8.
16. 30. Grant extension of time and rescheduling of milestones.	S.E.		Full powers in respect of contracts amounting upto Rs power to accord TS	E.E.	Full powers in respect of contracts amounting upto Rs power to accord TS	
	S.E.		Full powers	S.E.	Full powers	
17. 30. Grant of extension of time	S.E.		Full powers	S.E.	Full powers	

Sd/-  
SAC (Plan)

Sd/-  
Dy. CAO (Plan)

Sd/-  
Dy. (S&K)

Sd/-  
CE (HQ)

Sd/-  
EIM/ODA

Annexure-II

**DELHI DEVELOPMENT AUTHORITY  
PLAN COORDINATION CELL**

F. 5(287) 2011-12/PC/DDA/Pt.II/83

Dated 16.05.2012

**OFFICE MEMORANDUM**

**Sub:- Revised additional financial powers delegated to Officers to Engineering Wing of Delhi Development Authority.**

Consequent upon the revision of delegation of powers in CPWD as per CPWD Manual 2010 and in pursuance of approval of WAB as per Agenda item No. CH (HQ)/01/2012 during its meeting held on 16.04.2012 the powers delegated to various officers of DDA have been revised. These powers are in addition to the revised financial powers delegated to the Engineering Wing of DDA issued vide No. F. 5 (287) 2011-12/PC/DDA Pt. /24 dated 27.01.2012. The revised schedule of enhanced delegation of powers (7 items) is enclosed herewith.

The exercise of such powers shall be subject to observance of usual formalities and instruction issued from time to time.

Sd/-  
M. K. AGGARWAL  
Chief Engineer, DDA

Encl :- As above.

Copy to :-

1. Vice-Chairman, DDA.
2. Engineer Member, DDA.
3. Finance Member, DDA.
4. Chief Accounts Officer, DDA with 10 spare copies.
5. Financial Advisor (Housing) DDA with 10 spare copies.
6. Chief Engineer (Design) DDA with 5 spare copies.
7. Chief Engineer (Quality Assurance Control) DDA with 10 spare copies.
8. Chief Engineer (Electrics) DDA with 10 spare copies for (SEs, EEs, I/O).
9. Chief Vigilance Officer, DDA with 10 spare copies for SEs (Vig.) & EE (Vig.).
10. Chief Engineer (EE) ) With 30 spare copies
11. Chief Engineer (SE) ) for distribution amongst 1-3
12. Chief Engineer (SV) ) SEs & EEs, Dy. CAO, SOs &
13. Chief Engineer (Subini) ) AOs (CAU).
14. Chief Engineer (DWB)
15. Director (Internal Audit).
16. Dy. CAO (HQ) I, II & III.
17. Sr. A.O. (HQ) I, II & III.
18. Director (Inv.) WE for information.
19. Director (Inv.) SW for information.
20. Director (Inv.) DDA with 5 spare copies for further distribution.
21. Asstt. Commr. (Inv.) DDA with 5 spare copies.
22. Secy. (WAB) DDA with 5 spare copies.
23. I/O I, II to EM & EE (PPC) DDA.

Sd/-  
Director (Works)

**DELHI DEVELOPMENT AUTHORITY  
SCHEDULE SHOWING ENHANCED FINANCIAL POWERS  
DELEGATED TO THE ENGINEERING OFFICERS OF DDA**

S. No.	Nature of Power	Designation of Officer	Existing power in DDA as per O.M. No. F.5 (287) 2005/Plan/Coord./DDA, Pt/284 dated 21.11.2007 (Figures in Rs.)	Powers delegated to CPWD officers as per Appendix-1 of CPWD Works Manual 2010 (Extent of power) (Figures in Rs.)	Enhanced powers approved by the WAB for DDA Officers. (Figures in Rs.)	Remarks
1.	2.	3.	4.	5.	6.	7.
1.	Access of section to Expenditure on ceremonies connected with laying of foundation stone and opening of public buildings.	CE	NIL	2500	1.50 Lacs ;	
		EM	NIL	10,000 (ADG)	3.00 Lacs	
		VC	Full Powers		Full Powers	
2.	(A) Permanent Imprest of A/E (in Rs.) on (B/S) CA. provided interest are not allowed to JE at the same rate.		2000	3000	9000	
	(A) Less purchase powers of A/E out of permanent imprest.		500	1500 petty payments	*500 per petty payment.	
3.	For appointment of private architect (consultancy) amount on contract.	CE/CA	2 lacs each case subject to *5 lacs p.a.		5 lacs each case subject to 40 lacs in a financial year.	
		EM	25 lacs with prior approval of VC.	Full powers (ADG/DGW)	25 lacs in each case.	
		VC	Full power		Full powers	

1	2	3	4	5	6
4. Deficiency Estimate	CE	Upto 10 lacs per scheme per service	Nil.	Upto 25 lacs per scheme per service	
	EV	Upto 60 lacs per scheme per service	NIL	Upto 150 lacs per scheme per service	
	EV	Upto 100 lacs per scheme per service	NIL	Upto 250 lacs per scheme per service	
	VO	Full powers :	.....	Full powers	

Note : These financial powers will not be exercised in case of poor construction and poor defects work and delegation of powers in genuine cases can be exercised by the Chief Engineer and Engineer Member in consultation with Dy. CAO of the zone and Dy. CAO (Plan) respectively. Proposed regarding payment of deficiency charges to civic bodies under powers delegated to the Finance Member and Vice Chairman will be examined by the Finance Wing at headquarters.

An institutional mechanism shall be evolved for timely allotment of houses and efforts be made to ensure immediate physical possession by the allottees in a time bound manner so as to avoid unnecessary payments to the civic agencies by the DDA occurring due to deficiency in the scope of work and fear

Note: The financial powers will not cover deficiency due to poor construction/defective work. The payment of deficiency shall be made with the concurrence of finance personnel posted with respective officer i.e. CE/EM, Chief Engineer and Engineer Member shall be assisted by the Dy. CAO (Civil) of the particular zone and Dy. CAO (Plan) for Engineer Member resp.

At the Headquarters for Finance Member and Vice Chairman the proposal shall be examined by finance wing at the headquarters i.e. Director (Finance).

An institutional mechanism the endeavor shall be for timely allotment of houses and completion of other services. Efforts shall be made to ensure immediate physical possession to the allottees in a time bound manner so as to avoid unnecessary payments to the civic agencies by the department occurring due to deficiency in the scope of work and fear

173

1	2	3	4	5	6	7
5.	Payment of infrastructure services for water supply and sewerage.	CE	Payment of infrastructure Fund	NIL	Full powers if provision exists in A/A & E/S for each subhead of services for water supply, sewerage and drainage.	
	a) Where there is a provision in the A/A & E/S for above.		At present the powers to sanction payment to DIB for infrastructure Fund lies with VC, DDA. Henceforth, it will rest with Zonal Chief Engineer wherever there is a provision of infrastructure fund in the A/A & E/S. In case where there is no provision in the original S/D in respect of past cases, the approval of CEM, DDA will be obtained provided there is sufficient savings/balance in the approved FE in the year of the sanction of preparation of S/D. The provision for payment of infrastructure fund to civic agencies will, wherever possible be provided.	NIL	Full powers provided the amount/demand of DIB is as per approved rates of Delhi Jal Board and adequate provision in the budget has been made.	
	b) The demand amount raised by Delhi Jal Board exceeds the provision in A/A & E/S.	CE		NIL	Full powers provided the amount/demand of DIB is as per approved rates of Delhi Jal Board and adequate provision in the budget has been made.	
	c) Where there is no provision in the A/A & E/S.	SM		NIL	100 acres if the same kind's method by DIB is as per approved rates of Delhi Jal Board, provided budget provision is available.	
	d) Where there is no provision in the A/A & E/S.	VC		Full powers	Full powers. Provided budget provision is available.	
					100 acres for partial/zero payment to Delhi Jal Board if the amount demanded by Delhi Jal Board is as per rates under revision or yet to be decided/approved by Delhi Jal Board and budget provision is not available.	

1. 2. 3. 4. 5. 6. 7.

175

Whenever the above power is exercised and the amount/provision of A/A & E/S exceeds, the sanction/ approval to the amount will be given by EMWC, DDA, as per their competence subject to provision in the budget. All such cases may be placed before the Authority in its next meeting. The amount sanctioned/approved will be released to DUB and necessary provision shall be made in the revised PE within three months by concerned OE.

Full powers as per MOU estimates duly checked and approved by Delhi Electrical Regulatory Commission, within A/A & E/S provisions and budget provision is there

100 crores for estimates duly checked and approved by Delhi Electrical Regulatory Commission, where necessary provision exists in A/A & E/S, but budget provision is there

Whenever the above power is exercised and the amount/provision of A/A & E/S exceeds, The sanction/ approval to the amount will be given by EMWC as per their competence, subject to provision in the budget. All such cases may

Advance payment to DISCOMS, Local energy suppliers.

NIL

CE(E)

NIL

CM



1 2 3 4 5 6 7

be placed before the Authority in its next meeting. The amount so sanctioned/approved will be released to DISCOM/local energy supplier and necessary provision shall be made in the revised FE within three months by concerned CE.

Upto 50 nos. of security guards for a period of one year. As per rate and overheads decided by Director General Rehabilitation Ministry of Defence.)

7 Appointment of Security Guards

Sd/- (Signature) Sr. Dir. (Works) Sr. CE (HO) Sr. EM, UDA

## APPENDIX - 1

## FINANCIAL POWERS DELEGATED TO CPWD OFFICERS

(Modified OM DG/MAN/295 dt. 08.12.2013, 298 dt. 24.01.2014 and 302 dt. 12.03.2014)

Sl No.	Nature of Power	Designation of officer	Extent of Powers (in Rupees)	Remarks/Reference
1.	To accord Administrative Approval and expenditure sanction to minor works (as defined in para 1.3.3 vide OM DG/MAN/247 dated 07.08.2012) for residential and non-residential buildings.	EE	8 lac	
		SE	40 lac	
		CE	250 lac	
		ADG	400 lac	
		Spl. DG	500 lac	
		DG	500 Lac	
	<p>Note:</p> <ol style="list-style-type: none"> <li>All the works including pre-construction activities (para 2.7) related with Development of lands for New Residential Buildings &amp; Redevelopment of existing Residential Buildings, upgradation and aesthetic improvement in residential buildings owned by Ministry of Urban Development to be charged to CO 4216 (UD) (P).</li> <li>All the works including pre-construction activities (para 2.7) related with Development of lands for New Non-residential Buildings &amp; Re-development of existing Non-residential Buildings, upgradation and aesthetic improvement in non-residential buildings owned by Ministry of Urban Development to be charged to CO 4059 (UD) (P).</li> </ol>			
2	Patty works, repairs, addition & alteration to hired and requisitioned buildings	CE	30,000 in each case subject to Rs. 50,000 p.a. for non-recurring expenditure	
		CE	6,000 p.a. for recurring expenditure	
3	To issue orders declaring stores including spare parts of vehicles, other than those not involving losses, as surplus or unserviceable, the original purchase value of articles being estimated if not known.	EE/DDH	2 lac	
		SE/DOH	6 lac	
		CE	10 lac	
		ADG	20 lac	
		Spl. DG	50 lac	
		DG	1 Crore	
4	Losses due to depreciation of stock	SE/DOH	50,000	
		CE	2 lac	
		ADG	Full Powers	
5	Write-off losses: (1) On stores due to theft and/or negligence of individuals.	SE/DOH	20,000	
		CE	1 lac	
		ADG	2 lac	
	(2) On stores due to theft or negligence of individuals	SE/DOH	50,000	
		CE	6 lac	
		Spl. DG	20 lac	

## APPENDIX-1

Sl No.	Nature of Power	Designation of officer	Extent of Powers (In Rupees)	Remarks/ Reference
6	Issue of order of disposal of stores declared by competent authority to be unserviceable by one of the following methods: i) Auction ii) Sealed quotation iii) Any other suitable method.	EE/DDH	2 lac	
		SE/DOH	Full Powers	
7	Write off from returns of unserviceable T&P of which part value is recovered.	EE/DDH	25,000	
		SE/DOH	50,000	
		CE	Full Powers	
8	Sale of stores to private parties on full value plus 10% unless waived off by competent authority	CE	Full Powers	
<p>Notes:</p> <ol style="list-style-type: none"> <li>Recovery in all cases should be made in cash in advance.</li> <li>Losses mentioned against S. No. 4 above may be broadly attributed to               <ol style="list-style-type: none"> <li>Normal fluctuation of market prices</li> <li>Fair wear and tear</li> <li>Lack of foresight in regulating purchases</li> <li>Neglect after purchase</li> </ol> </li> <li>Powers mentioned against S. No. 5 (1) &amp; (2) will be exercised in respect of actual losses of stores as opposed to losses of stock due to depreciation. Losses against S(2) may be due to act of God and other calamities such as fire, enemy action, damages, obsolescence etc.</li> <li>The authority issuing orders against S. No. 6 should, after disposal of stores, of which value accounts are kept, determine and intimate to the audit officer concerned, the net amount to be written off to the final head (to be specified) as loss on stocks.</li> <li>Against Item No. 8, see also paragraph 120 of CPWA Code.</li> </ol>				
9	a) Accord of sanction to expenditure on ceremonies connected with laying of foundation stone and opening of public buildings.	CE	25,000	
		ADG	1 lac	
		Spl. DG	2 lac	
		DG	5 lac	
	b) Accord of sanction to miscellaneous expenditure on light refreshments during formal inter departmental meeting and other meetings or conferences related to works subject to general instructions issued by the Finance Ministry from time to time.	DG	Full Powers in consultation with financial advisor of Ministry/Department	
10	To make advance payment to private/inn/autonomous bodies for chemical analysis and testing of materials	CE	1 lac	
		ADG	2 lac	

## CPWD WORKS MANUAL 2014

Notes: In each case out of project contingencies subject to the fulfillment of the following conditions:

- (i). Advance payments are made only in cases where it is considered absolutely necessary.
- (ii). Advance payments made on the basis of a valid expenditure sanction of the competent authority.
- (iii). The firm should be well established and has reputation for fair dealings.
- (iv). The officer drawing the money for making advance payment shall be responsible for its adjustment for which purpose he will send the detailed bills to the Accounts Officer within a period of one month from the date of drawl of the advance. If an advance cannot be adjusted within one month of the drawl, a detailed report should be sent to the competent authority concerned.
- (v). The amount of advance shall be drawn on a simple receipt and accounted for under the final head to which the expenditure on service in question would be debited.

Sl No.	Nature of Power	Designation of officer	Extent of Powers (In Rupees)	Remarks/Reference
11	To write off infructuous expenditure on construction	SE/DOH	1% of contract value subject to ceiling of Rs. 50,000	
		CE	1% of contract value subject to ceiling of Rs. 1 lac	
12	Grant of extension of time and rescheduling of mile stones a) Without levy of compensation	AE/AEE/ADH/EE/DOH	Full Powers in respect of contracts amounting up to his power to accord TS	
		SE/DOH	Full Powers	
		SE/DOH	Full Powers	
13	Augmentation of electrical power supply to the residences of VIPs up to maximum electrical load sanctioned (a) Ministers (b) Judges of Supreme Court/High court (c) Members of Parliament (d) Secretaries/Additional Secretaries & equivalent officers.	CE	Full Powers	
		SE	4 Crore	
		CE	15 Crore	
		ADG	Full Powers	
14	To undertake deposit works for new clients: (a) At full rates of departmental charges or all Central Govt. works and works of autonomous bodies fully funded by the Central Govt. where no departmental charges are to be levied.	DG	Full Powers	
		CE	5 Crore	
		ADG	9 Crore	
		Sp. DG	15 Crore	
	(b) At rates lower than full rates of departmental charges	DG	Full Powers	

Notes: Delegation of full Powers will be subject to the condition that the departmental charges to be charged shall not vary by more than 20% of the standard departmental charges.

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Sl No.	Nature of Power	Designation of officer	Extent of Powers (In Rupees)		
			Original works	Maintenance works	Works in Area*
15	Acceptance of lowest tender with or without negotiations including splitted up projects/works/sub head/packages.	AE/AEE/ADH	4 lac	2 lac	
		EE/DDH	50 Lac	30 Lac	
		SE/DDH	400 Lac	200 Lac	
		CE	1500 Lac	750 Lac	
		ADG*	2500 Lac	1250 Lac	
		Spl. DG*	3000 Lac	1500 lac	
		C. W. Board*	Full Powers	Full Powers	
Note : * The ADG/Spl.DG/DG/Central Works Board shall issue approval for acceptance of tender by CE.					
16	Acceptance of single bid/tender against open tender with or without negotiations including splitted up projects/works/sub head/packages.	AE/AEE/ADH	1 lac	50,000	
		EE/DDH	15 Lac	7.5 Lac	
		SE/DDH	200 Lac	100 Lac	
		CE	750 Lac	375 Lac	
		ADG*	1250 Lac	625 Lac	
		Spl. DG*	1500 Lac	1000 Lac	
		C. W. Board*	Full Powers	Full Powers	
Note : * The ADG/Spl.DG/DG/Central Works Board shall issue approval for acceptance of tender by Full reasons should be recorded by the approving authority who should also guard against contractor holding unjustifiably higher rates.					
17	Award of work with call of quotations	Extent of Power (In Rupees)			
		Original works	Maintenance works	Works in Area*	
	(a) Urgent works through open call of quotations	AE/AEE/ADH	75,000	75,000	—
		EE/DDH	5 lac	5 lac	7.5 lac
		SE/DDH	15 lac	15 lac	22.6 lac
		CE	35 lac	35 lac	50 lac
		ADG*	125 lac	125 lac	200 lac
		Spl. DG*/DG*	225 lac	225 lac	275 lac
		C. W. Board*	Full Powers	Full Powers	
	(b) Emergent works through spot quotation**	EE/DDH	10 lac	10 lac	
		SE/DDH	30 lac	30 lac	
		CE	70 lac	70 lac	
		ADG*	250 lac	250 lac	
		C. W. Board*	Full Powers	Full Powers	
The ADG/Spl.DG/DG/Central Works Board shall issue approval for acceptance of quotation by CE.					
Emergent works are defined in para 2.2 of Manual apart from works as defined below:					
Works ordered by OSD/PS to PM, OSD to Dy PM and Secretary to Vice President in office of President, Prime Minister, Deputy Prime Minister and Vice President to be executed by CPWD within a specific					

frame shall be deemed to have been declared emergent works as per MoUD order No. 18/21/2003-W/W/DG/W/W.3 dated 25.11.2003.

Works on a specific reference from the Secretary/Joint Secretary (P) to the President of India may be declared emergent works by the Chief Engineer (NDZ)-I as per MoUD order No.18/21/2003-W/W/DG/W/W.3/CSO/SI(C&M)/CPWD/2002 dated 22.04.2004.

These financial power for emergent works to the CPWD officers were delegated vide MoUD letter No. 19011/19/2001/DS(W) dated 17.1.2001.

Expenditure on work orders for emergent works will not be counted towards annual financial ceiling for BE & SE as per financial Powers delegated to the CPWD officers vide MoUD letter No. 19011/19/2001/DS(W) dated 17.1.2001.

VP Area means Parliament House, President House, Vice President House, Prime Minister's Office, PM House, Dy. PM House and residences of former Presidents and Prime Ministers.

Sl No.	Nature of Power	Designation of officer	Extent of Power (in Rupees)	
			Original works	Maintenance works
18	Award of work to labour co-operative societies without call of tenders	EE/DDH	5 lac	5 lac
		SE/DDH	10 lac	10 lac
19	Award of work by negotiations, ab-initio after infructuous call of tender or with a firm which has not quoted for execution of the remaining work after rescission of the contract	AE/AIE/ADH	75,000	
		EE/DDH	5 lac	
		SE/DDH	15 lac	
		CE	40 lac	
		ADG*	200 lac	
		Spl. DG*	300 lac	
		DG*	400 lac	
G.W. Board*	Full Powers			

Note : \*The ADG/Spl.DG/DG/Central Works Board shall issue approval for acceptance of tender by CE.

Sl No.	Nature of Power	Designation of officer	Extent of Power (in Rupees)	
			Original Works	Maintenance work
20	Splitting up projects / works/ sub-heads/packages (sanctioned cost of project/work/distinct sub head/package being criteria)	EE/DDH	50 lac	30 lac
		SE/DDH	400 lac	200 lac
		CE	1500 lac	750 lac
		ADG/DG	Any amount	Any amount

- (i) If different packages are proposed for single sanction, prior approval of concerned ADG shall be necessary.
- (ii) Each package as approved by ADG shall be considered as distinct sub-head.
- (iii) The technical sanction of these distinct sub heads shall be accorded by the same authority who was originally competent to accord the technical sanction for the entire sanction/work.
- (iv) The tenders for the same shall be accepted by the competent authority who has accorded the technical sanction mentioned in rule (iii) above irrespective of value of work, provided the tendered amount does not exceed the delegated financial Powers as per CPWD Works Manual.

Sl No.	Nature of Power	Designation of officer	Extent of Powers (in Rupees)		
21	Approval for smaller works likely to crop up during the execution of work/project and for which no provision exists in the sanctioned project estimates	SE	Full Powers equal to Powers to accord TS subject to availability of funds under sub head "contingencies" in the sanctioned project estimate and approval from client.		
		CE	Full Powers to approve such works subject to availability of funds under sub head "contingencies" in the sanctioned project estimate and approval from client.		
22	Award of work order (Annual list)	Designation of officer	Extent of Power (in rupees)		
			Original works	Maintenance works	VIP Area*
	(a) Normal works through publicity on set/notice board	AE/AEE/ADH	7.5 lac	9 lac	15 lac
	In addition to sub-division Powers	EE/DDH	50 lac	60 lac	100 lac
	In addition to Sub-Division and Division Powers	SE/DOH	150 lac (per division)	180 lac (per division)	300 lac (per division)
	CE	Full Powers	Full Powers	Full Powers	

\* VIP Area means Parliament House, President House, Vice President House, Prime Minister's Office, PM House, Dy. PM House and residences of former Presidents and Prime Ministers.

Sl No.	Nature of Power	Designation of officer	Extent of Powers (in Rupees)	Remark/ Reference
23	a) Fixing of Reserve Price for Sale/dismantling and disposal of dismantled materials of public building without land			
	(i) other than purely temporary structure	CE	50 lac	
		ADG	Full Powers	
	(ii) Purely temporary structure	EE/DDH	Full Powers subject to conditions mentioned in para 127 of CPWD code.	
		SE/DOH	Full Powers if the structure is to be sold at lower than reserve price.	
	(b) To accept highest tender bid for disposal of building materials after dismantling the govt. building without land.			
	I) Above the reserve price	EE/DDH	60 lac	
		SE/DOH	400 lac	
		CE	Full Powers	
	II) Below reserve price	EE/DOH/SE/DOH/CE	Decision to be taken by next higher authority	
ADG		Full Powers		



Sl No.	Nature of Power	Designation of officer	Extent of Powers (In Rupees)	Remark/Reference	
	(c) Acceptance of single bid/tender against open tender				
	i) Award above reserve prices	BE/DOH	60,000		
		SE/DOH	50 lac		
		CE	150 lac		
		ADG	200 lac		
		Spl. DG	300 lac		
		C. W. Board*	Full Powers		
<p>Note: The ADG/Spl. DG/DG/Central Works Board shall issue approval for acceptance of tender by CE.</p> <p>(i) Reserve price shall be fixed on assessed salvage value of dismantled materials only.</p> <p>(ii) Authority competent to fix reserve price will be competent to fix salvage value of dismantled materials also.</p>					
	Nature of Power	Designation of officer	Extent of Power (In Rupees)		
24	Purchase of inspection vehicles in consultation with IPD of MoUD.	DG	Only for replacement of vehicles survey reported in accordance with government instructions on the subject from time to time		
25	Award of technical sanction to detailed estimates and issue of NIT/Composite NIT	Designation of officer	Extent of Power (In Rupees)		
				Original works	Maintenance works
			AE/AEE/ADH**	4 lac	2 lac
			EE/DOH	50 lac	30 lac
	SE/DOH	400 lac	200 lac		
	CE/CPM/PM	Full Powers	Full Powers		
26	Acceptance/challenge of arbitration award in consultation with Finance Officer of zonal office and law ministry	Designation of officer	Extent of Power (In Rupees)		
			CE	25 lac	
			ADG	100 lac	
			Spl. DG	500 lac	
	DG	Full Powers			
27	A/A & E/S for construction of houses for CPWD project staff for major projects	Designation of officer	Extent of Power (In Rupees)		
			ADG	400 lac	
			Spl. DG	500 lac	
	DG	Full Powers			
<p>Note: This will be subject to the condition that the cost of construction will be met out of the contingencies of the project where there is no separate provision for the same.</p>					
28	(i) Award of Administrative Approval & Expenditure sanction for construction of houses for CPWD maintenance staff.	Designation of officer	Extent of Power (In Rupees)		
			ADG	100 lac	
			Spl. DG	300 lac	
	DG	500 lac			
<p>* House of project costing more than Rs. 500 lac, pre budget financial scrutiny to be done by the Budget Section. Note: Due care should be taken to ensure that Powers are not used to create separate pool of accommodation and to ensure that Spl. DG/ADG would draw up a list of maintenance staff for whom the quarters near the inquiry office are essential.</p>					

Sl No.	Nature of Power	Designation of officer	Extent of Powers (In Rupabs)	Remark/Reference
29	Powers to modify contract conditions	ADG	*10%	
		Spl. DG	*15%	
		DG	*25%	
		CW Board	Full Powers	
* Where financial implication is up to percentages shown of the contract amount.				
30	Acceptance of tender conditions not in line with the standard conditions	Spl. DG/DG	Full Powers	
31	Purchase of Tools and Plants	EE	10 lac	
		SE	20 lac	
		CE	Full Powers	
32	To allow State PWD contractors to tender for the works of CPWD outside the State in which enlisted	ADG	Full Powers	
33	Accord of sanction to extra/substituted items (a) For works within Powers to accord T/S under his own authority (b) For works within Powers of T/S of higher authorities	AE/AEE/ADH	30% of contract amount	
		EE/DDH	30% of contract amount	
		SE/DOH	30% of contract amount	
		CE/PM(SE)	Full power	
		AE/AEE/ADH	15% of contract amount or 30% of power to accord T/S, whichever is lower.	
		EE/DDH	15% of contract amount or 30% of power to accord T/S, whichever is lower.	
		SE/DOH	15% of contract amount or 50% of power to accord T/S, whichever is lower.	
CE/PM/PM(SE)	Full Powers			
34	Deviation in quantities of agreement items (a) For works within Powers of T/S under his own authority (b) For works within Powers of T/S of higher authorities	AE/AEE/ADH	10% of contract amount	
		EE/DDH	15% of contract amount	
		SE/DOH	30% of contract amount	
		CE/PM(SE)	Full Powers	
		AE/AEE/ADH	10% of contract amount or 30% of power to accord T/S, whichever is lower.	
		EE/DDH	15% of contract amount or 30% of power to accord T/S, whichever is lower.	
		SE/DOH	20% of contract amount or 50% of power to accord T/S, whichever is lower.	
		CE/PM(SE)	Full Powers	

## Note :

1. Deviation means increase or decrease in quantities of agreement items.
2. Deviations upto  $\pm 10\%$  of agreement quantity will not require any sanction.
3. Items deviating beyond  $\pm 10\%$  of agreement quantity needs sanction for total deviation (including initial  $\pm 10\%$ ).
4. The amount of a deviation statement shall be the sum of absolute value of deviated amounts of all individual items.
5. The financial powers at sl. no. 33 and 34 shall be limited to the extent that the contract condition for overall deviation of agreement amount, if any, is not violated.

35 Purchase of Materials				
35(i) from open market through tenders or through DGS&D rate contracts	Designation of officer	Extent of Power (in Rupees)		
		Individual Supply Order	Annual Ceiling	
			Normal division	For maintenance divisions dealing with furnished accommodation
	AE/AEE/ADH	40,000	4 Lac	6 Lac
	EE/DDH	6 Lac	60 Lac	80 Lac
	SE/DDH	40 Lac	400 Lac	600 Lac
	CE	150 Lac	1500 Lac	2250 Lac
	ADG	500 lac	Full Powers	Full Powers
	(i) Under his own Authority			
	(ii) With Approval of Spl. DG	1000 lac	Full Powers	Full Powers
	(iii) With Approval of DG	Full Power	Full Powers	Full Powers
35(ii) from open market through quotations	Designation of officer	Extent of Power (in Rupees)		
		Individual Supply Order	Annual Ceiling	
			Normal division	For maintenance divisions dealing with furnished accommodation
	AE/AEE/ADH	8,000	80,000	1.2 Lac
	EE/DDH	1.2 Lac	12 Lac	18 Lac
	SE/DDH	8 Lac	80 Lac	120 Lac
	CE	30 Lac	300 Lac	450 Lac

## Note:-

- The annual ceiling mentioned in 35(i) above includes annual ceiling mentioned in 35(ii) above.
- Manual Provisions in para 37.3 and 37.4 prescribe procedure for purchase of materials through DGS&D or through open market and financial powers delegated to various officers respectively.
- Purchase of the materials should be through DGS&D rate contract, if available or from open market either by issuing supply order after call of tender or by call of quotations as prescribed in para 37.3 of CPWD Works Manual. But the sum of purchase of material through DGS&D rate contract, through tenders and through quotations should not exceed the annual ceiling mentioned in 35(i) above.

36 (a) Local purchase of petty stationary stores	EE/DDH	20,000 PA
	SE/SA/DDH	1.5 lac PA
	CE/CA	2 lac PA
	ADG	3 lac PA
	Spl. DG	5 lac PA
	DG	Full Powers
(b) Local purchase of Drawing Stationery	SE/SA/DDH	50,000 PA
	CE/CA	2 lac PA
	ADG	3 lac PA
	Spl. DG	5 lac PA
	DG	Full Powers

Sl No.	Nature of Power	Designation of officer	Extent of Powers (in Rupees)		
37	(i) Permanent imprest to AE/Asst. Architect/Deputy Architect provided imprests are not allowed to JEs at the same time	AE / Asst. Architect / Deputy Architect	10,000		
	(ii) Local Purchase Powers of AE/Asst. Architect/Deputy Architect out of permanent imprest	AE / Asst. Architect / Deputy Architect.	2000 for petty payments		
38	Engagement of private Architects/ Consultants	CE/CA	Full Powers*		
	Note: * The power is subject to fulfillment of conditions laid down in para 6.13 of Section 6 of the Manual.				
39	To sanction Mobilization Advance	EE/DOH	Full Powers as per terms of agreement.		
40	Declaration of specialized items	ADGs/Spl. DG	For works in their respective regions.		
		ADG (TD)/Spl. DG (HQ)	For works for entire CPWD		
41	Contingencies and its utilization	Designation of officer	Extent of Power (In Rupees)		
			When sanctioned cost of the work is within his power to accord TS	Other works	
			EE	Full Powers to utilize available contingencies	5 lac.
			SE/DOH	Full Powers to utilize available contingencies	15 lac.
CE/PM(SE)	Full Powers to utilize available contingencies	Full Powers			
42	Invitation of tenders for components parts	EE	Up to 10% of TS power		
		SE	Up to 10% of TS power		
		CE	Full Powers		

## Note :

- The delegation of Powers for Project Manager will be same as per his existing designation i.e. SE/CE/ADG except SE designated as Project Manager where Powers of Project Manager (SE) for Technical Sanction Extra/SI & Deviated Items will be equal to Chief Engineer i.e. for item No. 21, 25, 33, 34 & 41. The Powers of CPM shall be equal to Chief Engineer.
- The Powers delegated to any officer to be used by Senior Officer also if required or if officer of the same rank is not available in the unit. For example the Powers for Extension of time to be used by CE where SE is not available in the unit.
- The power delegated to individual officer are also applicable to officers of equivalent rank for all four streams i.e. Civil, Electrical, Horticulture & Architectural depending upon nature of duties.
- Project and original work in buildings or New road construction works and the strengthening of road surface shall be considered as original works. Maintenance works including works of upgradation, aesthetic, special repair, addition/alteration in building and items related to road work like upgradation, improvement of footpath & central verge, improvement of carriage way by patch repair or annual/periodical repairs of road surface and W & M/O works shall be treated as maintenance work.

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Delhi Development Authority  
(Work Advisory Board)

No: WAB 1(76) Vol.41/Secy./2016/27

Date: 11/11/2016

Sub: Minutes of the 7<sup>th</sup> WAB (2016) meeting held on 09.11.2016 at 2.30 PM in the Conference Hall, 1<sup>st</sup> floor, B-Block, Vikas Sadan, INA, New Delhi.

Minutes of 7<sup>th</sup> WAB (2016) meeting held on 05.11.2016 at 2.50 PM in the Conference Hall, 1<sup>st</sup> Floor, B-Block, Vikas Sadan, INA, New Delhi, are enclosed here with for favour of information & necessary action.

Re:- As above

(R.K. Bhargava)  
Secretary (WAB)

In Circulation to:

- i) Chief Engineer (Dwarka Zone), DDA.
- ii) Chief Engineer (South Zone), DDA.
- iii) Chief Engineer (Project Zone), DDA.
- iv) Chief Engineer (Connaught Place Zone), DDA.

Copy to:

- i) Sr. PS to VC, DDA for kind information of the letter.
- ii) AD to EM, DDA for kind information of the letter.
- iii) Sr. PS to FM, DDA for kind information of the letter.
- iv) Chief Engineer (JAC), DDA for kind information.
- v) Commissioner (Planning), DDA.
- vi) Chief Architect, DDA.
- vii) Chief Account Officer, DDA for kind information.
- viii) Chief Legal Officer, DDA for kind information.
- ix) Sr. AO/CAI (Dwarka Zone), for kind information.
- x) Sr. AO/CAI (North Zone), for kind information.

*RS*  
11/11/2016  
Secretary (WAB)

(1) cf-3

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169

URDU DEVELOPMENT AUTHORITY  
(WORKS ADVISORY BOARD)

No. WAP-1 (76)/Vol.41/Secy.2016/

Date:

Subject: Draft Minutes of the 7<sup>th</sup> WAB (2016) meeting held on 09.11.2016 at 2.30 PM in the Conference Hall, 1<sup>st</sup> floor, B-Block, Vikas Sadan, INA, New Delhi. The List of officers, who attended this meeting, (as per Annexure-A)

Present (S/Shri)

- |                      |                       |                   |
|----------------------|-----------------------|-------------------|
| 1. Uday Pratap Singh | Vice Chairman         | Chairman          |
| 2. Dr. Mahesh Kumar  | Engineer Member       | Member            |
| 3. Venkatesh Mahan   | Finance Member        | Member            |
| 4. Dhruv Kumar       | Chief Engineer (OAC)  | Member (On leave) |
| 5. Santosh Kumar     | Chief Account Officer | Member            |
| 6. R.K. Bhanuwaraja  | EO-II to IIM          | Secy. (WAB)       |

Others (S/Shri)

- |                 |                              |
|-----------------|------------------------------|
| 1. D.P. Singh   | Chief Engineer (Dwarka Zone) |
| 2. Ramesh Kumar | Chief Engineer (South Zone)  |
| 3. A.K. Garg    | Chief Engineer (Project)     |
| 4. V.K. Dhar    | Chief Architect              |
| 5. Anil Bahad   | Director (Works)             |
| 6. H.K. Bhatti  | Director (Planning) Rohini   |

The following agenda items were discussed.

A) Category "C" - New Items

1. WAB Agenda Item No.426A/CE(R)

Name of Work :- Development of 153.55 Hectare of Land in Sector- 36 (Part), Rohini, Phase-V.

SH:- Construction of (12 m R/W & 9m R/W Roads) of plot C1 & C2 in Sector 36, Rohini, Ph-V.

(Permission to foreclose of the agreement of M/s Bansal Associate and to release the performance guarantee and earnest money of Agency as per provision of the contract be accorded by WAB)

The agenda note submitted by CE(Rohini) vide above agenda item no was presented by CE(Rohini) with the recommendation to accord permission to foreclose the agreement of M/s Bansal Associates within work was accepted vide letter no. F50(732)/MRP7-M/DDA/2015-16/535 dated 22.07.2015 after the acceptance/approval of WAB vide agenda item no 426/CE(Rohini)2015-16. As requested by CE(Rohini) that as per direction of Hon'ble Supreme Court dated 10.03.2014, the development works in Sector-34(Part), Ss, 36 and 37 have to be completed by 31.07.2016. The Hon'ble Supreme Court has also directed to Police authority for

107

police force has been provided till date. The clear site is still not handed over to agency due to Barwala Villagers agitation. The agency was requested vide letter dated 22.09.2015 to extend the time for six month period without any escalation in cost. CE(Rohini) further stated that there is no escalation clause in the agreement. The agency vide letter dated 24.09.2016 intimated that the site was not handed over to him even after stipulated time of completion i.e. 30.11.2015 and has requested to close the agreement and release his PG as well as earnest money.

After due discussion and deliberation the board decided to accept the recommendation of CE(Rohini) for foreclosure of agreement of M/s Bansal Associates with the direction to recall the tender as the court has vacate status quo on the land under reference.

2. WAB Agenda Item No.422 A/CE(R)

Name of Work :- Development of 122.92 Hect. of land at Sector-37 (Part) in Rohini Phase-V.

SH:- C/A 9.00cm & 12 M Internal roads (1st Phase Treatment) in Plot A-1 & C-2, Sector-37 (Part) Phase-V Rohini.  
 (Permission to foreclose of the agreement of M/s Bansal Associates and to release the performance guarantee and earnest money of Agency as per provision of the contract as recorded by WAB).

Agenda note submitted by CE(Rohini) vide above mentioned item no. was presented by CE(Rohini) with the recommendation to accord the permission to foreclose the agreement to accord the permission to foreclose the agreement of M/s Bansal Associates whose work was awarded vide letter no. MS/1/UPD-G/ODA/2014/14/1 dated 30/07/2015 and the acceptance/approval of WAB vide agenda item no.426/CE(Rohini)2015-16.

The agenda note submitted by CE(Rohini) vide above agenda item no. was presented by CE(Rohini) with the recommendation to accord permission to foreclose the agreement of M/s Bansal Associates whose work was awarded vide letter no. MS/1/UPD-G/ODA/2015-16/585 dated 22.07.2015 after the acceptance/approval of WAB vide agenda item no. 426/CE(Rohini)2015-16. As reported by CE(Rohini) that as per direction of Hon'ble Supreme Court dated 10.03.2014, the development works in Sector-37 (Part), 35, 36 and 37 have to be completed by 31.07.2016. The Hon'ble Supreme Court has also directed to Police authority for providing police force to DDA so that work could be completed within time frame, but no police force has been provided till date. The clear site is still not handed over to agency due to Barwala Villagers agitation. The agency was requested vide letter dated 22.09.2016 to extend the time for six month period without any escalation in cost. CE(Rohini) further stated that there is no escalation clause in the agreement. The agency vide letter dated 24.09.2016 intimated that the site was not handed over to him even after stipulated time of completion i.e. 30.11.2015 and has requested to close the agreement and release his PG as well as earnest money.

After due discussion and deliberation the board decided to accept the recommendation of CE(Rohini) for foreclosure of agreement of M/s Bansal Associates with the direction to recall the tender as the court has vacate status quo on the land under reference.

3. WAB Agenda Item No.401A/CE(Rohini)

Name of Work :- DWO 258.17 Hect. And 445.07 Hect. Of land in Phase-IV and V, Rohini.

SH:- Providing and laying Peripheral Sewerage Scheme in Sector-29(Pt.), 30(Pt.), 34 and 35 Rohini.  
(Permission to foreclose of the agreement of M/s Tirupati Cement Products and to release the performance guarantee and earnest money of Agency as per provision of the contract be accorded by WAB)

Agenda note submitted by CE(Rohini) vide above mentioned agenda item no was presented by CE(Rohini) with the recommendation to accord the permission to foreclose the agreement of M/s Tirupati Cement Products when work was awarded vide letter no F2 (127)/MRPD-2/DDA/2012-13/504 dated 15.04.2013 after due acceptance/approval of WAB vide agenda item no. 401A/CE(Rohini) 2015-16. As reported by CE(Rohini) that agency had completed major part of work in sector-29 (Part), 30 (Part) and part of sector-34 Rohini on the available site which is 67% (approx.) of total work area and rest of the site of site of Sector-34 and 35 could not be made available to the agency till date due to Barwale Villager's agitation as well as non-providing police protection by Delhi Police protection by Delhi in spite of best efforts. The agency has intimated vide letter dated 20.10.2016 that he is only willing to do any further work after payment of sanction, damages and other expenses incurred till date due to abnormally delay in the work and hence not agree to execute the work on agreement rates.

It is also further stated that as per decision of WAB meeting held on D.D.2015 that if the contractor are not ready to extend their time period without any escalation the same should be put up for closure to the Competent Authority.

After due discussion and deliberation the board decided to accept the recommendation of CE(Rohini) for foreclosure of agreement of M/s Tirupati Cement Products with the direction to recall the tender of balance over as the court has vacate status quo on the land under reference.

4. WAB Agenda Item No. 340/CE(Dwarka) 2015-16

Name of Work:

C/o 71 Public toilets in DDA parks/green areas falling within jurisdiction of CE(Dwarka) DDA on "Build, Operate and maintenance" basis including operation and maintenance of existing 31 public toilets & 39 Bio-toilets in DDA parks/green with Vedic Gay Pindia (VGP) provisions.

(Request for acceptance of the offer of consortium led by M/s Prabhakar Advertisement (P), Ltd.)



The agenda note submitted by CE(Dwarka) vide letter no. PO to CE(DWKA) P1955/6017/WO-6/20-13/ODA/2664 dated 07.11.2016 was processed by CE(DWKA) with the request to accept the offer of consortium led by M/s Prabhakar Advertising (P) Ltd. CE(DWKA) further stated

that in the various SOMs of the VC, DDA, it was discussed that the quality of maintenance of the toilets to the DDA-participated is not up to the mark. It was also decided that apart from maintenance of the toilets already constructed by DDA, some more toilets needs to be constructed and all the toilets i.e. existing together with new toilets need to be maintained of good standard.

In Dwarka Zone, total 31 public toilets of conventional type and 39 bio-toilets are existing. Addl. Commr. (Landscape) provided the 71 details of new toilets to be constructed in the existing parks of DDA.

It was also decided in the SOM by VC, DDA that construction of new toilets be taken up on PPP mode under the provisions of Viable Gap Funding.

In the PPP Mode the Agency shall earn the revenue from the advertisement rights granted by the DDA on the 2 sides of the toilets and the 10% of the total length of the park per toilet. In addition to this a small flower shop near the toilet can be established by the party. The construction cost for the 71 new toilets was estimated by DDA to be Rs. 4,26,57,000. The Agency to appointed on PPP Mode shall construct these 71 toilets in 6 months from the date of issue of letter of acceptance and maintain the same up to the standards given in the RFP for the 5 years thereafter. The existing 31 conventional toilets and 39 bio-toilets shall also be maintained by this agency from the date of issue of acceptance for the period of 5 and 10 years. It was considered that advertisement alone may not be sufficient for the financial viability of the construction and maintenance of these toilets, by this agency, as such provision of Viable Gap Funding (VGF) was made in the RFP that DDA shall provide the financial assistance of 20% (max.) of the estimated cost of construction of toilets Rs. 4,26,57,000 i.e. Rs. 85,31,400.

Affix wide publicity through Newspapers & sending the RFP to 29 agencies all over India to get good response. The pre bid meeting with the intending parties was held on 6.6.2016 wherein these prospective bidders have demanded that 5 years period is not financial viable and DDA should extend upto 10 years. Responding to views of the prospective bidders, the period was extended from 5 to 10 years for the new toilets to be constructed by the party and for old toilets from 3-1/2 (Five & Half years) to 10-1/2 (Ten & half years) vide corrigendum dated 10.06.2016.

On date of opening of bid i.e. on 15.07.2016 only two bids were received i.e.

1. Consortium led by M/s Prabhakar Advertising (P) Ltd.
2. Consortium led by M/s Graphixs Pvt. Ltd.

After opening of the financial bids, the following offers have been received:

1. Consortium led by M/s Prabhakar Advertising (P) Ltd.
- (2) The fund required from DDA—NIL—
- (3) With pay Rs. 2.51 crores to DDA in 10.35 years.

2 p-5

(10)

- 1. Consortium led by M/s Graphixads Pvt. Ltd.
- (i) The fund required from DDA 18% of the max. VGF Rs. 76,78,250/- (copy of financial bids attached as Annexure B1 & B2).

Since, Consortium led by M/s Prabhakar Advertising Pvt. Ltd. has quoted minor VGF with altered terms and conditions as such they were called for the correction in their offer to be at par with RFP conditions. Now they have corrected their offer strictly at PAR with the RFP vide their letter dated 8.10.2016 and 10.10.2016.

The validity of the offer expired on 12.10.2016. The agency was asked to extend the validity of their offer which they have now extended vide letter dated 25.10.16 up to 12.11.2016.

CE(DWC) further stated that in this instant case agency has agreed to pay to DDA Rs. 2.5 Crores in two installments in a span of 6 months in signing of agreement.

The agency shall be responsible for construction of 71 New toilets investing about 5 crores as per the specification given in the RFP and operation and maintenance of 51 existing conventional toilets of DDA and 35 bio toilets for 10 years the operation and maintenance of newly constructed toilets for 10 years. Agency will also pay 5% performance bank Guarantee at the time of signing of agreement. They will save repeating money by the right of advertisement given to Lion on 3 sides of the toilets, one flower shop near the toilets and on the 10% area of the wall of the each park per toilet. All taxes including sharing of the advertisement money with respective Municipal Corporation will be done by the agency.

DDA is only be able to share the money from 2.51 crores to the Corporation, if demanded. The matter is placed before the WAB for acceptance of the offer of the Consortium led by M/s Prabhakar Advertising (P) Ltd.

On query from the board CE(DWC) clarified that period of maintenance of toilet from 5 and half years is extended upto 10 1/2 years on the prospective tender during the pre-bid meeting held on 08.06.2016 and duly accepted by EM, DDA, however bid Consortium originally was approved by Vice Chairman, DDA.

After due discussion and deliberation the board decided to accept the recommendation of CE(Dwarka) for acceptance of offer given by consortium led by M/s Prabhakar Advertising (P) Ltd.

- 2. Name of Work:
  - o/o 51 toilets in DDA parks/green areas falling within
  - jurisdiction of CE(SZ)DDA on "Build, operate and
  - maintainance" basis including operation & maintenance
  - of existing 28 public toilets and 11 bio toilets in DDA
  - Parks/Green with Viable Cap Funding (VGF) Provision.

The agenda note submitted by CE(SZ) vide no. 35(63)SED-11/DDA/A/2016-17/1575 dated 08.11.2016 was presented by CE(SZ) with the request that the case of rejection of tender of

status mentioned work be placed before the WAB for information. The CE(SZ) further stated that the RFP for above mentioned work was prepared on the basis of already prepared RFP by Dwarika Zone.

The tenders were invited by EB(S&D-1) and technical bid was opened on 07/09/2016 and only 2 agencies were participated in the tenders.

- (1) M/s Graphicsz Pvt. Ltd.
- (2) M/s Prabhakar Advertising (P) Ltd.

While processing the case some irregularities was observed relating to Experience Certificate/Work Experience. The agencies were asked to submit the documents related to Experience Certificate/Work Experience. M/s Prabhakar Advertising Pvt. Ltd. submitted the documents via Email as well as in the shape of hard copies on 26.08.2016 & 27.08.2016 respectively. Whereas M/s Graphicsz Pvt. Ltd. did not submit the requisite documents.

In view of this M/s Prabhakar Advertising Pvt. Ltd. becomes the single tender and there is not enough competition in this tender.

The committee in its meeting held on 27.10.2016 under the chairmanship of PM, DDA has directed in 2(c) "After discussion in the meeting, all above officers are of the opinion that since it is a single tender and enough competition would not be available. Based on this ground, committee recommended rejection of tenders and there is no need to open the financial bid of single tender." The copy of minutes of meeting dated 27.10.2016 was also sent to meeting.

CE(SZ) further stated that tender on PPP mode was not successful in case of Metro Phase district centre and in Metro also. Hence permission may also be accorded to construct these toilets on conventional basis and further handed over to (Hort) for maintaining the toilets. Advertising on toilets/works will can be displayed through advertising agencies by land disposal branch.

After due discussions and deliberations the board decided to accept the proposal submitted by CE(SZ), DDA.

6. Name of Work:

Construction of flyover-cum-ROB on UTR-1 at Narala.  
(Permission for rejection of tender)

CE (Project) was placed agenda on table with the permission of chairperson and presented that the proposed flyover is on UTR-1 and the alignment on the same was approved by UTRIPAC in the meeting. This project was closely monitored by Ministry of Urban Development and in the meeting held on 29.4.2016 it was directed that the tenders for the above works may be called in anticipation of final approval from Ministry of Urban Development. Accordingly tenders for the above work were called after receipt of financial concurrence from the competent authority on 15.5.2016 for Rs.4,37,21,46,17/- The tenders for the above work opened in 2 bid format i.e. technical bid and financial bid. The tender was received on 1.7.2016 and technical bid was opened on the same day i.e. 1.7.2016. Six (6) offers were received, out of which five (5) were found eligible and recommended for opening of financial bid. The proposal was also put up in 100% VC meeting and VC was of the view that it will be called up after release of the land from Ministry. So far 20 tenders have been received.

and it appears that this is not going to release in near future. In this regard, the comments of CAO dt. 29.3.2016 are reproduced below:-

"The observation and comment on CAO para alongwith the reply to PAC is placed opposite on Master Plan Roads/DIP decision on projects is still pending in MOUD. NCT has also referred the matter of DIB to JTF. Once the JTF submits its report to DDA, it will be placed at the disposal of PSC. Thereafter it will be the decision of PSC on the proposal."

Since the amount of earnest money is Rs. 2,59,53,213/- and no decision on this will attract claims.

Keeping in view the above facts and other financial implications, it is proposed that the tender called may be cancelled as per provisions given in the tender document page 32, para 6 of PWD 5 which is reproduced below:-

"The acceptance of the tender will rest with the Works Advisory Board, DDA who reserve themselves the authority to reject any or all of the tenders without assigning any reason."

After due deliberation and discussion the board decided to cancel the above called tender.

**7. Name of Work:**

Comprehensive Mechanized housekeeping of various DDA sports Clubs, ex. & Golf Clubs.  
(Provision for splitting of housekeeping work)

The housekeeping job of various sports facilities viz. sports complexes as well as golf courses is being undertaken within the competence of Secretaries of their respective complexes. Since the job is of specialized nature, and the mechanized means must be deployed for better results so the necessity of specialized agency is felt. Keeping in view the same, the authorities have decided that this specialized job shall be taken up in a composite tender instead of separate agreement for individual complex. Accordingly, South Zone of DDA invited a composite tender which included all sports complexes and other DDA buildings of Vasant Vihar and Vikas Nagar. The tender was placed in the 4<sup>th</sup> WAB meeting held on 20.06.2016. As per the minutes of the meeting circulated vide No.WAB.176/Vol.41/Sery.2016/1156 dated 28.06.2016, it was decided that to encourage the competition, tender of sports complexes be invited separately. In the senior officers meeting, this office has been entrusted to take up the responsibility of framing NIT and according Technical Sanction of the estimate at the earliest so that tender without any delay.

The sports facilities are scattered all over Delhi. It would neither be feasible nor practically possible for single agency to manage housekeeping job of all sports complexes under one agreement. To encourage better competition and supervision the housekeeping jobs in sports complexes may be divided in the following five packages:-

**I. Package-1**

NOV: M/o Various Sports Complexes

SH: Comprehensive Mechanized housekeeping of various DDA Sports Complexes at Siri Fort Sports Complex, Saket Sports Complex, Squash & Badminton Stadium (Siri Fort)

Est. Cost Rs. 6,58,65,700

## 2. Package-2

NOW: M/o Various Sports Complexes

SH: Comprehensive Mechanized housekeeping of various DDA Sports Complexes at Kirtiye Swabhiman (Khe' Parkar (Pitampura), Rohini Sports Complex, Major Dhyani Chaud Sports Complex (Ashok Vihar), Paschim Vihar Sports Complex.

## 3. Package-3

NOW: M/o Various Sports Complexes

SH: Comprehensive Mechanized housekeeping of various DDA Sports Complexes at Yashwan Sports Complex, Poorvi Delhi Khe' Parkar (Dilshad Garden).

Estt. Cost: 6,51,28,964/-

## 4. Package-4

NOW: M/o Various Sports Complexes

SH: Comprehensive Mechanized housekeeping of various DDA Sports Complexes at Commonwealth Games Sports Complex, Conna Sports Complex, Netaji Subhash Sports Complex (Jasola)

Estt. Cost: 8,89,30,772/-

## 5. Package-5

NOW: M/o Various Sports Complexes

SH: Comprehensive Mechanized housekeeping of various DDA Sports Complexes at Hari Nagar Sports Complex, Dwarka Sports Complex, Vasant Kunj Sports Complex & Baba Jang Nath Sports Complex (Munirka).

Estt. Cost: Rs. 4,85,88,919/-

As per minutes of the 4<sup>th</sup> WAB (2016) meeting held on 20.06.2016 circulated vide No. WAB/1(76)/VCL/1/Secy/2016/154 dated 28.06.2016 against their No.3 "Further WAB directed that for encouraging better competition the separate tenders be called for (i) for sports complexes (ii) for office building complexes." It is proposed that WAB may allow splitting of housekeeping work and acceptance of tender as per delegation of financial powers.

After considering the above aspect and clarification board has directed to CE(Project) that the work may be split up into 3 or 4 Packages instead of 5 packages to have the better response of the bidder.

Agree of Work:

Delegation of financial powers to the Engineering Officers of Engineering Wing, DDA.

CE(Project) has authorized the agenda item for the financial power delegated to the engineering officer of D.D.A Board was enhancing in the view that first the same shall be examined at Electrical/Engineering level and then put up for next meeting.

After due deliberations and discussions the board has decided to deferred this item for the next meeting.

10

Sd/-  
(Santosh Kumar)  
Chief Account Officer

Ch. Jeeva-  
(Dhiraj Kumar)  
CJ (QAC)

Sd/-  
(Mishresh Kumar)  
Engineer Member

Sd/-  
(Venkatesh Mohan)  
Finance Member

Sd/-  
(Udai Pratap Singh)  
Vice-Chairman

*Udai*

**DELHI DEVELOPMENT AUTHORITY**  
**"PROPOSED ENHANCED FINANCIAL POWERS**  
**TO THE ENGINEERING OFFICERS OF DDA"**

197

Sl. No.	Main Item	2022-23 Revenue Expenditure	Revenue Expenditure to CPWD - 11000	Proposed amount to be retained in this year	Remarks	
		2022-23 CPWD Expenditure Rs. Lakhs	As per Budget for CPWD-11000-2022-23 Rs. Lakhs	As per Budget for CPWD-11000-2022-23 Rs. Lakhs		
1.	2.	3.	4.	5.	6.	
	To accord Administrative Approval and expenditure sanction to minor works. (a) For Residential and Non Residential building works such as community hall, PCC/Gravel/Secondary wall, Allotting in parks and also non-residential construction works like Day works, Electrical works except the major earth filling works, lights, etc. Rs. 100 Lakhs and Rs. 500 Lakhs respectively.	150 Lakhs 500 Lakhs	800 Lakhs 1000 Lakhs 250 Lakhs  400/500 Lakhs (A-15/DCI)	20 Lakhs 200 Lakhs 800 Lakhs  1200/1200 Lakhs	800 Lakhs 4000 Lakhs 25000 Lakhs  50000 Lakhs	Further Enhanc ed by CPWD ON 14-01-2 017 to give RF, electric al works and not being consid ered separ ately.
	(b) Structure repairs to BEEG/Pier/ma, common area repairs	150 Lakhs 500 Lakhs	Nil Nil	Nil 100	150.00 Lakhs 500.00 Lakhs	Gov works

CPWD  
 Sd/-  
 Sr. Asst. Secy  
 A.E-06/CPWD-III

R.O.  
 Sr. Asst. Secy  
 CPWD-III to CPWD-III

Sr. Asst. Secy  
 CPWD-III/CPWD-III

Sr. Asst. Secy  
 CPWD-III/CPWD-III

Sr. Asst. Secy  
 CPWD-III/CPWD-III



1.	Designation	Executive Engineer	2.	Project Name	Project No.	Project Location	Project Status	Project Start Date	Project End Date	Project Budget	Project Completion %
	Designation	Executive Engineer									

No.	Description	Division	Amount (Rs.)	Original Work	Maintenance Works	For Original Works	Original Work	Maintenance Works
1.	Acceptance of investment bill of material registration. (Added as per Manual including splitted up projects/works/sub-heads)	EE	21.50 Lakhs	60.00 Lakhs	30.00 Lakhs	120 Lakhs	60.00 Lakhs	60.00 Lakhs
2.	Division where ASW/48(H) is provided	EE	25 Lakhs	Nil	Nil	Nil	15.00 Lakhs	15.00 Lakhs
3.	Division where ASW/48(H) is not provided	SE	52.00 Lakhs	400 Lakhs	200 Lakhs	400 Lakhs	400 Lakhs	200 Lakhs

*Pradeep*  
 AE-EE/EE-IL  
 20-11-2018

1.	2.	3.	4.	5.	6.	7.	8.	9.
Designation	Capacity (MW)	Capacity (MW)	Capacity (MW)	Capacity (MW)	Capacity (MW)	Capacity (MW)	Capacity (MW)	Capacity (MW)
CE	1000 Lakhs under his own authority	750 Lakhs	3000 Lakhs	750 Lakhs	3000 Lakhs	750 Lakhs	3000 Lakhs	750 Lakhs
	1000 Lakhs under his own authority	2750 Lakhs in ADC	2500 Lakhs in ADC	2750 Lakhs in ADC	2500 Lakhs in ADC	2750 Lakhs in ADC	2500 Lakhs in ADC	2750 Lakhs in ADC
	1000 Lakhs under his own authority	Full powers with approval of WAB	Full powers with SW Board	Full powers with SW Board	Full powers with SW Board	Full powers with SW Board	Full powers with SW Board	Full powers with SW Board
	1000 Lakhs under his own authority	Original Works : Maintenance Works : 7.5 Lakhs	Original Works : Maintenance Works : 7.5 Lakhs	Original Works : Maintenance Works : 7.5 Lakhs	Original Works : Maintenance Works : 7.5 Lakhs	Original Works : Maintenance Works : 7.5 Lakhs	Original Works : Maintenance Works : 7.5 Lakhs	Original Works : Maintenance Works : 7.5 Lakhs
	1000 Lakhs under his own authority	Original Works : 1.5 Lakhs	Original Works : 1.5 Lakhs	Original Works : 1.5 Lakhs	Original Works : 1.5 Lakhs	Original Works : 1.5 Lakhs	Original Works : 1.5 Lakhs	Original Works : 1.5 Lakhs
	1000 Lakhs under his own authority	Original Works : 25 Lakhs	Original Works : 25 Lakhs	Original Works : 25 Lakhs	Original Works : 25 Lakhs	Original Works : 25 Lakhs	Original Works : 25 Lakhs	Original Works : 25 Lakhs
	1000 Lakhs under his own authority	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs
	1000 Lakhs under his own authority	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs
	1000 Lakhs under his own authority	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs
	1000 Lakhs under his own authority	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs	Original Works : 7.5 Lakhs

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5.1b Name of Bidder: ADG

5.1c Name of Bidder: ADG

5.1d Name of Bidder: ADG

5.1e Name of Bidder: ADG

5.1f Name of Bidder: ADG

5.1g Name of Bidder: ADG

5.1h Name of Bidder: ADG

Sl. No.	Description of Work	Quantity	Unit	Rate	Total	Remarks
1.	Design & Detailing	1	Lakhs	1.00	1.00	
2.	Award of work with cost of quotations.	1	Lakhs	1.00	1.00	
3.	Original Works	1500	Lakhs	15.00	15.00	
4.	Maintenance Works	500	Lakhs	5.00	5.00	
5.	Original Works & Maintenance Works	2000	Lakhs	20.00	20.00	
6.	Total				41.00	

Sl. No.	Name of Power	Generating capacity in MW as per OMI	Powers authorized as per OMI		Powers authorized as per OMI	Status of power (As on 31.12.2023)	Status of power (As on 31.12.2023)	Status of power (As on 31.12.2023)
			As per OMI	As per OMI				
1	Designation (As per OMI)	4	5	6	7	8	9	
1	15 Lakhs under Govt's Authority	15.00 Lakhs	15.00 Lakhs	15.00 Lakhs	CE	15.00 Lakhs under Govt's Authority	15.00 Lakhs under Govt's Authority	15.00 Lakhs under Govt's Authority
2	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	EE	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority
3	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	EE	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority
4	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	EE	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority
5	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	EE	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority	100% powers with prior approval of Govt. Authority

AS-IT/ED-III  
AS-IT/ED-III

Site	Address/Name	Special permits in DEP 4 2016-2017 2017-2018 2018-2019 2019-2020	As per Appendix of DEP 4 2016-2017 2017-2018 2018-2019 2019-2020	Full power allowed power by DEP 4 in 2013	Proposed maximum amount to be set (MW) in 2016
1.		Designs file in R&I 4.	5.	6.	7.
2.		EMR EXISTING Net existing	250 Lakhs (R&I) Full powers to City Board	250 Lakhs (R&I) Full powers to City Board	250 Lakhs. Full powers

  
 A.E. CE / ED-III  
  
 S. D. D. B. E. III

Sl. No.	Particulars	Designation	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)	Design (Reg. No.)
1	2	3	4	5	6	7	8	9	10	11	12
1	Account of work done by the Electrical Division	EE	25 Lakhs	50 Lakhs	100 Lakhs	150 Lakhs (per division)	200 Lakhs	300 Lakhs	400 Lakhs	500 Lakhs	600 Lakhs
2		SE	45 Lakhs for a revision under Circle for rice use works.	150 Lakhs (per division)	180 Lakhs (per division)	250 Lakhs (per division)	350 Lakhs (per division)	450 Lakhs (per division)	550 Lakhs (per division)	650 Lakhs (per division)	750 Lakhs (per division)
3		CE	175 Lakhs for same as a whole under his own authority. (No limit for cases approved by U.P. W.P.)	Full Powers	Full Powers	Full Powers	Full Powers	Full Powers	Full Powers	Full Powers	Full Powers

20

AE-076/20-11  
ED-II, L. EM

Date	Name of Authority	Name of Authority	Name of Authority	Name of Authority	Name of Authority	Name of Authority	Name of Authority	Name of Authority

Name	Name	Name	Name	Name	Name	Name	Name	Name

1. These limits shall be applicable independently for each authority.

2. Each authority would submit monthly return of work orders (explaining urgency) issued in a month with cumulative value of work orders issued during the financial year to its next higher authority. A copy of the return may also be enclosed to CAO.

3. Short quotation notice shall be displayed on DDA website for tenders and unique no. will be necessary in such cases.

4. Earnest money and security deposit shall be made compulsory.

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2. Each authority would submit monthly return of work orders (explaining urgency) issued in a month with cumulative value of work orders issued during the financial year to its next higher authority. A copy of the return may also be enclosed to CAO.

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3. Short quotation notice shall be displayed on DDA website for tenders and unique no. will be necessary in such cases.



4. Earnest money and security deposit shall be made compulsory.



Sl. No.	Particulars	Calculating projects in % of 35		Percent delegated to SPVC projects		Residual per unit (Percent) to be completed in work	
		Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs
1.							
2.							
3.							
4.							

Sl. No.	Particulars	Calculating projects in % of 35		Percent delegated to SPVC projects		Residual per unit (Percent) to be completed in work	
		Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs
5.							
6.	<p>(a) Splitting up projects/sub-projects/packages (separational cost of project/work/distant and need being criteria)</p> <p>FF            What are sanctions and cost of work/distant not sub-head to be split up is up to 15 lakhs.</p> <p>SE            Where sanction cost of work/distant sub-head to be split up is above 15 lakhs and upto 150 lakhs</p>	<p>Original Works 60 lakhs</p> <p>Maintenance Works 50 Lakhs</p>	<p>Original &amp; Maintenance Works 50</p>	<p>Original Works 60 lakhs</p> <p>Maintenance 30 lakhs</p>	<p>Original &amp; Maintenance Works 50</p>	<p>Residual per unit (Percent) to be completed in work 5</p>	
		400 lakhs	200 Lakhs	SE	400 lakhs	200 Lakhs	

207

  
 Asst. Secy (ED-2)  
  
 Secy to ED-1

1. No.	Nature of Power	Existing powers in COM or per S.M.	2. Was it approved in COM or otherwise?	3. Report to be prepared in COM.	Form No.
1.	<p>(a) Extension of powers of the Board of Directors to include the following:</p> <p>(i) To extend the term of office of directors.</p> <p>(ii) To extend the term of office of officers.</p>	<p>(a) To extend the term of office of directors.</p> <p>(b) To extend the term of office of officers.</p>	<p>2. Was it approved in COM or otherwise?</p> <p>3. Report to be prepared in COM.</p>	<p>1. Form No.</p>	
2.	<p>(b) Acceptance of tenders for the split up of parents.</p>	<p>CC</p>	<p>2500 Lakhs</p>	<p>CC</p>	<p>750 Lakhs</p>
3.	<p>Where sanction of cost of work of loss of all split up component against each district sub-division is upto 15 Lakhs</p>	<p>EE</p>	<p>Any amount</p>	<p>1500 Lakhs</p>	<p>Any amount</p>
4.	<p>(i) If different packages are proposed for single sanction.</p>	<p>HM</p>	<p>Any amount</p>	<p>1500 Lakhs</p>	<p>Any amount</p>
5.	<p>(ii) The technical sanction of these district sub-division heads shall be accorded by the same authority who will</p>	<p>CC</p>	<p>Any amount</p>	<p>1500 Lakhs</p>	<p>Any amount</p>

208

AS-06/00-01

AS-06/00-01

AS-06/00-01

1.	2.	3.	4.	5.	6.	7.	8.
Period of operation 2000/2001/2002 2003/2004/2005 2006/2007 & 2008/09 2010	Particulars of expenditure under head 101	Particulars of income under head 101	Particulars of expenditure under head 101	Particulars of income under head 101	Particulars of expenditure under head 101	Particulars of income under head 101	Particulars of income under head 101

Sl. No.	Particulars of expenditure under head 101	Particulars of income under head 101	Particulars of expenditure under head 101	Particulars of income under head 101	Particulars of expenditure under head 101	Particulars of income under head 101
1.	2.	3.	4.	5.	6.	7.
8.	9.	10.	11.	12.	13.	14.

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(i) The tender's  
 for the same  
 side of  
 accepted by the  
 competent  
 authority who  
 has accorded  
 the technical  
 sanction  
 mentioned in  
 note (ii) above  
 irrespective of  
 value of work,  
 provided the  
 tendered  
 amount does  
 not exceed the  
 delegated  
 amount.  
 (ii) The tender's  
 for the same  
 side of  
 accepted by the  
 competent  
 authority who  
 has accorded  
 the technical  
 sanction  
 mentioned in  
 note (ii) above  
 irrespective of  
 value of work,  
 provided the  
 tendered  
 amount does  
 not exceed the  
 delegated  
 amount.

Serial	Name of work	List of powers in sub-25 applicable to the work	Power or rights to work subject to the approval of the owner	List of powers in sub-25 applicable to the work	Power or rights to work subject to the approval of the owner	List of powers in sub-25 applicable to the work	Power or rights to work subject to the approval of the owner	List of powers in sub-25 applicable to the work	Power or rights to work subject to the approval of the owner
1.		Design & Estimation (If in the sub-25)	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work	1. Design & Estimation 2. Execution of work 3. Maintenance of work 4. Repair of work
2.		under his own authority (If full powers with prior approval of W&B.							
3.	None								

2. The tenders for the split up part shall be accepted by the same competent authority that permits such splitting for projects/works cost up to 1000 lakhs. The fact that the project/work has been split up for the purpose of inviting the tenders should however be clearly brought out to the notice of authority

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 15-5-25

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No.	National Code	Detailed description of items	To what should be converted	Present & future value based on the need	Remarks
		No. of Qty. Unit	Rate	Total	
1.		<p>ES/OM            2000/00/0000            2000/00/0000            2000/00/0000            2000/00/0000            2000/00/0000</p>	<p>2000/00/0000            2000/00/0000            2000/00/0000            2000/00/0000            2000/00/0000            2000/00/0000</p>		
		<p>Design            1. in 1000</p>	<p>1. in 1000</p>	<p>1. in 1000</p>	<p>1. in 1000</p>

complete for split up, explaining the reasons why forwarding the tenders for such works.

- The Tenders for the split up portion of projects/works costing more than 1000 lakhs shall be accepted by the CE with the prior approval of M&B. The fact that the project has been split up for the purpose of inviting the tenders, should be clearly brought out in the Memo of Work explaining the reasons while forwarding the tender for its consideration (a approval).
- Tender relating to the component parts of the projects, if the amount of such components part appears as distinct sub-head will be dealt with by the authorities concerned according to their powers of acceptance of the tenders and sanction estimates and not referred to the higher authorities even though they may form part of the project beyond their acceptance as a whole.

- The procedure mentioned in note (C) above will also apply in respect of tenders for sanitary and water supply and electrical and furniture work for which

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Sl. No.	Name of the work	Estimate amount in Rs. (Lacs)	Remarks
1.	Acceptance of single bonded and above reserve price	30,000/-	
2.	Fixing of Reserve Price for Sale/Disposal and disposal of surplus materials of public building within land.	50,000/-	

Sl. No.	Name of the work	Estimate amount in Rs. (Lacs)	Remarks
1.	Acceptance of single bonded and above reserve price	30,000/-	CE
2.	Fixing of Reserve Price for Sale/Disposal and disposal of surplus materials of public building within land.	50,000/-	CE

213  
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Sl. No.	Name of Power	Existing powers (305, 31, 319, 320)	Power delegated to the Controller	Intentional powers to be delegated to EDS	Notes
1	2.	(i) Designation (ii) Debit (iii) In (iv) Rs. (v) 4.	305, 31, 319, 320 305, 31, 319, 320 305, 31, 319, 320 305, 31, 319, 320	305, 31, 319, 320 305, 31, 319, 320 305, 31, 319, 320 305, 31, 319, 320	305, 31, 319, 320 305, 31, 319, 320 305, 31, 319, 320 305, 31, 319, 320
	(ii) purely temporary structure	approval of M&A. Full powers subject to condition mentioned in para 2.7 of CPWD code.	Full powers subject to condition mentioned in para 2.7 of CPWD code.	Full powers subject to condition mentioned in para 2.7 of CPWD code.	
		Full powers if the structure is to be sold at lower than reserve price.	Full powers if the structure is to be sold at lower than reserve price.	Full powers if the structure is to be sold at lower than reserve price.	

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 20-11-2018



SFA	Type of error	Making errors in ECA or Oid	Powers to review Oid effects	Powers to review power to be exercised by OCA	Remarks
1.	3.	<p>4. Priority of work</p> <p>5. Financially soundness of work</p> <p>6. Technical &amp; financial</p> <p>7. ECA</p>	<p>As per Appendix of work manual</p> <p>8. Cost of work (SE in B.I)</p>	<p>Author: 4. Financially sound by CPWG in Oid?</p>	<p>9.</p>

SFA	Type of error	Making errors in ECA or Oid	Powers to review Oid effects	Powers to review power to be exercised by OCA	Remarks
2.	3.	<p>1. Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>2. Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>9.</p>
3.	3.	<p>1. Authority competent to fix reserve price will be same as for dismantled material also.</p> <p>2. Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>9.</p>
4.	3.	<p>1. Authority competent to fix reserve price will be same as for dismantled material also.</p> <p>2. Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>9.</p>
5.	3.	<p>1. Authority competent to fix reserve price will be same as for dismantled material also.</p> <p>2. Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>Note: Reserve price shall be fixed on assessed salvage value of dismantled material only.</p> <p>Authority competent to fix reserve price will be same as for dismantled material also.</p>	<p>9.</p>

24

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AC-2012-11

2012-11-11



Case Number	Requester's Name	Request Description	Request Date	Request Status	Requester's Address
1	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-01-15	Completed	[Redacted]
2	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-02-20	In Progress	[Redacted]
3	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-03-10	Completed	[Redacted]
4	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-04-05	In Progress	[Redacted]
5	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-05-15	Completed	[Redacted]
6	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-06-20	In Progress	[Redacted]
7	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-07-10	Completed	[Redacted]
8	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-08-05	In Progress	[Redacted]

P.O. [Redacted] at [Redacted] should be kept in view.

Acceptance/Challenge of Arbitration Award ..... Issued Separately.

Case No.	Requester's Name	Request Description	Request Date	Request Status	Requester's Address
10	Mr. [Redacted]	To undertake deposits for new clients (a) At full rates of departmental charges for all Central Government works and works of Autonomous Bodies fully funded by the Central Government where no departmental charges are to be levied.	2001-01-15	Completed	[Redacted]
11	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-02-20	In Progress	[Redacted]
12	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-03-10	Completed	[Redacted]
13	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-04-05	In Progress	[Redacted]
14	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-05-15	Completed	[Redacted]
15	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-06-20	In Progress	[Redacted]
16	Mr. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-07-10	Completed	[Redacted]
17	Ms. [Redacted]	Request for information regarding the activities of the [Redacted] in the [Redacted] region.	2001-08-05	In Progress	[Redacted]

Note: Delegation of powers will be subject to the condition that the departmental charges to be charged shall not vary by more than 20% of the standard departmental charges.

[Redacted Signature]

Sl. No	Subject of tender	Estimated amount in Rs. (in Lakhs)	Proforma description as per BOB	Estimated amount in Rs. (in Lakhs)	Remarks
1	<p>Revised process in BOB in 2004 As per tender-2004 As per tender-2004 As per tender-2004</p> <p>Designation Extent (in Rs.)</p> <p>3.</p> <p>4.</p>		<p>As per tender-2004 As per tender-2004 As per tender-2004</p> <p>5.</p>	<p>6.</p> <p>7.</p> <p>8.</p>	9.
17.	<p>a) Such departmental changes will be reviewed at every upward revision of normal departmental changes.</p> <p>b) Deposit work will be accepted to utilize spare capacity of the BOB and should not in any way affect departmental working</p> <p>To accord A/P &amp; L/S in respect of shall quarters &amp; office building for their additional labor for and to graduation, furnishing of GDN office building.</p>	<p>1.5 lakhs</p> <p>7.5 lakhs</p> <p>45 lakhs</p> <p>250 Lakhs</p> <p>250 Lakhs</p> <p>Full powers</p>	<p>20% of the standard departmental changes.</p>	<p>1.5 lakhs</p> <p>7.5 lakhs</p> <p>45 lakhs</p> <p>250 lakhs</p> <p>Deleted</p> <p>Full powers</p>	<p>b) Such departmental changes will be reviewed at every upward revision of normal departmental changes.</p> <p>c) Deposit work will be accepted to utilize spare capacity of the BOB and should not in any way affect departmental working</p>

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 11-10-04/02-11

Being investigated by  
P.O. #  
J. J. [unclear]  
J. J. [unclear] & J. J. [unclear]  
J. J. [unclear]

Being investigated by  
P.O. #  
J. J. [unclear]  
J. J. [unclear] & J. J. [unclear]  
J. J. [unclear]

Deviation  
5.

Extent  
(F.L. or  
R.S.)  
6.

Further  
examination  
required  
7.

Only  
portion of  
article  
8.

Estimated  
value  
(F.L. or R.S.)  
9.

Note:  
This will supersede the  
circular issued vide no.  
F.5/28719C/2004/2004/75  
dated 27-07-28

Note:  
This will supersede  
the circular issued  
vide no.  
F.5/28719C/2004/2  
200/75 dated 17  
07-28

*[Signature]*  
J. J. [unclear]

*[Signature]*  
J. J. [unclear]



Sl. No.	Description of Power	Bidding/Agreement No. as per B.B.	Project Details		Type of Power	Value of Power (Rs. Lakhs)	Remarks
			Project Name	Location			
1		14/2017/0001/0001 14/2017/0001/0001	At per Appendix of CPRII was submitted 2014 2014	Full of Delivered (overhead) Capacity 2017	SE	15% of contract amount or 30% of power to accord TS or 300 Lakhs whichever is less, which shall also include work executed under extra items substituted there in and deviation.	150000
					SE	(b) For works within powers of TS of higher authorities:  15% of contract amount or 30% of power to accord TS or 300 Lakhs whichever is less, which shall also include work executed under extra items substituted there in and deviation.	
					SE	15% of contract amount or 30% of power to accord TS whichever is over.	
					SE	20% of contract amount or 30% of power to accord TS whichever is lower SE-- Full Power	
					SE	30% of Agreement Amount or 1500 Lakhs, whichever is less, which shall also include work executed under extra items/sub stituted there in and deviation.	
					SE	30% of Agreement Amount or 1500 Lakhs, whichever is less, which shall also include work executed under extra items/sub stituted there in and deviation.	

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15/08/2017





<p>Contract No. / Date of award / Name of contractor</p>	<p>Particulars of the work to be done</p>	<p>Particulars of the work to be done</p>	<p>Particulars of the work to be done</p>
<p>Contract No. / Date of award / Name of contractor</p>	<p>Particulars of the work to be done</p>	<p>Particulars of the work to be done</p>	<p>Particulars of the work to be done</p>
<p>1.</p>	<p>2.</p>	<p>3.</p>	<p>4.</p>
<p>5.</p>	<p>6.</p>	<p>7.</p>	<p>8.</p>

1. The Chief Engineer shall employ full powers with the prior approval of the Chief Engineer. However, if the amount exceeds his normal powers, the approval of the Chief Engineer shall be obtained prior to the award of the contract. The Chief Engineer shall not be held responsible for any deviation in the amount of the contract beyond the limits of his normal powers. The Chief Engineer shall not be held responsible for any deviation in the amount of the contract beyond the limits of his normal powers. The Chief Engineer shall not be held responsible for any deviation in the amount of the contract beyond the limits of his normal powers.

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 Approved by: *[Signature]*  
 Date: *[Date]*

S.No	Name of Co-op	Details given in ECR on the Card	Reasons for issue of Specialisation	Type of Specialisation	Type of Specialisation	Remarks
1.	2.	3.	4.	5.	6.	7.
		Details given in ECR on the Card No. 151259/2011-2012 15/01/2012/15/2012 15/01/2012/15/2012 15/01/2012/15/2012	Reason for issue of Specialisation 75 per cent Specialisation of CTSU under Mutual 2024 100% of power is in Ball	Type of Specialisation Specialisation	Type of Specialisation Specialisation	Remarks Specialisation is in Ball

Specialisation  
 15/01/2012/15/2012  
 15/01/2012/15/2012

S.No	Particulars	Billing order / Invoice / Bill of Materials	Amount required by Contractor	Particulars of bills of materials	Particulars of bills of materials	Remarks
1.	Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials	Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials	Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials	Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials	Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials	Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials Billing order / Invoice / Bill of Materials
14.	Bills of material of steel and reinforcement of different sizes of reinforcement.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.
15.	Permanent contract of supply of steel reinforcement.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.	Full powers in respect of contracts amounting up to Rs. 1.50 lakhs.

Accepted by  
 [Signature]  
 [Name]  
 [Designation]

Sl. No.	Name of JE	Existing powers in Manual	Powers delegated in JE's office	To the extent of powers to be delegated	Remarks
1.		<p>Existing powers in Manual: 1. As per Section 10 of the Act, 2004. 2. As per Section 11 of the Act, 2004. 3. As per Section 12 of the Act, 2004.</p> <p>Designated officer: 1. In the name of the officer.</p>	<p>As per Section 10 of the Act, 2004. 2. As per Section 11 of the Act, 2004. 3. As per Section 12 of the Act, 2004.</p>	<p>As per Section 10 of the Act, 2004. 2. As per Section 11 of the Act, 2004. 3. As per Section 12 of the Act, 2004.</p>	
2.		<p>Designated officer: 1. In the name of the officer.</p>	<p>100% per petty payments</p>	<p>100% per petty payments</p>	<p>200% per petty payment</p>
3.		<p>Designated officer: 1. In the name of the officer.</p>	<p>1500/- per petty payments</p>	<p>1500/- per petty payments</p>	<p>8 lakhs each case subject to Rs. 60 lakhs in a financial year.</p>
4.		<p>Designated officer: 1. In the name of the officer.</p>	<p>5 lakhs each case subject to Rs. 40 lakhs in a financial year.</p>	<p>5 lakhs each case subject to Rs. 40 lakhs in a financial year.</p>	<p>20 lakhs in each case.</p>
5.		<p>Designated officer: 1. In the name of the officer.</p>	<p>Full powers</p>	<p>Full powers</p>	<p>Full power</p>
6.		<p>Designated officer: 1. In the name of the officer.</p>	<p>Nil</p>	<p>Nil</p>	<p>The power is subject to fulfillment of conditions laid down in para 3.13 of Section 13 of the Manual.</p>
7.		<p>Designated officer: 1. In the name of the officer.</p>	<p>Up to 25 lakhs per annum</p>	<p>Up to 25 lakhs per annum</p>	<p>Up to 40 lakhs per annum</p>
8.		<p>Designated officer: 1. In the name of the officer.</p>	<p>Up to 150 lakhs per annum</p>	<p>Up to 150 lakhs per annum</p>	<p>Up to 20 lakhs per annum</p>

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 10-05-2024

<p>part 27                  28.00000000                  29.00000000                  30.00000000                  31.00000000                  32.00000000                  33.00000000                  34.00000000</p>	<p>as per applicable CADD contract numbers                  and                  dates of award, 27% to 34%</p>	<p>Further                  limited                  (over) by                  DODD 13017</p>	<p>1</p>	<p>2</p>	<p>3</p>	<p>4</p>	<p>5</p>
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<p>Designs: Extent                  (by) in                  34.00000000</p>	<p>FM : Us to 250                  260.00000000                  per                  service                  (by) in                  300.00000000</p>	<p>VC : Full power</p>	<p>Notes: These items shall                  be paid                  cover deficiency due                  to poor                  construction (actual                  work). The                  payment of                  deficiency shall be                  made with the                  concurrence of                  finance persons                  agreed with                  respective officer, a                  CAC, The Chief                  Engineer and                  Engineer in-charge                  shall as advised by                  the with DODD 13017                  the zone and                  (by) in                  respectively. At the                  Headquarters for                  the Finance Member                  and Vice Chairman                  proposed shall as                  advised by the</p>	<p>FM : Us to 250 lakhs per scheme                  per service</p>	<p>VC : Full power</p>	<p>Notes: These finance persons shall                  cover deficiency due to poor                  construction (actual work). The payment                  of deficiency shall be made with the                  concurrence of finance personal posted                  with respective officer, a CAC, The                  Chief Engineer and Engineer in-charge shall                  be advised by the with DODD 13017 the                  zone and Vice Chairman, respectively. At                  the Headquarters Vice Chairman proposed shall                  be examined by the Finance Member, the                  Head Quarters, i.e. Chief Account Officer,                  as an institutional mechanism the                  contractor shall for time allotment or                  be used on completion of other services.                  Effects shall be made to ensure immediate                  physical possession by the allottees in a                  time bound manner so as to avoid                  unnecessary payments to the civil                  agencies by the DDA occurring due to                  deficiency in the shape of wear and tear.</p>	<p>6</p>
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Approved by  
 AE-5/2017  
 Approved by  
 EOD-1/EM

Building account IDM as per Out	As per Account of (AWD works) (Form 10)	Form of power (10 in Rs.)	Form of power (10 in Rs.)	Form of power (10 in Rs.)	Form of power (10 in Rs.)	Form of power (10 in Rs.)
Design	Extent	(e.g. in Rs.)	9.	8.	7.	6.
1.	2.	3.	4.	5.	6.	7.
<p>Financing Wing at the Head quarter in Chief account Officer.</p> <p>As per transitional mechanism the contractor shall for direct settlement of charges and completion of other services. Officers shall be made to ensure appropriate provision of services in a joint basis. Material to be used and necessary payments to the electric agencies by the DDG is during due to continuity in the shape of wear and</p>	<p>Not Existing</p>	<p>CC</p>	<p>CC</p>	<p>CC</p>	<p>CC</p>	<p>CC</p>
<p>20. Payment of infrastructure fund to DDA for water supply and sewerage; a) where there is provision in the A/W &amp; S/S for above.</p>	<p>Full powers if provision exist in A/W &amp; S/S for each water supply, sewerage and drainage.</p>	<p>CC</p>	<p>CC</p>	<p>CC</p>	<p>CC</p>	<p>CC</p>

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Sl. No.	Description	Event (Rs.)	Amount (Rs.)	Remarks	Status	Remarks	Remarks	Remarks	Remarks
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Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Name: \_\_\_\_\_

Sl. No.	Number of Items	Existing powers in force at 31.03.2014	Power delegated to CMO's officers	Proposed amendments to be submitted for	Remarks
1	1	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p> <p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p>	5.
2	1	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p> <p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p>	5.
3	1	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p> <p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p>	5.
4	1	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p> <p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>As per Attachment 1 of (PAC) Section 3 of the 2004. Entry no. 1077 &amp; 1078 in the 2004-05-05.</p>	<p>Section 3, Design &amp; Execution (Reg. in Rs.) 4.</p>	5.

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S.No.	National Number	Date of payment to DISCOM per Govt order 10-CR/14/17-1 dt: 29.01.2018 & dt: 16.04.11	Amount allocated to DISCOMs dt: 29.01.2018 & dt: 16.04.11 Per Govt order dt: 16.04.11	To this amount 100% by 29.01.2018	Residual advance amount to be released in DISCOMs	Remarks
1.	2.	3.	4.	5.	6.	7.
		<p>DISCOMs are permitted in circumstances subject to provision in the Budget. All such cases may be placed before the authority in its next meeting. The amount so sanctioned/approve will be released to DISCOMs as necessary. The revised provision shall be made in the revised PE within three months from the date by concerned U.C.</p>				
20.	Advance payment to DISCOMs, local energy suppliers				Full powers as per MCIU estimates duly checked and approved by Delhi Electrical Regulatory Commission, within AY & F/S analysis and budget provision is there.	Full powers as per MCIU estimates duly checked and approved by Delhi Electrical Regulatory Commission, within AY & F/S analysis and budget provision is there.

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Sl. No.	Amount of Advance	Budgetary provision in 2009-10	Expenditure incurred to date	Balance available	Remarks
1.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
2.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
3.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
4.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
5.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
6.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
7.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
8.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
9.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
10.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
11.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
12.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
13.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
14.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
15.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
16.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
17.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
18.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
19.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
20.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
21.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
22.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
23.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
24.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
25.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
26.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	
27.		<p>100 crores for designing and construction of 100 MW solar power plant at Jaisalmer.</p>	<p>100 crores</p>	<p>100 crores</p>	

13  
68  
13

  
 Director  
 Jaisalmer  
  
 Director  
 Jaisalmer

Requester		Requester's Organization		Requester's Position		Requester's Department		Requester's Division		Requester's Office		Requester's Phone		Requester's Email		Requester's Fax		Requester's Address		
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	
		Requester's Name	Requester's Title	Requester's Organization	Requester's Position	Requester's Department	Requester's Division	Requester's Office	Requester's Phone	Requester's Email	Requester's Fax	Requester's Address	Requester's City	Requester's State	Requester's Zip	Requester's Country	Requester's Other	Requester's Other	Requester's Other	Requester's Other

Approved by  
[Signature]

Approved by  
[Signature]


1.	3.	Designation 2.	Extent (Rs. in Lacs) 4.	5.	6.	7.	8.
		10005077/0001 32/02/2014/0001/04 01.02.2014 to 31.01.2015 10-42			Further scheme covered by CIVIL II 2007		

21	a) Total purchase of petty stationary stores/office consumables through C&V points only.	will be released to DISCOM. Local energy supplies. If necessary provision shall be made in the revised FE within three months by concerned CE.	Rs. 70,000/- P.A.	ES	Rs. 2.00 Lakh P.A. in aggregate in a financial year.	As per RATE Circular No. 20 of 2015 dated 8.06.2015
			Rs. 1.5 Lakh P.A.	SE	Rs. 2.00 Lakh P.A. in aggregate in a financial year.	
			Rs. 3.0 Lakh P.A.	CE	Rs. 5.00 Lakh P.A. in aggregate in a financial year.	
			Rs. 6.0 Lakh P.A.	EM	Rs. 10.00 Lakh P.A. in aggregate in a financial year.	
			Special DG- TL powers (from 10.02.2014)	VC	Rs. 1000 Lakhs P.A. in aggregate in a financial year.	


15-01-2014


15-01-2014

Sl. No.	Particulars	Contract Item	Contract Value (Rs. in Lakhs)	Contract Period (From To)	Contract No.	Contract Value (Rs. in Lakhs)	Contract Status
1.							
b)	Local purchase of drawing stationary	NIL	SE-1000000- P.O.				
			Ch/P.O-2.0 Lakhs P.A.				
			AOC-3.0 Lakhs P.A.				
			Special OCS- Full Powers (En. Varied on 02.02.2015)				
c)	Procurement / Purchase of Furniture & Fixtures (Purchase & Repair) as per prescribed norms	NIL					

  
 A. S. Kulkarni  
 E.O. D. to E.O.

Sl. No.	Nature of Power	Budgetary Ceiling in 000s. of Rs.		Powers to be exercised by the officials		Powers to be exercised by the officials in 000s. of Rs.	
		Designation	Extent (in Rs.)	As per Appendix A of D.P.O. works manual, 2004	Final or enhanced powers by D.P.O. in 2017	Designation (in 2017)	Extent (in 2017)
1	4	3	4	3	4	3	4
22	Procurement of Goods & Services through Government e-procurement (GeM) as per CPWD-CM dated 02.08.2017	III	Nil	Individual Supply Order: EE-5.00 Lakhs SE-40.00 Lakhs CE-150 Lakhs AOE- (i) 500 Lakhs under his own authority. (ii) Full powers with prior approval of DC	Individual Supply Order: EE-5.00 Lakhs SE-40.00 Lakhs CE-150 Lakhs From (i) 500 Lakhs under his own authority (ii) Full Powers with prior approval of VC		
				Annual Ceiling: Designation of Officer	Annual Ceiling: Designation of Officer		


  
 A. S. Bhatnagar


  
 S. K. Singh

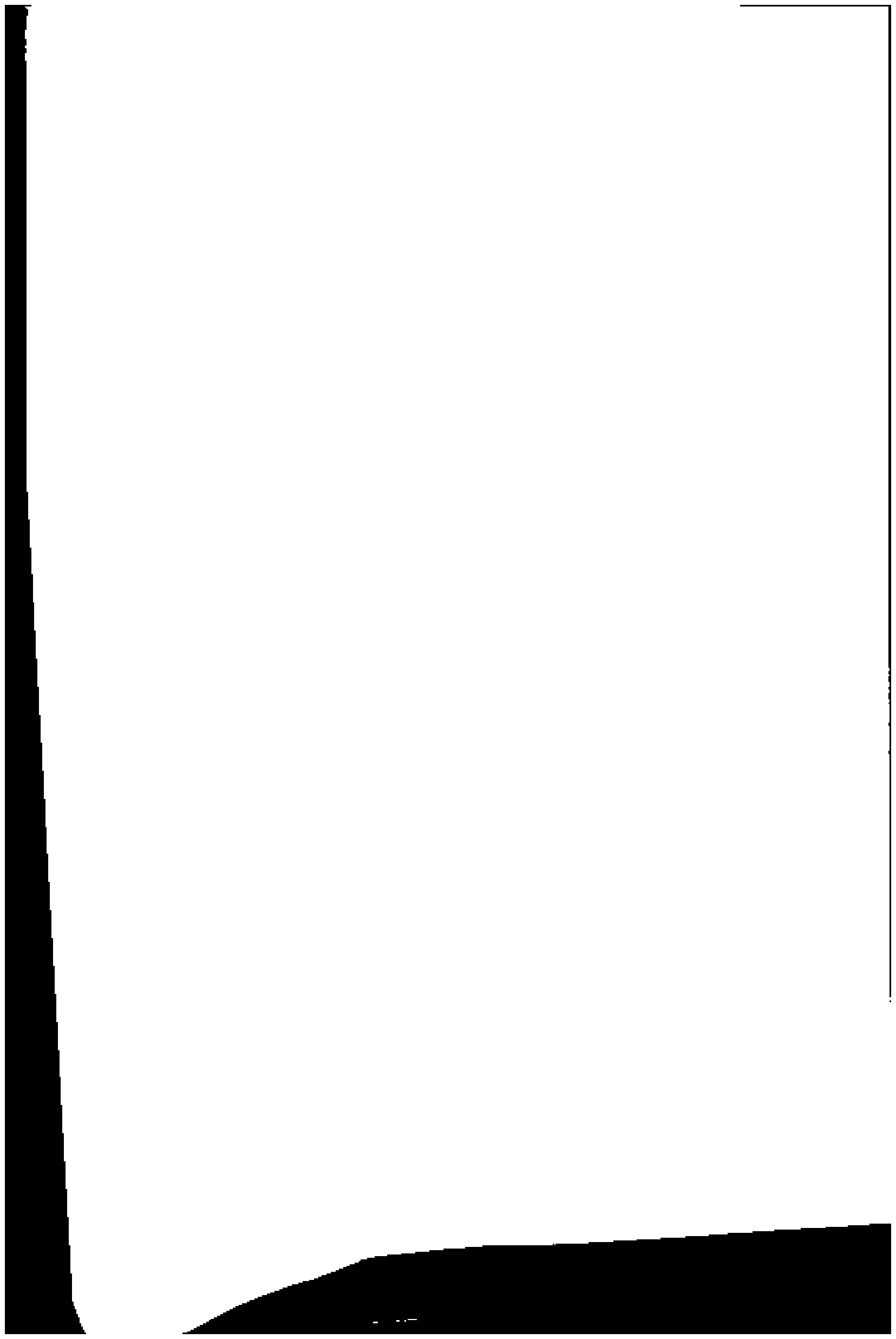
S.No	Name of Power	Designation of holder	Power as per Section 10(1)(a) of the Act	Type of power	No. of power	Date of issue	Status
1.		Designation : (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)	Power as per Section 10(1)(a) of the Act	Type of power as per Section 10(1)(a) of the Act	No. of power as per Section 10(1)(a) of the Act	Date of issue as per Section 10(1)(a) of the Act	Status as per Section 10(1)(a) of the Act
2.			60 Lakhs	60 Lakhs	1		
3.			400 Lakhs	400 Lakhs	1		
4.			1500 Lakhs	1500 Lakhs	1		
5.			Full powers	Full Powers	1		

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SAC	Subject of Power	Existing powers in 2004	Powers of Powers in 2004	Powers of Powers to be specified in 2008	Remarks
2004 12/31/2004 12/31/2004 12/31/2004 12/31/2004	1. Designate System (2, in Re.) 4.	2. 1. The power depends on the work in and out of the system. 3.	3. 1. The power depends on the work in and out of the system. 4.	4. 1. The power depends on the work in and out of the system.	

Note: 1. These powers shall supersede all previous financial powers delegated from time to time.

2. The old work and guidance cases shall continue to be governed by designation of powers previously in that file.

3. In case of any ambiguity is observed in the interpretation of powers, the designation in line with the provision of Appendix of CPD manual 2012 must be considered with the approval of EM-DCEI. It will be at the discretion of EM-DCEI.

Signature,  
 AS-CB/EDU

Signature,  
 EM-DCEI

Signature,  
 DEW (2012)

Signature,  
 CB (2012)

Signature,  
 EM-DCEI

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

No. P.2(2)2019/MCO/DDA/102

Dated: 9.08.2019

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

In continuation to this office circular of even number dated 07.08.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 13<sup>th</sup> August, 2019 at 2.30 p.m. under the Chairmanship of Hon'ble Lt. Governor, Delhi/Chairman, DDA at Raj Nivas, Delhi.

  
(D. Sarkar)

Commissioner-cum-Secretary  
Phone No. 24623598

Encl: As above.

**CHAIRMAN**

1. Shri Anil Bajaj  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Taron Kapoor

**MEMBERS**

3. Shri K. Vinayak Rao  
Finance Member, DDA
4. Shri Shaikhanur Shurru  
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 Bhatti, 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 (IID), GNCTD
5. Chief Planner  
Town and Country Planning Organization
6. Smt. Vargha Joshi  
Commissioner, North Delhi Municipal Corporation
7. Dr. Dilraj Kaur  
Commissioner, East Delhi Municipal Corporation
8. Smt. Vargha Joshi  
Commissioner, South Delhi Municipal Corporation
9. Dr. Rajesh Kumar  
Principal Commissioner (Housing & Sports), DDA
10. Shri Manish Kumar Gupta  
Principal Commissioner (LI, 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 Karyal  
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/103

Dated: 09.08.2019

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

In continuation to this office circular of even number dated 7.08.2019, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 13<sup>th</sup> August, 2019 at 2.30 p.m. under the Chairmanship of Hon'ble Lt. Governor, Delhi/Chairman, DDA at Raj Niwas, Delhi.

  
(Rajiv Mutlu)  
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)

**SUPPLEMENTARY AGENDA ITEMS**  
**FOR THE**  
**MEETING**  
**OF THE**  
**DELHI DEVELOPMENT AUTHORITY**

**DATE: 13.08.2019**

**TIME: 2.30 P.M.**

**VENUE: RAJ NIWAS**

**DELHI**

**ITEM NO. 69/2019**

**Sub:- Amendment in the Nuzul Rule-1981(Rule-4) with respect to allotment of Institutional plots of Old Age Home. F.1(01)19/Policy/II.**

**Introduction: -**

Vide Gazette Notification dated 19.4.2006, Rule-4 has been amended and disposal in respect of Hospitals/Dispensaries/Nursing Homes, Higher and Technical Education Institutions, Community Halls, Club and Schools has been changed from allotment to auction and same are being allotted to the Pvt. entities through auction mode only.

It is also pertinent to mention that the plots for Old Age Home are now allotted only to Govt. Departments. As under MPD-2021 it neither comes under the category of Social-Cultural nor in Religious where the policy of allotment is still exists through allotment mode and also the same has not been included in the Gazette Notification dated 19.4.2006 vide which the mode of allotment has been changed from allotment to auction.

**Reasons for inclusion of these Institutional Land categories in the amendment of Nuzul Rule-4: -**

The Old Age Home is being allotted to the Govt. Departments only and their request from concerned Departments are relatively very low and recently in last two years no allotment has been made to Govt. Department under this category. Further, different organizations/societies from time to time requesting for allotment of land under this category through applications as well as in public hearing but same has been denied due to no provision of allotment under this category. Therefore, it is felt that if it is included in the category of auction, it may generate more revenue in DDA in comparison to allotment. It is also felt that if the same is allotted to private entities, it will also help in development of some good quality old age home as the demand for the same is steadily rising.

Minimum reserve price for auction for plots for Old Age Home may be kept at multiplication factor of 1 of Residential Circle Rate as kept in Education and Health category. the reserve price of Old age home will automatically change as and when the reserve price of Education and Health category are changed.

**Proposal: -**

Since the requisition of allotments of Old Age Home have been received frequently from the private entities/NGOs so, it is proposed to be included in the above category in Auction Mode so that same can be disposed through e-auction. Further, provided that nothing in this sub-rule shall affect the allotment of land to the Central Government, State Government, Union Territory, Local Body, Autonomous Bodies or organizations owned by the Central Government for the said purpose.

1. It is proposed that Minimum reserve price for auction for plots for Old Age Home may be kept at multiplication factor of 1 of Residential Circle Rate.
2. Mode of allotment from direct allotment to auction for Old Age Home may be changed in view of reasons explained above. After approval of Authority, the matter may be referred to Central Government (MoHUA) for amendment in Nazul Rule-1981 in exercise the powers conferred by clause (j) of sub-section (2) of Section 56, read with sub-section (3) of Section 22 of DDA Act, 1957 (61 of 1957) for inserting other use premises in the Rule-4(2) of the DDA (Disposal of Nazul Land) Rules, 1981 also which does not come under the category of Socio Cultural and Religious as enumerated below;

h) Old age homes i) Orphanage j) Reformatory etc.

**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 amendment in Nazul Rule, 1981 in exercise of powers conferred by clause (j) of sub-section (2) of Section 56, read with sub-section (3) of Section 22 of DD Act, 1957(61 of 1957) for inserting other use premises in the Rule 4(2) of DDA (Disposal of Nazul Land) Rules, 1981.



**ITEM NO. 70/2019**

**Subject : Policy for disposal of Group Housing Plots through Auction.**

**F.1[Misc.]2019/GH/Auction.**

An agenda Item No.150/2014 was placed before the Authority in its meeting held on 5<sup>th</sup> October, 2014 for change of mode of disposal of residential plots earmarked for cooperative group housing societies from pre-determined rates to auction. The proposal was made with a view to the increasing demand of housing in Delhi to meet the target of Ministry of Urban Development of one million DUs by 2022. Accordingly, it was proposed to dispose of Group Housing plots in Sector 40 and 41, Rohini Phase-V through e-Auction to the intending participants who are financially capable to purchase the land and develop/construct the housing thereon within the stipulated time. These participants can be either individual, or partnership firm/Private Ltd. or Public Ltd. or through a consortium. After considering the above proposal the Authority was pleased to resolve that:

**"After detailed discussions, the Authority approved the concept "In-principle: and directed the concerned Department to work out the operational modalities and details of the project before it is put up to the Authority for a final decision."**

It is relevant to state that in the agenda Item No. 150/2014 the proposed disposal of group housing plots through e-auction was restricted to such participants, who are found eligible to qualify the technical and financial criteria. Since, the offer of allotment with these stipulations would restrict the benefit to the limited participants, in the interest of general public it should be opened for all either Individuals, as a partnership firm/Private Ltd. or Public Ltd. or a consortium, who have sufficient funds to purchase the land and develop the housing thereon.

In compliance with the aforesaid observations of the Authority, plots for developing the group housing in Sector 40 & 41, Rohini Phase V have been identified by the Planning Department for disposal through e-Auction.

**TERMS & CONDITIONS FOR DISPOSAL OF GROUP HOUSING PLOTS:**

1. The Developer will have to develop group housing in terms of MPD-2021, wherein inter-alia 15% of the FAR is for community service personnel/EWS & Lower Category housing and this EWS component will be over and above permissible FAR.

2. The Developer shall construct EWS Houses as per the Engineering specifications provided by DDA. In case the quality/specification of the constructed house is below the standards/specs specified, the DDA will get the defects rectified at the risk and cost of the developer, and the amount shall be recovered from the flat-cost payable to him.
3. The developer shall handover fully developed flats within the time period specified in the Service Level Agreement between DDA and the developer. In case of delay (except in Force Majeure), DDA will levy a penalty on the Developer @ 8% per year on the Cost of flat for the delay period. This penalty will be recovered from the amount payable to the developer.
4. In terms of the current guidelines, the private developer has to ensure 50% of EWS portion is given to DDA at a rate as determined by CPWD on per Sq. ft. basis. The current rate is Rs.2320/- per Sq. ft. Further this rate shall be based on CPWD Index of 2013 (plus EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over.
5. As recommended by Finance, The EWS Flats should be purchased (back) by DDA as per the CPWD construction cost norms (or such other norms that reflect the actual cost of construction.) In case DDA decides to allot them at lower rate to EWS beneficiaries, policy decision on subsidy can be taken at that stage.
6. DDA shall make the payment of the flat to the Developer once the Developer (a) hands-over fully developed flat (as per specification) (b) executes conveyance deed in favour of DDA and (c) has provided all the common amenities required to be provided by him as per the MPD-2021. DDA shall not wait for the disposal of the flat to make the payment if other requirement have been completed by the developer. DDA will however be at liberty to allot earmarked flats (even if all the works have not been completed). However, physical possession will be given only after the Developer hands-over the flat to DDA.
7. The Housing Area Facilities for the residents will be provided by the auction purchaser within the plot as per norms of MPD 2021 and the remaining neighborhood facilities will be provided and developed by DDA.
8. The auction purchaser will have to complete the EWS portion first and obtain occupancy certificate for the same, before getting the occupancy certificate for the remunerative portion.
9. The Developer shall not hand over possession of other (non-EWS) flats to any one before handing over EWS flats to DDA.

10 The Developer entity shall execute appropriate conveyance deed (in respect of the EWS Flats) within the time period specified in the Service Level Agreement between DDA and the developer. Failure to register conveyance deed in time will result in penalty on the Developer @ 8% per year on the Cost of flat for the delay period.

11 The entire premium of the plot should be paid up front.

12 In case DDA modifies the policy regarding EWS allotment then same shall apply to EWS flats constructed on auctioned plots after the policy is modified.

As per Law department, action of Group Housing is permissible.

Keeping in view of the above, as per the decision of the Authority in Agenda Item No.150/2014, the following proposal is submitted for the consideration of the Authority:

To operate the group housing scheme based on the lines proposed above for auctioning of Group Housing plots already identified and fresh plots that may be identified later for auction.

To delegate to Vice Chairman, DDA the operational modalities in respect of the scheme and the Authority can be informed of the progress of the same.

### **RESOLUTION**

The proposal contained in the agenda item was approved.

## ITEM NO. 71/2019

**Subject: Proposed Amendments in MPD-2021 w.r.t amalgamation of Residential Plots upto 200 sq.m.  
F.20(1)/2013/MP**

### **SYNOPSIS**

- As part of review exercise of the Master Plan for Delhi -2021, the suggestion w.r.t the amalgamation of two residential plots in the Rohini Scheme was received. Accordingly, the matter of amalgamation of residential plots of sizes upto 100 sqm. each were recommended to the Advisory Group chaired by the Hon'ble L.G., Delhi.
- After detailed deliberation, a view was taken that instead of the size of the amended plot upto 100sqm. it should be reduced to 64 sqm. i.e. giving addition of this only to smaller size plot. The same was incorporated in MPD-2021 vide Gazette notification issued on 23.09.2013, under Chapter 4.0 Shelter, Para 4.4.3 at sr.no. (xx)
- A proposal of amalgamation of plots upto 200 sq.m was earlier approved by Authority & sent to MoHUA but it was returned by MoHUA.
- In view of various meetings at higher levels and requests of Land-Deptt., DDA and Local Bodies, one of the issues emerging out of discussions and followed by specific requests by local bodies is Amalgamation and Sub-division of Plots, hence the proposal

### **I. Background:**

- i. As part of review exercise of the Master Plan for Delhi -2021, the suggestion w.r.t the amalgamation of two residential plots in the Rohini Scheme was received. Accordingly, the matter of amalgamation of residential plots of sizes upto 100 sqm. each were recommended to the Advisory Group chaired by the Hon'ble L.G., Delhi.
- ii. After detailed deliberation, a view was taken that instead of the size of the amended plot upto 100sqm. it should be reduced to 64 sqm. i.e. giving addition of this only to smaller size plot.
- iii. After processing under Section 11 A of DU Act, this provision was incorporated in MPD-2021 vide Gazette notification issued on 23.09.2013, under Chapter 4.0 Shelter, Para 4.4.3 at sr.no. (xx) which provides for Amalgamation of the two plots maximum upto 64 sq.m.

- iv. Later, the request for amalgamation of plots measuring upto 200 sq.m was put forth by the lands deptt, DDA (in its Sr. Level Officers Meeting) to facilitate cases of conversion from leasehold to freehold of already amalgamated residential plots measuring upto 200 sq.m.
- v. Accordingly a proposal of amalgamation of residential plots upto 200 sq.m was put up for modification in MPD-2021. Following the due procedure provided under section 11 A of DD Act, 1957, the proposal was approved by the authority, objection / suggestions were also called from the public and after careful consideration. The board of enquiry and hearing recommended the proposal of amalgamation on plots upto 200 sq.m and after approval from Authority the proposal was forwarded to MoHUA (the then MOUD) for consideration & issue of notification. Ministry asked for clarifications which were provided vide various letters. Ministry vide letter dated 05.09.2016 returned the proposal for re-examination.
- vi. MPD-2021 in various use premises/ use zones i.e. Commercial, Industries and PSP already allows amalgamation and sub-division in various clauses.

## II. PROBLEMS AND ISSUES

- i. The matter for amalgamation of plots upto 200 sq.m was processed under Section 11A of DD Act 1957 and Authority in its meeting held on 01.04.2015 vide Item No. 48/2015 approved the following:

**Chapter 4.0 Shelter, Para 4.4.3 Control Building / Buildings within Residential Premises,**

**A. Residential Plot- Plotted Housing -**

**Terms and conditions:**

*(xx) Amalgamation of only two plots upto 200sq.m maximum will be permitted with following conditions:*

- *Local Body will simultaneously modify the Layout Plan.*
- *The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.*
- *The maximum FAR permissible shall not be less than that permissible in case of two individual plots.*

- ii. Thereafter, as approved by the Authority, the above proposal was referred to the MoUD, Govt for its consideration and final notification on 14.05.2015.
- iii. MoHUA (then MOUD) had various clarifications w.r.t. proposed modifications which was replied from time to time. In view of these issues major crux of the clarifications sent to MoHUA are as follows:
  - a. The contention of the provision is only to allow amalgamation of such plots and not the reduction of FAR/ Built-up area permissible.

- b. The plans of the amalgamated plots shall be considered by the concerned building plan Sanctioning Authorities as per the provisions laid down in MPD-2021/ BHL and any violation will have to be dealt as per law.
- iv. Based on the DDA letter dt. 14.05.2016, MoUD vide its letter No. K-12011/11/2015-DD-I dated 05.09.2016, MoUD returned the proposal for re-examination and has requested to send the proposal afresh to Ministry, if needed, with proper justification and approval of the Authority.
- v. A presentation on issues regarding modifications in MPD-2021 was also held on 17.05.2019 and continued on 19.06.2019 at Raj Niwas, Delhi. Also, in the meeting certain implementation issues were presented by Adtl. Commissioner, SIMC. One of the issues emerging out of discussions and followed by specific requests by local bodies is Amalgamation and Sub-division of Plots, hence the proposal
- vi. Further a meeting was convened under the Chairmanship of Vice Chairman, DDA on 19.07.2019 with Urban Local Bodies for discussing the various issues related to implementation of MPD-2021. Where it was deliberated that amalgamation only upto 64 sq.m of plots is already provided in MPD-2021. It was further informed that a proposal of amalgamation of plots upto 200 sq.m was earlier approved by Authority & sent to MoHUA but it was returned by MoHUA. It was decided that the proposal be again taken up

### III. Examination

As per the provisions of MPD-2021, the development control norms for 100 to 200 sq.m of Residential plots are as follows:

	Area of Plot (sq. m)	Max. Ground Coverage%	FAR	No. of DUs
1	Upto 50	90*	350	3
2	Above 50 to 100	90*	350	4
3	Above 100 to 250	75**	300**	4

**Notes:**

- \*100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.
- \*\*100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175sqm.

As per the above provisions of MPD-2021, the number of dwelling units permitted both for residential plot of size 100 sq.m and from 100 to 250 sq.m is 4. In case two residential plots are amalgamated upto 200 sq.m, the no. of permitted dwelling units will remain the same.

Also, it is seen that the Ground Coverage, FAR are less in amalgamated plot and number of DUs in both the category i.e. 100 sq.m & 200 sq.m is same as & DUs. Therefore the Development Control Norms of the amalgamation plot shall prevail. The parking norms for the amalgamated plot shall have to be adhered to.

**IV. Recommendation of the Technical Committee**

The matter was placed before the 6<sup>th</sup> Technical Committee meeting of the year 2019 held on 01.08.2019 vide Item No. 24/ 2019 wherein the following was recommended (Annexure I):

*"The proposal was presented by the Addl. Commr. (Plg) I. After detailed deliberation, the Technical Committee recommended modification in MPD-2021 for processing under Section 11-A of DD Act, 1957"*

**V. Proposal**

Based on the above recommendation of the Technical Committee, the following modification in MPD-2021 is proposed:

<b>Chapter 4.0 Shelter</b>	
<b>MPD-2021</b>	
<b>Para 4.4.3 Control Building / Buildings within Residential Premises, A. Residential Plot- Plotted Housing- Terms and conditions:</b>	
<b>Existing provisions</b>	<b>Proposed Amendments / Modifications</b>
<p>(xx) Amalgamation of the two plots upto 64 sqm. maximum will be permitted with following conditions:</p> <ul style="list-style-type: none"> <li>• Local Body will simultaneously modify the Layout Plan.</li> <li>• The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</li> <li>• The maximum FAR permissible shall not be less than that permissible in case of two individual plots.</li> </ul>	<p>(xx) Amalgamation of the two plots upto 200 sqm. maximum will be permitted with following conditions:</p> <ul style="list-style-type: none"> <li>• Local Body will simultaneously modify the Layout Plan.</li> <li>• The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</li> </ul>

VI. The proposal contained in Para V above is placed before the Authority for its approval and further processing the same under Section 11-A of DD Act, 1957 and for inviting objections / suggestions from the general public as per procedure.

**RESOLUTION**

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

L.A.E.D. ON TABLE

ITEM No. 24/Te/2019

## Minutes of the Technical Committee Meeting Held on 1-8-2019.

Subject: Proposed Amendments in MPD-2021 w.r.t amalgamation of Residential Plots upto 200 sq.m

File No. : F.20(1)/2013/MP

### I. Background:

- i. As part of review exercise of the Master Plan for Delhi -2021, the suggestion w.r.t. the amalgamation of two residential plots in the Roshni Scheme was received. Accordingly, the matter of amalgamation of residential plots of sizes upto 200 sqm. each were recommended to the Advisory Group chaired by the Hon'ble L.G., Delhi.
- ii. After detailed deliberation, a view was taken that instead of the size of the amended plot upto 100sqm. it should be reduced to 64 sqm. i.e. giving addition of this only to smaller size plot.
- iii. After processing under Section 11 A of DD Act, this provision was incorporated in MPD-2021 vide Gazette notification issued on 23.09.2013, under Chapter 4.0 Shelter, Para 4.4.3 at ser.no. (ix) which provides for Amalgamation of the two plots maximum upto 64 sq.m.
- iv. Later, the request for amalgamation of plots measuring upto 200 sqm was put forth by the lands deptt., DDA (In its Sr. Level Officers Meeting) to facilitate cases of conversion from leasehold to freehold of already amalgamated residential plots measuring upto 200 sqm.
- v. Accordingly a proposal of amalgamation of residential plots upto 200 sqm was put up for modification in MPD-2021. Following the due procedure provided under section 11 A of DD Act, 1957, the proposal was approved by the authority, objection / suggestions were also called from the public and after careful consideration. The board of enquiry and hearing recommended the proposal of amalgamation in plots upto 200 sqm and after approval from Authority the proposal was forwarded to MofPDA (the then MOUD) for consideration & issue of notification. Ministry asked for clarifications which were provided vide various letters. Ministry vide letter dated 05/09/2016 returned the proposal for re-examination.
- vi. MPD-2021 in various use premises / use zones i.e. Commercial, Industries and PSP already allows amalgamation and sub-division in various clauses.



## II. PROBLEMS AND ISSUES

1. The matter for amalgamation of plots upto 200 sqm was processed under Section 11A of M.D. Act 1957 and Authority in its meeting held on 01.04.2015 vide Item No. 46/2015 approved the following:

Chapter 4.0 Shelter, Para 4.4.3 Control Building / Buildings within Residential Premises,

A: Residential Plot- Plotted Housing -

Terms and conditions:

(xx) Amalgamation of only two plots upto 200sq.m maximum will be permitted with following conditions:

- Local Body will simultaneously modify the Layout Plan.
- The maximum Ground Coverage, setbacks, parking, Dwelling Units etc shall be for the amalgamated plot size.
- The maximum FAR permissible shall not be less than that permissible in case of two individual plots.

2. Thereafter, as approved by the Authority, the above proposal was referred to the MoUD, Govt for its consideration and final notification on 14.05.2015.
3. MoHUA (then MoUD) had various clarifications w.r.t proposed modifications which was replied from time to time. In view of these issues major crux of the clarifications sent to MoHUA are as follows:
- a. The contention of the provision is only to allow amalgamation of such plots and not the reduction of FAR/ Built-up area permissible.
  - b. The plans of the amalgamated plots shall be considered by the concerned building plan Sanctioning Authorities as per the provisions laid down in MPD-2021/ BBL and any violation will have to be dealt as per law.
4. Based on the DDA letter dt: 14.05.2016, MoUD vide its letter No. K-12011/11/2015-100-1 dated 08.09.2016, MoUD returned the proposal for re-examination and has requested to send the proposal afresh to Ministry, if needed, with proper justification and approval of the Authority.
5. A presentation on issues regarding modifications in MPD-2021 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 presented by Addl. Commissioner, SDMC. One of the issues emerging out of discussions and followed by specific requests by local bodies is Amalgamation and Sub-division of Plots, hence the proposal
6. Further a meeting was convened under the Chairmanship of Vice Chairman, DDA on 19.07.2019 with Urban Local Bodies for discussing the various issues related to implementation of MPD-2021. Where it was deliberated that amalgamation only upto 64 sq.m of plots is already provided in MPD-2021. It was further informed that a proposal of amalgamation of plots upto 200 sq.m

was earlier approved by Authority & sent to MoBHA that it was returned by MoBHA. It was decided that the proposal be again taken up

### III. Examination

As per the provisions of MPD-2021, the development control norms for 100 to 200 sq.m of Residential plots are as follows:

No.	Area of Plot (sq.m)	Max. Ground Coverage (%)	FAR	No. of DUs
1	Upto 50	90*	350	3
2	Above 50 to 100	90*	350	4
3	Above 100 to 250	75**	300**	4

#### Notes:

- \*100% ground coverage shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as notified.
- \*\*100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175sqm.

As per the above provisions of MPD-2021, the number of dwelling units permitted both for residential plot of size 100 sq.m and from 100 to 250 sq.m is 4. In case two residential plots are amalgamated upto 200 sq.m, the no. of permitted dwelling units will remain the same.

Also, it is seen that the Ground Coverage, FAR are less in amalgamated plot and number of DUs in both the category i.e. 100 sq.m & 200 sq.m is same as & DUs. Therefore the Development Control Norms of the amalgamation plot shall prevail. The parking norms for the amalgamated plot shall have to be adhered to.

### IV. Proposal

Based on the above examination, proposed modifications in the MPD-2021 is as follows:

Chapter 4D Shelter	
MPD-2021	
Para 4.4.3 Control Building / Buildings within Residential Premises, A. Residential Plot - Mixed Housing - Terms and conditions:	
Existing provisions	Proposed Amendments / Modifications
(xx) Amalgamation of the two plots upto 54 sqm. maximum will be permitted with following conditions:	(xx) Amalgamation of the two plots upto 200 sqm. maximum will be permitted with following conditions:

<ul style="list-style-type: none"> <li>Local Body will simultaneously modify the Layout Plan.</li> <li>The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</li> <li>The maximum FAR permissible shall not be less than that permissible in case of two individual plots.</li> </ul>	<ul style="list-style-type: none"> <li>Local Body will simultaneously modify the Layout Plan.</li> <li>The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.</li> </ul>
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V. The proposal contained in Para IV above is placed before the Technical Committee for its approval for processing the same under Section 11-A of DD Act, 1957.

**DECISION**

24/2019	Proposed amendments in MPD-2021 w.r. amalgamation of Residential plots upto 200 sqm. B.20(1)/2019/MP	The proposal was presented by the Addl. Commr.(P&I). After detailed deliberation, the Technical Committee recommended notification in MPD-2021 for processing under Section 11-A of DD Act 1957.	
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RECEIVED  
 MASTER PLAN SECTION  
 This Proposal was considered in  
 the Technical Committee  
 on 24/11/2019  
 18/2019  
 Assl. Director                      Dy. Director  
 Master Plan                          Master Plan

## ITEM NO.72/2019

**SUB: Incurring Inevitable expenditure for the works "Comprehensive Mobility Plan for Dwarka (K-II Zone)", Delhi.  
F 1(332)2019/UTTIPEC**

### P R E C I S

1. **Background history of the work:** Dwarka Sub-City over the years has witnessed a significant rise in the inter and intra city traffic due to large scale development of residential, commercial, social and sports infrastructure etc. New Developments such as Exhibition-cum-Convention Centre, Bharat Vandana Park etc. are also in the pipeline, which would generate huge amount of intercity traffic. DMRC has expanded its network in the Sub-city thus providing the much-needed mass transit system, which was not part of the initial proposal. Due to lot of unregulated/unauthorized, development especially at the entry and exit points to the Sub-city, there are major traffic bottlenecks impacting the intercity movement of the traffic.

It is in this context, it was felt that a Comprehensive Traffic and Transport Plan be got prepared for the Dwarka Sub-city. This Plan would integrate the existing transport network/infrastructure with the proposed transport requirements taking into cognizance the pedestrian movement, non-motorized transportation, public transport, private vehicular movement within and around the Sub-city. Also have linkage with the city of Delhi and surrounding States.

It was informed that DDA has engaged Department of Transport, School of Planning & Architecture, Delhi which has the requisite expertise for preparing the Comprehensive Transport Plan for the Dwarka Sub-city.

Prof. Sanjay Gupta, HoD, Department of Transport Planning, School of Planning and Architecture (SPA) Delhi made a brief presentation on Comprehensive Traffic and Transportation Plan for Dwarka Sub City before Hon'ble LG and EM, DDA.

2. DDA has signed a MOU on 12/04/2019 with School of Planning and Architecture (SPA), New Delhi an "Institution of National Importance" under an Act of Parliament for undertaking a consultancy assignment on preparation of "Comprehensive Mobility Plan for Dwarka (K-II Zone)", Delhi.
3. Time for completion of the consultancy work is 10 months and payment is to be released to the consultant (SPA) as per time schedule given in the MOU.

Stage	Activity	Time frame from date of award of work	Admissible payment
1	On Submission of inception report for approval of DDA	15 days	20% of "A"
2	On Submission of Analysis Report for approval of DDA	4 Months	20% of "A"
3	On Submission of Base Year Modeling & Horizon Year Report for approval of DDA	6 Months	20% of "A"
4	On Submission of Conceptual traffic & transportation improvement plans by UTTIPEC Governing Body	8 Months	15% of "A"
5	On Submission and approval of detailed drawings of traffic & transportation improvement plans	9 Months	15% of "A"
6	On Submission of final report [hard and soft copy (pdf+doc)] and drawings [hard and soft copy (pdf+doc)] to DDA	10 Months	10% of "A"

4. As the project has been approved very recently, presently no provision exists in Budget Estimates 2019-20 for carrying out the consultancy work. Further, the budget of DDA already stands approved by the Authority in Feb. 2019 and as such, it is not feasible to keep the required provision in BE 2019-20 at this stage.
5. As per Rule-17 of DDA Budget & Accounts Rules-1982, "Inevitable expenditure, which cannot be met by re-appropriation, may be incurred with the previous approval of the Authority, and in emergencies, under the orders of the Vice-Chairman, a report of which shall be made to the Authority in its next meeting. Provided that the application for additional allotment of funds shall be made to the Authority as soon as possible explaining the circumstances under which the expenditure had to be incurred in anticipation of the sanction".
6. Considering the urgency involved in the project, VC, DDA, has accorded approval for incurring inevitable expenditure of Rs.98.76 Lakhs (Rupees Ninety Eight Lakhs Seventy Six Thousand only) to make payment of consultancy fee to the consultant (SPA) for "Comprehensive Mobility Plan for Dwarka (K-II Zone)".
7. School of Planning and Architecture (SPA) had submitted inception report for the comprehensive mobility plan for Dwarka (K-II) Zone on 20.05.2019 and requested for the early disbursement of 1<sup>st</sup> installment fee (20% of agreed amount), so that SPA could start field survey at the earliest.

- B. In accordance with the provisions contained in Rule - 17 of DDA Budget & Accounts Rules, 1982, the matter is required to be placed before the Authority for information.

**Proposal**

In view of above, the matter is placed before the Authority for kind information.

**RESOLUTION**

Information contained in the agenda item was noted.

**ITEM NO. 73/2019**

No. F3(66)/89-MP/Pl-4

**Subject:** Proposal regarding proposed change of land use of an area measuring 26Ha. (64.22 acres), from "MANUFACTURING" TO "RECREATIONAL," located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS), falling in Zone-"O" for Development of ECO PARK.

**1.0 BACKGROUND**

- i. As per Ministry of Power, Gazette notification No. 2/38/99-BTPS dated 31.05.2006 all the assets of BTPS (other than land), shall stand transferred to NTPC. The title to the land of Badarpur Thermal Power Station comprising of 517.06 Hec. forming part of the generating station and facilities shall continue to vest in the Govt of India and shall be on lease to NTPC for an initial period of 50 years at an annual lease rent equivalent to 10% of the book value of the land.
- ii. Various meetings have been held at senior level of (a) NTPC and PMO, where in it has been discussed that Ash dyke area needs to be maintained as a green area, possibly as an ECO Park.
- iii. It was decided that, while developing the ECO Park NTPC must adhere to NGT guidelines and proposal of layout/design of ECO Park and design must also be approved by Principal Committee of NGT.

**2.0 EXAMINATION**

- i. NTPC vide letter No. NTPC/CC-ECO/BTPS/ECOPARK dated 14.11.2018 has requested DDA for change of land use of 64.22 acres of land falling in Zone-O from "Manufacturing use" to "Recreational".
- ii. Delhi Pollution Control Committee vide letter no. DPCC/W/MC-III/BTPS/2015/285 dated 11.12.2018, has agreed to the proposal up to the extent of covering of Ash pond area with soil & grass, landscaping and greening the area.
- iii. As per Minutes of 8<sup>th</sup> meeting of Principal Committee in the matter of O.A. No. 06 of 2012 dated 25.01.2019 Principal Committee constituted by Hon'ble NGT, recommended the proposal of NTPC for development of ECO park in Ash dyke area.
- iv. NTPC vide letter NTPC/INFRA/BTPS-Eco Park dated 30.01.2019 submitted the recommendation of Principal Committee for Development of ECO Park and requested DDA to process the change of land use of 64.22 acres.

**3.0** The Information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 as submitted by NTPC is reproduced below: -

Sr.No.	Query	Answers
1.0	Whether the land is government or private and who is the land owning agency?	Government Land- Land was taken from L&DO and on lease to NTPC for an initial period of 50 years

2.0	On whose request the change of the land use case or notifications to MPD-2021 has been initiated.	NTPC
3.0	Whether a representative officer from DDA (give details) was deputed for inspection of the site and a copy of inspection report be provided.	Site was inspected on dated 27.10.2018 by various officers of concerned Departments of DDA.
4.0	What is the public purpose proposed to be served by modifications of MPD and/or change of land use.	Green cover to counter air pollution. Improve the environment. Helps to grow flora and fauna which leads to pure oxygen, ground stability, ambient temperature. Green Lawns and Forest for public use are going to be an interactive place for every age group.
5.0	What will be the impact of the proposal on the ZPD/MPD and whether the changes are in consonance with the approved plan and policies.	No negative impact is envisaged. As per ZDP the recommended activity is recreational. The proposed project is planned accordingly.
6.0	What will be proposal's impact/implications on general public e.g. Law & order etc?	No Law & Order issue is anticipated.
7.0	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court cases are ongoing on the land mentioned in the proposal as on date.
0.0	Background Note indicating the current situation/provisions.	During the meeting held on 26.05.2017, at Raj Niwas, it was decided that after closure of the RTPS plant, the Ash Disposal Area at RTPS needs to be landscaped and maintained as Green Area possibly as an Eco-Park. NTPC is developing the Eco-Park on the 284.84 acres of Land of Ash Disposal area of RTPS. NTPC requested DDA for change of land use 64.22 acres of area from Manufacturing use to Recreational use.
9.0	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed and if yes when & how	The change of land use of an area 5.50 ha. was processed from



		'Commercial' (C3-Hotel) to "Recreational" (P-2 District Park) and approved by Ministry vide Gazette Notification No-S.O.1539(E) on dated 19.07.2012
10.0	What were the specific recommendations of the Authority with regards to proposal?	N/A
11.0	How and why the proposal was initiated?	During the meeting held on 25.05.2017, at Raj Niwas, it was decided that after closure of the BTPS plant, the Ash Disposal Area at BTPS needs to be landscaped and maintained as Green Area possibly as an ECO-Park. In the meeting chaired by Principal Secretary to Prime Minister on 24.02.2018, it was decided that Ministry of Power shall ensure setting up of the State-of-Art park after closure of the plant. Subsequently Secretary (Power), Government of India, directed NTPC to develop ECO-Park and thereafter handover the ECO-Park to appropriate entity/agency in consultation with MUD.
12.0	What are the pros & cons of the proposal, whether they have been carefully examined and if yes, the outcome thereof	Microclimate Improvement and energy efficient design. <u>Better air quality</u> - No vehicular exhaust and plantation of trees. Ambient outdoor temperature- Evaporative cooling by water bodies, efficient shading and green cover; <u>Energy efficiency</u> - Solar power Compliments building energy requirement, ecologically. There is no negative impact on the population, On the other hand the change of

		Land use will be from Manufacturing Use to Recreational.
13.0	What are the expected short term & long-term outcomes if proposal is approved and implemented?	<p><u>Short term outcomes</u> – Green cover to counter air pollution.</p> <p><u>Long term outcomes</u> – Improve the environment. Helps to grow flora and fauna which leads to pure oxygen, ground stability, ambient-temperature.</p> <p>Green Lawns and Forest for public use are going to be an interactive place for every age group.</p>
14.0	How the proposal will benefit in the development and economic growth of the city.	Various activities planned in Eco-park will also generate employment opportunity.
15.0	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate of Delhi.	N/A
16.0	What will the public purpose served by the proposed modifications?	<p>Positive Landscape facilities, Interactive spaces for all age group people.</p> <p>2 lakh trees proposed to be planted shall generate oxygen for more than 8 lakh people and sink 4340 Metric Ton of CO<sub>2</sub> (Carbon-di oxide), every year. Improvement in flora and fauna.</p>
17.0	What is the number of people/families/households likely to be affected by the proposed policy.	No impact / effect due to CLU
18.0	Whether the proposal is in consonance with the existing plans, laws, by-law, rules etc.	Yes
19.0	Whether the implementation of the proposal will require changes in the certain rules, provisions of the Master Plan etc. and if yes what action has been taken to bring about such changes.	No changes
20.0	Whether the departments/ organizations/ Ministries related with this proposal have	DFCC agreed to the proposal up to the extent of covering of Ash Pond

	been consulted and if yes, what were the views and how they were disposed.	area with soil and grass, landscaping and greening of the area. Principal Committee constituted by Hon'ble NGT, recommended the proposal of NTPC for development of FCO park in Ash dyke area
21.0	Whether the relevant guidelines/ orders of DCR&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Yes
22.0	The name, Designation and contact information of the level of the Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Sh. P K Banerjee, GM- Badarpur Thermal Power Station will be the nodal officer.

#### 4.0 Proposal

Proposal for change of Land use of 64.22 acres of land located in Ash disposal area of Badarpur Thermal Power Plant, New Delhi falling in Zone 'O' from "Manufacturing Use" (Use Zone M-2) to "Recreational" (Use Zone P2) under Section-11A of DDA Act, 1957

The part Layout plan submitted by NTPC indicating the land 64.22 Acres for the said GLU and site under reference marked on Zonal Development Plan of Zone-'O' annexed.

Location	Area in Ha.	Land use (MPD-2021)	Land use as per ZDP of Zone-'O'	Land use changed to	Boundaries
Fly Ash Brick Plant, near Badarpur Thermal Power Station	26.0 Ha. (64.22 acres)	Manufacturing (Use zone-M2)	Manufacturing (Use zone-M2)	Recreational (Use Zone-P2)	North: existing cart-track South: Jaitpur drain East: Bund of Ash Dyke Area (Phase II) West: Drain from Jaitpur to Ash Dyke Area (Phase I)

**5.0 Recommendation:**

The proposal at Para 4.0 above is placed before the Delhi Development Authority for consideration under section-11A of DDA Act 1957 for inviting objections/ suggestions from public by issue of public notice.

**RESOLUTION**

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

ITEM NO. 74/2019

Sub: Proposal regarding change of land use of an area measuring 19800-sq.m. from 'Recreational' to 'Public Semi-Public' located at Shastri Park for Development of Community Sports Centre falling in planning Zone-E.

F 20 (T) 2019/MP

Synopsis:

Proposed change of land use of an area measuring 19800 sq.m. from 'Recreational' to 'Public Semi-Public' located at Shastri Park for Development of Community Sports Centre falling in planning Zone-E.

1.0 Background:

- a. May please refer the letter no. PSC/Com/pt.(Sports)/DDA/Misc.18/2018/267 of Commissioner (Sports), DDA addressed to Commissioner (Planning) DDA dated 07.12.2018 regarding identification of land for development of Mini Sports Complexes. (Refer Annexure-'A')
- b. Site at Shastri Park was identified in the letter no. Misc. no. 1(72)/2018/मु.अधि.(परी) B/556 from Chief Engineer (Headquarters, Sports) dated 05.06.2019. (Refer Annexure-'B')
- c. As per minutes of the meeting chaired by Principal Commissioner (Sports), DDA on 03.07.2019 to discuss development of 7 new sports complexes/Centres of Excellence, 10 Mini-sports Complexes and Dwarka Golf Course issued by Commissioner (Sports) dated 05.07.2019 it was instructed that (Refer Annexure-'C').

*"Agenda for Technical Committee for Change of Land Use, if required, to be prepared by Planning Deptt. by 08.07.2019. Thereafter agenda for meeting of the Authority for change of land use, wherever required, be prepared for the meeting of the Authority in August, 2019."*

- d. T.S.S of Shastri Park area measuring 39540.257 i.e. 9.77 acres was received in Planning unit through email from Sports unit (HUPW), DDA on date 10.07.2019 (Refer Annexure-'D').
- e. In the meeting chaired by Vice Chairman, DDA on 03.07.2019 the following was decided (Refer Annexure-'E').

*"Development of mini sports complexes at the 10 identified sites to be expedited. The terminology of mini sports complex be changed to sports complex, which is as per the provisions of Master Plan. Wherever change of land use is required, agenda for the Technical Committee and Authority be prepared by Planning Department. Since in green area,*

required construction would not be permissible, land use of these plots be changed and equal quantum of land in the layout be swapped and converted to green area.

## 2.0 Examination:

- a. As per the Zonal Development Plan of Zone-L the Landuse of the proposed site under reference is as follows (Refer Annexure-'F' and 'G').

Site no.	Site	Area in Sq.m as per TSS provided.	Landuse as per ZDP of Zone F
1.	Shastri Park, behind Jagpravast. Chander Hospital, near Dist. Centre Shastri Park.	38540.257	Recreational (District Park)

- b. The land namely Shastri Park has no litigation and under jurisdiction of Horticulture Deptt (Refer Annexure-'H' and 'J').
- c. The proposal was placed before the Technical Committee Meeting held on 01.08.2019 vide Jurr. no. 23/TC/2019. After detailed deliberation, Technical Committee recommended the proposal contained in the agenda for processing the change of landuse under Section 11 A of DD Act, 1957 (Refer Annexure 'K').
- d. As per MPD 2021, Table 13.7: Planning Norms and Standards for Sports Facilities the terminology mentioned is Community Sports Centre and area mentioned as 1-3 hectare (Refer Annexure 'L'). Only 1.98 ha area is available for swapping of Zone 'O' within CWC village complex, near Aksharoham Temple under PSP, therefore out of total area of 38540.257 sq.m. submitted to TSS 19800 sq.m i.e. 1.98 hectares is carved out for Community Sports Centre (Refer Annexure 'M'). Landuse of remaining area will remain 'Recreational'.

- 3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 as submitted by DMKC is reproduced below:-

Sr. No.	Query.	Answers
1.	Whether the land is government or private and who is the land owning agency?	DDA Land.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Sports Department, DDA.
3.	Whether a responsible officer from DDA (give details) was notified for inspection of site and a copy of inspection report be provided.	Yes, officers from various departments of DDA, visited the site.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will facilitate the Sports Complex Facilities for people of Delhi.
5.	What will be impact of proposal on the ZRM/MPD and whether the changes	No negative impact is envisaged.

	are in consonance with the approved plans and policies?	
6.	What are the proposed implications on general public e.g. Law & order etc.?	No Law & Order issues anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details to be attached.	No.
8.	Background note indicating the current situation/development.	<p>Commissioner (Sports), DDA in his letter dated 07.12.2018 addressed to Commissioner (Planning) DDA regarding identification of land for development of Mini Sports Complexes.</p> <p>a. Site at Shalaji Park was identified in the order no. Mis.no. 1721/2018/119/144) Rdu556 from Chief Engineer (Headquarters, Sports) dated 05.06.2018. (Refer Annexure 'A')</p> <p>b. Directions from Principal Commissioner (Sports) were received as follows:          "Agenda for Technical Committee for Change of Land Use, if required, to be prepared by Planning Deptt. by 06.07.2018. Thereafter agenda for meeting of the Authority for change of land use, wherever required, be prepared for the meeting of the Authority in August, 2018."</p>
9.	Whether similar proposals have earlier been considered by DDA Ministry and/or disposed, and if yes, when and how.	No.
10.	What were the specific recommendations of the Authority with regards to the proposal.	Approved by TC
11.	How and why the proposal was initiated.	<p>Commissioner (Sports), DDA in his letter dated 07.12.2018 addressed to Commissioner (Planning) DDA regarding identification of land for development of Mini Sports Complexes.</p> <p>a. Site at Shalaji Park was identified in the order no. Mis.no. 1721/2018/119/144) Rdu556 from Chief Engineer (Headquarters, Sports) dated 05.06.2018. (Refer Annexure 'A')</p> <p>b. Directions from Principal Commissioner (Sports) were received as follows:          "Agenda for Technical Committee for Change of Land Use, if required, to be prepared by Planning Deptt. by 06.07.2018. Thereafter agenda for meeting of the Authority for change of land use,</p>

		wherever required, be prepared for the meeting of the Authority in August, 2019.
12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof.	Yes, the proposal was examined carefully and there is no negative impact of the population. On the other hand East Delhi residents will get various sports facilities.
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term- Residents of East Delhi area will get modern sports facility A platform for enhancing future sports activities with world class facilities.
14.	How, the proposal will benefit in the development and economic growth of the city.	Proposal will improve the sports facilities in Delhi.
15.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi.	Similar provisions may be in other metropolitan cities
16.	What will be the public purpose served by the proposed modification.	Sports facility.
17.	What is the number of people/families/households likely to be affected by the proposed policy.	No families are affected
18.	Whether the proposal is in consonance with the existing plans, laws, by-laws, rules, etc.	The proposal is in line with the procedure laid down as per DC Act, 1957.
19.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal is in line with the procedure laid down as per DC Act, 1957.
20.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed?	Yes
21.	Whether the relevant guidelines/orders of DCST, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Director (T.G.) Zone 'E' & 'O', 3 <sup>rd</sup> Floor, Vikas Minar, IRI New Delhi-110002. Phone. no. 01123370852



#### 4.0 Proposal :

Change of Land use of an area measuring 19800 sq.m from 'Recreational' to 'Public and Semi-Public' of Shastri Park falling in Planning Zone 'E' under Section 11A of DD Act, 1957. (Refer Plan at Annexure-'G' & 'M').

Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Shastri Park, New Delhi, falling in Planning Zone-E	19800	Recreational	Recreational	Public and Semi-Public	North: 10 m. ROW/road as per ZDP of Zone-E. South: District Centre as per ZDP of Zone-E. East: Jag Pravech Chandra Hospital West: 30 m. ROW/road as per ZDP of Zone-E.

#### 5.0 Recommendation :

The proposal at para 4.0 above is placed before the Authority for consideration under Section 11 A of DD Act, 1957 for inviting objections/suggestions from public by issue of Public Notice.

### RESOLUTION

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

24/12/18  
11-12-18

ANNEXURE-A

AC 1-1-11

1/12/18

DELHI DEVELOPMENT AUTHORITY  
Office of the Commissioner (Sports)  
Block-3, Vikas Sadan, INA, New Delhi-110023  
Phone: 24623598/Fax: 24692962

14/11  
11/12/18

No. F3/Comm. (Sports)/DDA/Misc. 113/2018/267

Dated: 7.12.2018

The Commissioner (Planning)  
Delhi Development Authority  
Vikas Minar, I P Estate  
New Delhi.

अनुत्ता (संसाधन) कार्यालय  
आयुक्त (क्रीडा) 11/12/18  
दिनांक 07/12/18

Sub: Identification of land for development of mini sports complexes.

In continuation to this office letter of even number dated 28.11.2018, kindly find enclosed list of vacant lands received from Chief Engineer (East Zone), DDA for development of mini sports complexes. Kindly examine the feasibility of developing mini sports complexes at these sites. Thereafter, joint site inspection would be carried out by officers of Planning, Engineering and Sports Deptts. to physically see the sites and submit recommendations regarding their feasibility.

Encl: as above.

11/12/18  
11/12/18

(D. SARKAR)  
Commissioner (Sports)  
7.12.2018

Copy to:

1. Chief Engineer (East Zone)

11/12/18

Commissioner (Sports)

11/12/18

For. Div. (P/S) Zone-E

For up to file

Asst.

11/12/18

**ANNEXURE-B**

सं. 1034/19  
 दि. 12/06/19



मिस्त्री निदेश अधिसूचना  
 मुख्य अफिसरों (मिस्टरों)  
 ई-3 फ्लोर, गिरीधर कपूर, नई दिल्ली

Office of AC (P&E), S  
 Dy. No. 1034  
 Date: 12/06/19

मि. 1034/2019/सुप्रति(पत्रे)/दि. 12/06/19

दिनांक- 06/06/19

To

1. The Chief Engineer(South Zone)
2. The Chief Engineer(East Zone)
3. The Chief Engineer(Rohini)
4. Project Director(Sports)

अनुसूची (संलग्न) का संख्या 1034/19  
 दि. 12/06/19

Sub: Total Station Survey of sites for new upcoming Mini Sports Complexes in Delhi

Ref: Sports Unit, HUPW, letter no. D.1(65)ACA-II(Sports)/HUPW/OT/A/72 dt. 30.5.2019

As per the enclosed letter, it can be seen that 9 locations have been identified for development of Mini Sports Complexes. For detail Architectural Design, 1/8th of these sites have been sought. It is understood that the said vacant plots are under the charge of different Chief Engineer Zones, as under:-

1. Chief Engineer(South Zone):-
  - a. Between Chandi Chowk & Janghy Chandi
  - b. Between Madan Guchi and Chhatarpur Enclave
  - c. Vacant Kunj behind the OMCC Building in Mall
  - d. Vacant Kunj behind the existing Sports Complex
  - e. Situated by Minor in the DDA Built Housing Pockets
2. Chief Engineer(East Zone):-
  - a. Shastri Park, behind Jagrawast Chander Hospital, near D.Pu. Centre Shastri Park
  - b. Dilshad Garden near Bus Station Dilshad Garden
3. Chief Engineer(Rohini) Zone:-
  - a. Sultan Bari, in the Facility Centre Near SSU Sultan Bari
- Project Director(Sports)
  - a. Maharaja Surajmal Stadium at Nanglai

Handwritten signatures and dates at the bottom of the page, including dates like 12/06/19 and 06/06/19.

10/c

In view of above concerned Divisional Heads may be directed at year end to provide requisite P.S.S of these plots accordingly (preferably within a week's time) to the Chief Architect-II(Sports) to enable them develop architectural design. In addition, direct concerned field staff to provide assistance to field officials of L.M. Division in identifying each plot during their field visit, in order to facilitate verifying actual legal status of the land.

(सिख्यदा वल सिंह)  
मुख्य अभियंता (एम. खेल एवं परिसर)

संज्ञक संख्या: 194/18

प्रति: श्री सुधनार्थ

- 1. FC(Sports), BDA For information with reference to mapping
- 2. Commissioner(Plg) hold on 5.5.2019.
- 3. Commissioner(Sport)
- 4. ACA-II(Sports)
- 5. Dir., LM/HQ
- 6. DO to ISM, BDA For information of the latter.

(सिख्यदा वल सिंह)  
मुख्य अभियंता (एम. खेल एवं परिसर)

**ANNEXURE-C**

कम नमबराक (कॉलेज)

पोस्ट बॉक्स नं० - 139

महानगरपालिका

दिनांक 10.07.19

अध्यक्ष (सौजन्य) कार्यालय

चौधरी स 11-1007

दिनांक 09/7/19

**DELHI DEVELOPMENT AUTHORITY**  
Office of the Commissioner (Sports)

आवक संख्या: 123  
दिनांक: 07/19

No. PS/Commr(Sports)/DDA/Misc./17/2019/36

Date: 03.07.2019

**Subject:** Minutes of the meeting chaired by Principal Commissioner (Sports), DDA at 3.00 p.m. on 03.07.2019 to discuss development of 7 new sports complexes/Centres of Excellence, 10 Mini-sports Complexes and Dwarka Golf Course.

1. A meeting was chaired by Principal Commissioner (Sports), DDA at 3.00 p.m. on 03.07.2019 to discuss development of 7 new Sports Complexes/Centres of Excellence, 10 Mini-sports Complexes and Dwarka Golf Course.

2. Development of 7 new sports complexes/Centres of Excellence

(a) Sports Complex at Sector-17 Dwarka

i. Bar charts for the project alongwith dates of completion of various stages of all facilities be submitted.

Action: PD (Sports)

ii. Finalising details are required from Architecture Wing. Project Director (Sports) to submit a list of finishing details required priority wise to Architecture Wing.

Action: PD (Sports) / A/C.A.D (Sports)

iii. All indoor facilities to be air-conditioned.

Action: SE (Elect.) PZ

iv. Grassing of all outdoor fields and landscape areas to be started to ensure that when the facilities are completed in December, 2019, the playfields are in useable condition.

Action: PD (Sports)

v. All utilities, including electricity, water supply and sewerage should be in place by December, 2019.

Action: TD (Sports) / SE (Elect.) PZ

vi. Tendering for sports equipments and manpower, following due procedure, should be done timely to ensure these are available by the time the 'Project' is completed.

Action: Commr. (Sports)

For Director (Sports) June 17/19  
Director (Sports) Zone 3/19  
By: Architect (Sports) Zone D.

Ac (PS) - II (Responsible)  
Dir (Projects) Narender  
PS

10/07/2019  
10/07/2019  
10/07/2019

31

Keep in file of 3(3)2010-MP

vi. Secretary for the complex should be engaged well in time.

Action: Commissioner (Sports)

vii. A joint site inspection be carried out by Commissioner (Sports), ACA-II, PD (Sports) and SE (Electrical) PZ and list of works along with their status prepared.

Action: Commr (Sports)/ACA-II/ PD (Sports)/SE (Elect.) PZ

(b) Sports Complex at Sector-8, Dwarka

i. Preliminary estimates are under scrutiny in E.M. office which would be completed by 08.07.2019. Thereafter, financial concurrence be provided by 15.07.2019.

Action: Dir.(Finance)/PD (Sports)

ii. Foundation stone laying ceremony for the sports complex be scheduled in August, 2019.

Action: PD (Sports)

(c) Sports Complex at Sector-19, Dwarka

i. Architectural drawings for the sports complex are awaited.

Action: ACA-II/ACA-III/Sr. Arch.(EZ)

ii. Inputs from Architecture Deptt. be provided to Engg. Deptt. for obtaining CFO clearance by 10.07.2019.

Action: ACA-II/ACA-III/Sr. Arch.(EZ)

iii. Fin. clearance be obtained by end July, 2019.

Action: ACA-II/ACA-III/Sr. Arch.(EZ)/PD (Sports)

iv. Working drawings be prepared by end August, 2019.

Action: ACA-II/ACA-III/Sr. Arch.(EZ)

v. Foundation stone laying ceremony be planned for end September, 2019.

Action: PD (Sports)

98/C

(d) Sports Complex at Sector-29, Dwarka

i. Preliminary estimates are under scrutiny in the office of Chief Engineer (Headquarters & Sports). This should be completed by 08.07.2019.

Action: SE(Sports)

ii. Financial concurrence should be provided by end July, 2019.

Action: Dir. (Finance)

iii. Tenders should be issued by end July, 2019.

Action: EX(Sports)

iv. Foundation stone laying ceremony should be planned in August, 2019.

Action: PD(Sports)

(e) Sports Complex at Sector-32, Rohini

i. Preliminary estimates are pending with SE (Elect.) PZ. This should be completed by 08.07.2019.

Action: SE (Elect.) PZ

ii. Financial concurrence should be provided, thereafter, by 12.07.2019.

Action: Dir. (Finance)

iii. Foundation stone laying ceremony should be planned in August, 2019.

Action: PD(Sports)

(f) Sports Complex at Sector-34, Rohini

i. TSS has been received. Architectural drawings be prepared for placing it before the Screening Committee. Architectural drawings should be prepared by end August, 2019.

Action: ACA-II/A, CA-II/Sr. Arch. (RZ)

ii. Preliminary estimates to be prepared by end September, 2019.

Action: PD(Sports)

iii. Foundation stone laying ceremony should be planned for mid October, 2019.

Action: PD (Sports)

141/c  
97/c

(6) Sports Complex at Sector A-7, Narela

- i. Preliminary estimates under scrutiny in EM office which it was informed would be done shortly.

Action: PD (Sports)

- ii. Financial commitments to be provided by 12.07.2019.

Action: Dir. (Finance)

(6) Football Stadium at Sector-19, Dwarka

- i. Meeting be convened with the 'Consultant' for scaling down the design for the facility.

Action: PD (Sports)

- ii. Foundation stone laying ceremony should be planned for mid October, 2019.

Action: PD (Sports)

3. Mini Sports Complexes

- i. Agenda for Technical Committee for change of land use, if required, to be prepared by Planning Deptt. by 6.7.2019. Thereafter, agenda for meeting of the Authority for change of land use, wherever required, be prepared for the meeting of the Authority in August, 2019.

Action: Commr.(Plg)

- ii. Site at Dilshad Garden to be identified by the Engg. Deptt. to enable Landscape Deptt. to make the layout plan.

Action: PD (Sports)/AC (Landscape)

- iii. Layout plan for Maharaja Surajmal Stadium at Narela and Sultanpuri be prepared by 31.8.2019 and for Shaastri Park by end, July, 2019.

Action: AGA-IV/AC (Landscape)

- iv. Sports facilities as per decisions contained in the minutes of the visit of Vice Chairman, DDA should also be planned for Indraprastha.

Action: ACA-II/AC (Landscape)

- v. Layout drawings for all the mini sports complexes be prepared by October, 2019.

Action: ACA-II/ACA-III/AC (Landscape)/Sr. Archt.(E2)



96/C

vi. Drawings for the multi gym to be re-constructed at Hauz Khas district park be prepared by end July, 2019.

Action: AC (Landscape)

4. Dwarka Golf Course

It was intimated that preliminary estimates under scrutiny in the office of CE (IQ&S) would be completed by 05.07.2019. Financial concurrence to be provided by 12.07.2019.

Action: Dir. (Finance)

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

(D. SARKAR)  
Commissioner (Sports)

Copy to:

1. Commissioner & OSD to Vice Chairman, DDA for kind information of the latter.
2. Principal Commissioner (Sports)
3. Commissioner (Planning)
4. Chief Engineer (Headquarters & Sports)
5. Addl. Chief Architect-II (Sports)
6. Addl. Chief Architect-III (RZ)
7. Addl. Commissioner (Planning)
8. Addl. Commissioner (Landscape)
9. Director (Finance)
10. Project Director (Sports)
11. Suptdg. Engineer (Electrical) Project Zone
12. Sr. Architect (East Zone)
13. Dy. Chief Accounts Officer (Sports)
14. Secretary (Condn.), Sports Wing

## DELHI DEVELOPMENT AUTHORITY

Subj: Meeting convened under the chairmanship of Principal Commissioner (Sports), DDA at 3:00 PM on 03.07.2019 at Vilela Sadan to discuss development of 7 new sports complexes/Centres of Excellence, 10 mini sports complexes and Dheerka Golf Course.

## LIST OF OFFICERS WHO ATTENDED THE MEETING

Sr. No.	Name of the Officer	Designation
1.	Dr. Rajesh Kumar	Principal Commissioner (Sports) (In Charge)
2.	Shri. M. Sarkar	Commissioner (Sports)
3.	Mrs. L. Gagan	Add. Chief Architect - II (Sports)
4.	Mrs. Hardeva Dhill	Add. Chief Architect - I (S2)
5.	Shri. Chirish Bhatia	Add. Commissioner (Planning)
6.	Shri. N.N. Arora	Project Director (Sports)
7.	Shri. G.K. Yadav	S.E. (Elect) PZ
8.	Shri. A.K. Mehta	Director (Electrical)
9.	Dr. Kalpana Khutana	Director (Landscape)
10.	Ms. Neelima Sahu	Deputy Director (Landscape)
11.	Mrs. Lavini Kumar	Deputy Director (Architect)
12.	Shri. S.R. Jaiswal	Sr. Architect (E2)
13.	Shri. V.K. Gupta	Deputy CAO (Sports)
14.	Col. Parveen Ahmad (Retd.)	Secretary, Coordination
15.	Shri. J.K. Solhi	S.E. (Elect)





- 130/L
- 98/L
- xv) A permanent solution for the POP which is cracked in the reception is required.

Action: PD (Sports)

- xvi) The facade stone tiles which have moved should be repaired.

Action: PD (Sports)

- xvii) As MIFNL lines in the club house are not functional since 27.5.2019, sufficient number of mobile phones be procured which should be placed at the reception, WIFI dongles be also procured.

Action: Secretary, QCS

### 3. Drivind Range

- i) Fencing work be completed by 30.8.2019.

Action: PD (Sports)

- ii) Construction of bays be completed by 30.8.2019.

Action: PD (Sports)

- iii) Grassing of the range along with provision of irrigation system should be started by 1.8.2019.

Action: PD (Sports)

- iv) Flood lighting be provided by 30.9.2019.

Action: SE (Elect.) PZ

### 4. Other issues

- i) All electrical works are not being attended to since the IRE is required to do both the civil and electrical works. Since the IRE does not have complete knowledge of electrical work, only very minor electrical works can be done through RE. Remaining electrical works should be done by Electrical Engineering Dept. under SE (Elect.) PZ.

Action: SE (Elect.) PZ

- ii) Development of mini sports complexes at the 10 identified sites be expedited. The terminology of mini sports complex be changed to sports complex, which is as per the provisions of the Master Plan. Whenever change of land use is required, agenda for the Technical Committee and Authority be prepared by Planning Dept. Since in green areas, required construction would not be permissible, land use of these plots

7/10

... divided into equal quantities of land, the total to be developed and converted to structure.

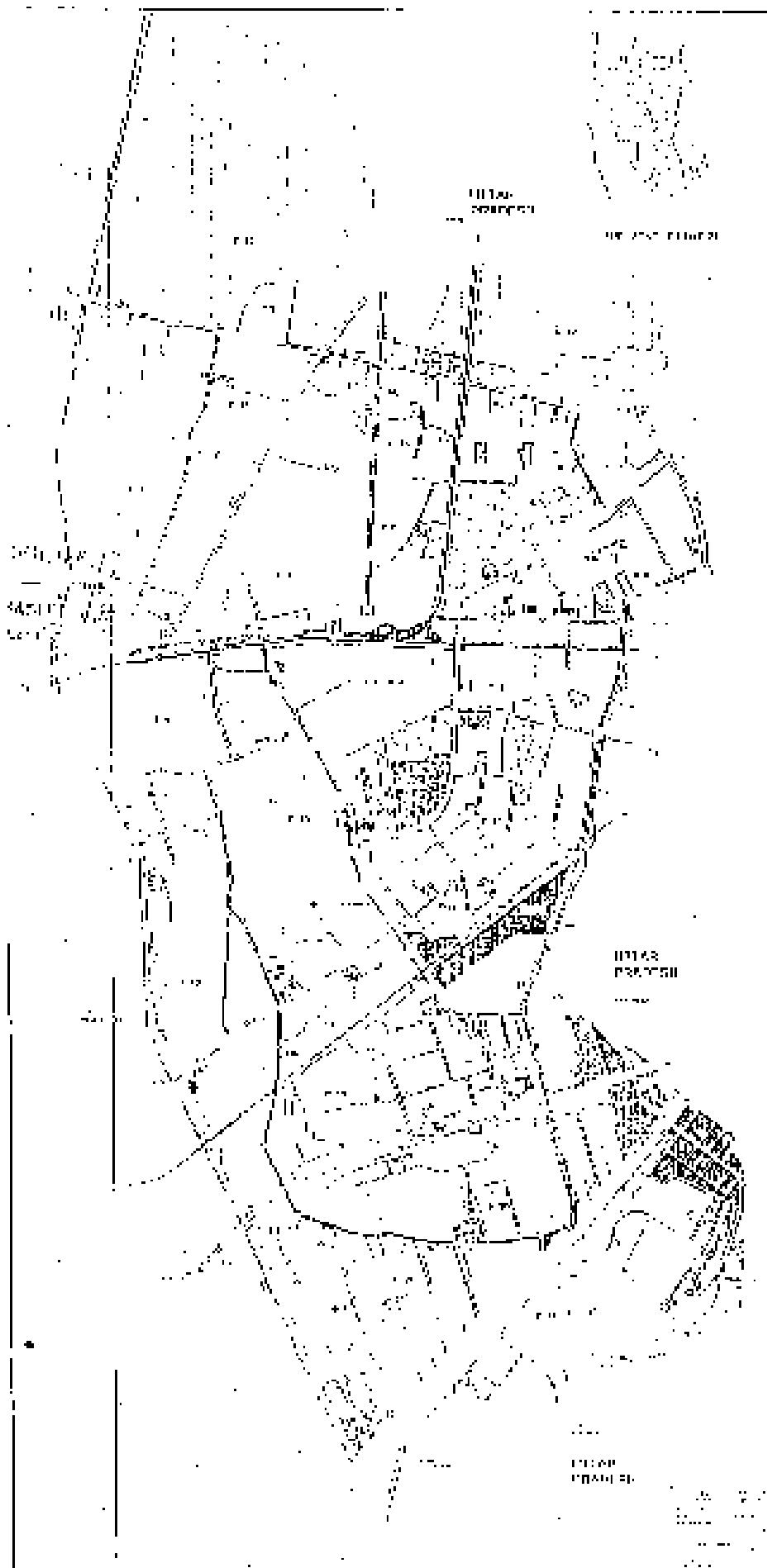
Article: Council (Ply. 1/20/1961) (Land 1961)

The resolution shall have a vote of 3 units to the City.

(D. 1961) (Ply. 1/20/1961)

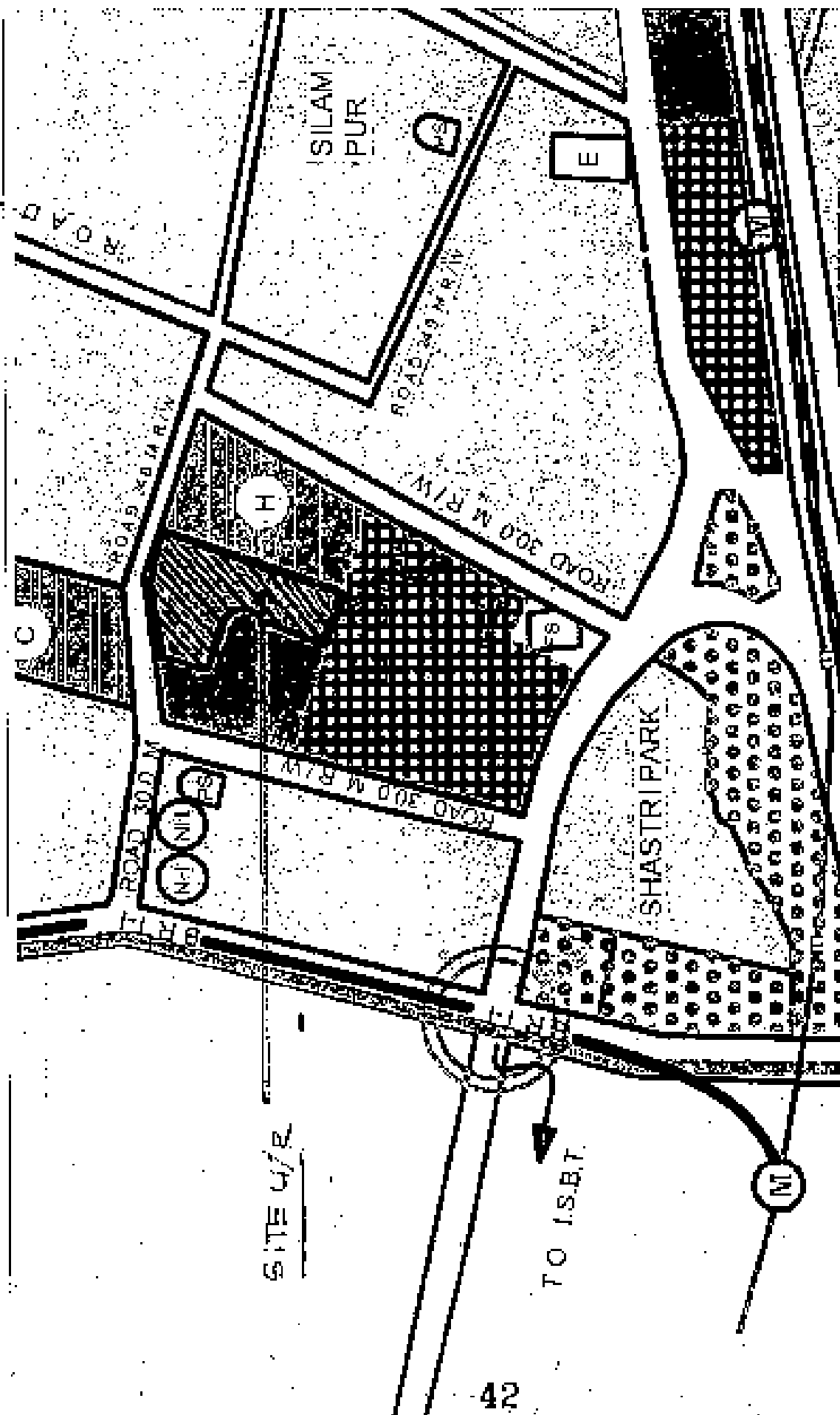
- copy to
- 1. Council Member A. G. to Vice Chairman, CMA (asked information of the letter)
  - 2. Council Member
  - 3. Council Chairman (Sports)
  - 4. Chief Engineer (Highways & Sports)
  - 5. Commissioner (Planning)
  - 6. Asst. Chief Architect (Sports)
  - 7. Asst. Commissioner (Landscape)
  - 8. Chief Director (Sports)
  - 9. County Council (1st/1st) Project Zone
  - 10. County Council (Sports Wing)
  - 11. ... ..
  - 12. ... ..

17  
9  
can  
10



D D A (with) (with) (with)	
LAND USE (DUAL T)	(with) (with) (with)
RESIDENTIAL	(with) (with) (with)
COMMERCIAL	(with) (with) (with)
INDUSTRIAL	(with) (with) (with)
RECREATIONAL	(with) (with) (with)
TRANSPORTATION	(with) (with) (with)
UTILITY	(with) (with) (with)
GOVERNMENT	(with) (with) (with)
PUBLIC AND SEMI PUBLIC	(with) (with) (with)
OTHER USES FACILITIES & RES.	(with) (with) (with)
AGRICULTURE GREEN BELT & WATER BODY	(with) (with) (with)
NOTE:	(with) (with) (with)
MAP 2	

ZONAL DEVELOPMENT PLAN - ZONE - E





DD No - 988 / D.D. / 17/12/19  
1539 / 17/12/19

Ref: - D.O. No. 824 / CLM / D.D. / 2019.7.30

Sub: - Two sites for allotment for Mini Sports Complex

1) Site at Sreehari Park.

The site under reference falls in District  
140m, 140m and 140m/155m of village  
Shonda Chawan Khachin, which land pertaining to  
the state of Maharashtra, placed at the disposal  
of D.D. In this regard a joint inspection had  
already been carried out and a detailed report  
has also been sent to DD/CLM-I for legal  
status under Sec- 24(2). At spot the land  
is being utilized as park by DD/MD-9.  
Hence the land of a comes under jurisdiction  
of Horticulture Deptt. i.e. DD/MD-9. There is not  
any litigation on the part of DD/CLM-I.

2) Site No. 2. Betsal Garden near Greenfield Public School.

The land of a falls in revenue Betsal (along)  
Shelmal Vasthara, which dealt with DD/CLM-I. Hence  
Rt. Ho. report may be obtained from the D/O/CLM-I

15/12/19

30.7.19

30/7/19

25/12/19

CLM

Land status received in Planning Zone F  
via email 30.07.2019

ANNEXURE-1

Copy No. 762/Ten (North) dated 30.7.2019.

Subject: Proposal of change of land use of site from "Recreation" to Public/Semi Public" located at Ghosla Park for Development of New Sports Complex falling in Planning Zone F.

May kindly see the enclosed letter dated 20.7.2019 received from P.G. Deptt. UDA regarding the status of land/court case. In this regard, it is submitted that a report of status of land has already been given by LM(East Zone) on 14.07.2019 and report of court case dated 06.5.2019 of Revenue Staff of NL(East Zone) copy enclosed.

However, as per court case register available in NL-I Branch, no court case under section 21(2) found on Kaasra No. 1 with 140min to 145min & 145 to 150min Village Ghonda Charhan Khosai. Submitted for further necessary action please.

*[Signature]*  
30/7/19

*[Signature]*

*[Signature]*  
30/7/19

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30/7/19

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30/7/19

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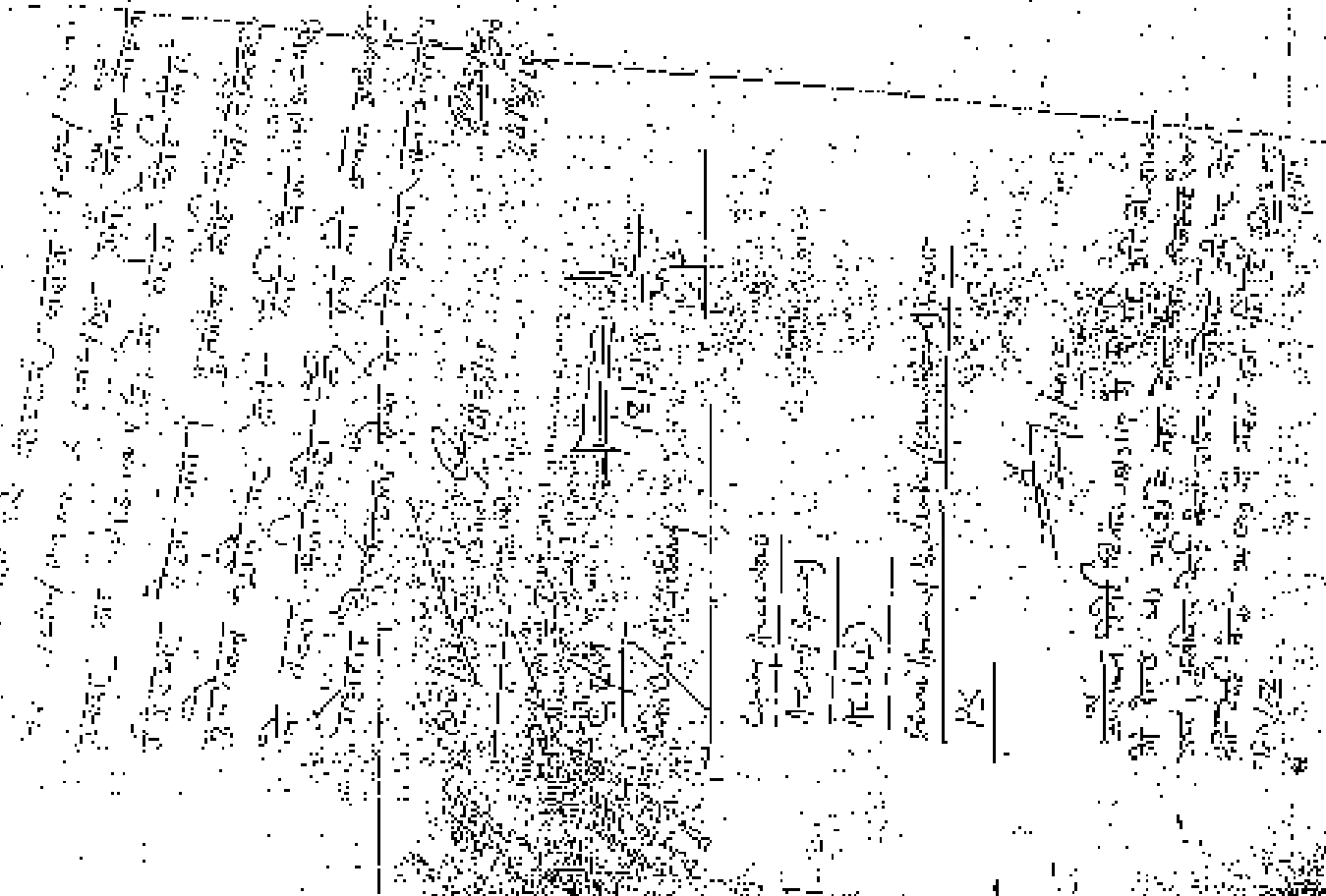
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05



- 73 -

Minutes of the Technical Committee Meeting <sup>Item No.</sup> 23/TC/2019 Held on 1-8-20

AGENDA FOR TECHNICAL COMMITTEE

File No. F.20(7)/2019/MP

Sub: Proposal regarding change of land use of two areas from 'Recreational' to 'Public Semi-Public' located at Dilshad Garden and Shastri Park for Development of (Mini) Sports Complex falling in planning Zone-E.

1.0 Background:

- a. May please refer the letter no. PS/Comm.(Sports)/DDA/Misc./16/2018/267 of Commissioner (Sports), DDA addressed to Commissioner (Planning) DDA dated 07.12.2018 regarding identification of land for development of Mini Sports Complexes. (Refer Annexure 'A')
- b. Two sites namely, at Dilshad Garden and Shastri Park are identified in the letter no. Ms.no.172/2018/4.अ.अ. (स्)।कम566 from Chief Engineer (Headquarters, Sports) dated 08.06.2019. (Refer Annexure 'B')
- c. As per minutes of the meeting chaired by Principal Commissioner (Sports), DDA on 03.07.2019 to discuss development of 7 new sports complexes/Centres of Excellence, 10 Mini-sports Complexes and Dwarka Golf Course issued by Commissioner (Sports) dated 05.07.2019 it was instructed that (Refer Annexure 'C').

*"Agenda for Technical Committee for Change of Land Use, if required, to be prepared by Planning Deptt. by 06.07.2019. Thereafter, agenda for meeting of the Authority for change of land use, wherever required, be prepared for the meeting of the Authority in August, 2019."*

- d. Accordingly, two nos. of I.S.S Dilshad Garden and Shastri Park area measuring 17071.705 sq.m i.e 4.21 acres and 34540.257 i.e 9.77 acres respectively, received in Planning Unit through email from Sports unit (HUPW) DDA on dated 08.07.2019 (Refer Annexure 'D'), and dated 19.07.2019 (Refer Annexure 'E').
- e. As Minutes of the meeting chaired by Vice Chairman, DDA on 08.07.2019 (Refer Annexure 'F').

*"Development of mini sports complexes at the 10 identified sites to be expedited. The terminology of mini sports complex be changed to sports complex, which is as per the provisions of Master Plan. Wherever, change of land use is required, agenda for the Technical Committee and Authority be prepared by Planning Department. Since in green zone, required construction would not be permissible, land use of these plots be*

changed and equal quantum of land in the layout is swapped and converted to green area.

2.0 Examination:

- a. As per the Zonal Development Plan of Zone-E the Landuse of the proposed sites under reference are as follows (Refer Annexure 'G').

Site no.	Site	Area in Sq.m as per TSS provided	Landuse as per ZDP of Zone E
1.	Dilshad Garden, near Fire Station Dilshad Garden	17071.705	Recreational (Community Park/Multipurpose GR)
2.	Shastri Park, near Dr. Jagorab Chandra Hospital, East Dist. Centre Shastri Park	38540.257	Recreational (District Park)

- b. The land namely Shastri Park has no litigation as confirmed by DLM (HQ) on 30.07.2019 (Refer Annexure 'H') also site is used as park by DDHD. Hence, the site comes under jurisdiction of Horticulture Deptt as submitted by DD/LMCZ (Refer Annexure 'J').
- c. However, the site Dilshad Garden is under litigation and confirmation received on 31.07.2019 from GO (Lands). (Refer Annexure 'K').
- d. Accordingly, the Change of Land Use of Shastri Park is to be proposed from 'Recreational' to 'PSP' in Zonal Development Plan of Zone 'E'.
- e. To locate the proposed Multi Sports Complex Site at Shastri Park on Zonal Development Plan of Zone 'E' (Refer Annexure 'L'), it is pertinent to mention that latest TSS provided by Sports and HUPW is used and dimension of the sites are to be confirmed from the TSS (Refer Annexure 'G').

3.0 The information required as per the MOUD, GO letters dated 07.04.2015 and 24.09.2015 as submitted by DMRC is reproduced below:-

Sr.	Query	Answers
	Whether the land is government property and who is the land-owning agency?	Government land; DDA to be confirmed by land Department
	On whom request the change of land use case or modification to MPD-2021 has been filed?	Commissioner (Sports), DDA.
1.	Whether a responsibility officer from DDA (Government) was deputed for inspection of site and a copy of inspection report is provided?	Yes, officers from various departments of DDA visited the site.
	What is the end purpose proposed to be served by modification of MPD and for	It will facilitate the Sports Complex Facilities for people of Delhi.

6.	change of land use? What will be impact of proposal on the ZDP/MFD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
7.	What will be applicant's impact/implications on general public (e.g. Law & order) etc.?	No Law & Order issue is anticipated.
8.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No
9.	Background note indicating the current situation/provisions.	<p>Please refer the letter Commissioner (Sports), DDA dated 04.12.2018 addressed to Commissioner (Planning) DDA regarding identification of land for development of Mini Sports Complexes:</p> <p>a. Site of Shashi Park is identified in the letter no. Jans.1(72)/2018/313 (M) dt. 08.05.2018 from Chief Engineer (Headquarters, Sports) dated 03.05.2018. (Refer Annexure-B)</p> <p>b. In minutes of the meeting chaired by Principal Commissioner (Sports), DDA on 08.07.2018 to discuss development of new sports complexes/Centres of Excellence, 10 Mini-sports Complexes and 10 Parks Golf Course issued by Commissioner (Sports) dated 08.07.2018 it is included that "Agenda for Technical Committee for Change of Land Use, if required, to be presented by Planning Deptt. by 08.07.2018. Thereafter, agenda for meeting of the Authority for change of land use, wherever required, be presented for the meeting of the Authority in August, 2018."</p>
10.	Whether similar proposals have ever been considered by DDA Ministry and/or disposed, and if yes, when and how.	No
11.	What were the specific recommendations of the Authority with regard to the proposal.	N/A
12.	How and why the proposal was initiated.	Please refer the letter Commissioner (Sports), DDA dated 07.12.2018 addressed to Commissioner (Planning) DDA regarding identification of land for development of Mini Sports Complexes.

		<p>2. Site at Shastri Park is identified in the letter no. Misns.1(72)2019-मु.डी.नि.(पत्र) (B/S&amp;S) from Chief Engineer (Headquarters, Sports) dated 03.03.2019, (Refer Annexure 'D')</p> <p>3. In minutes of the meeting chaired by Principal Commissioner (Sports), DDA ON 03.07.2019 to discuss --development --7-- --now-- --sports complexes/Ganges of Excellence, 10 Mini-sports Complexes and Dwarka Golf Course issued by Commissioner (Sports) dated 03.07.2019 it is instructed that,</p> <p>"Agenda for Technical Committee for Change of Land Use, if required, to be prepared by Planning Deptt. by 08.07.2019. The matter, agenda for meeting of the Authority for change of land use, wherever required, to be prepared for the meeting of the Authority in August, 2019."</p>
12.	What are the pros and cons of the proposal, whether they have been carefully considered, and if yes, the outcome thereof.	Yes, the proposal was examined carefully and there is no negative impact on the population. On the other hand East Delhi residents will get various sports facilities.
13.	What are the expected short-term and long-term outcomes if my proposal is approved and implemented?	Short term- Residents of East Delhi area will get modern sports facility A platform for conducting future sports activities with world facilities.
14.	How the proposal will benefit in the development and economic growth of the city.	Proposal will improve the sports facilities in Delhi.
15.	What are the provisions corresponding to the proposed policy changes in other metropolitan cities in India and other countries, and if these provisions differ from the proposal then why are they not considered appropriate of Delhi	Similar provisions may be in other metropolitan cities.
16.	What will be the public purpose served by the proposed implementation.	Sports facility.
17.	What is the number of people/families/households likely to be affected by the proposed policy.	NA
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal is in line with the procedure laid down as per DDA Act, 1957.
19.	Whether the implementation of the proposal will require	The proposal is in line with the procedure laid down as per DD Act, 1957.

	changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes?	
20.	Whether the departments/organizations/Inns/ firms related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Not Applicable
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and correct information of an officer not below the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Commissioner (Spans), 4 <sup>th</sup> Floor, Block E, INA, Vikas Sadan, DDA, New Delhi-110023

4.0 Proposal :

Change of Land use of an area measuring 39540.257 sq.m from 'Recreational' to 'Public and Semi-Public' at Shastri Park, falling in Planning Zone 'E' under Section 11A of DDA Act, 1957. (Refer Plan at Annexure 'L').

Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Shastri Park, New Delhi, falling in Planning Zone 'E'	39540.257	Recreational	Recreational	Public and Semi-Public	North: 30 m. ROW road as per ZDP of Zone-E. South: Outer Centre as per ZDP of Zone-E. East: Jagpravesh Chandra Hospital West: 20 m. ROW road as per ZDP of Zone-E.



5.0 Recommendation :

The proposal at Para-4.0 above is placed before the Technical Committee for consideration under Section 11-A of DD Act for the processing of Change of land use.

**DECISION**

23/2019	Proposal regarding change of land use of two areas from 'Recreational' to 'Public & Semi Public' located at Dilshad Garden and Shastrri Park for Development of (Mini) Sports Complex falling in planning Zone-E. R20(7)2019/MP	The proposal was presented by Director(Pig) - Zone-LEO. After detailed deliberation, the Technical Committee recommended the proposal contained in the agenda in para 4 for processing the change of land use under Section 11-A of DD Act, 1957
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DEEM DEVELOPMENT AUTHORITY  
 MASTER PLAN SECTION  
 This proposal was considered in  
 the Technical Committee  
 on 23/11/2019  
 1.8.2019  
 Asst. Director Master Plan  
 Dy. Director Master Plan

### 13.3 SPORTS FACILITIES

Delhi is emerging as an important centre for National and International Sports events. Several sports facilities have been developed in the City by various agencies like the Sports Authority of India (SAI), Delhi Development Authority (DDA), GNCTD, etc. However, sports activities, so far, have been mainly as a part of recreational use. It is also felt that many of the facilities, which have been developed, could actually be seen as recreation and / or club type of facilities. As a result, even though the DDA has developed a large network of excellent sports facilities, over and above the facilities developed by the SAI, etc., there is an evident need for a properly planned and structured sports infrastructure in the city which, inter alia, should also be able to take care of major / international sporting events, such as the forthcoming Commonwealth Games in 2010.

Even the various facilities, which have been developed as pure sports facilities, suffer from lack of full and proper utilization and there are issues related to maintenance and resources for the same. With reference to the latter, for example, the Jawahar Lal Nehru Stadium premises are, on the one hand, presently under use for a variety of non-sports related activities and on the other hand, the stadium itself cannot be used for any other kind sports activities. The latter aspect, in turn, is characterized by gross under-utilization. This also brings out the need for developing and prescribing planning and development control norms related to planning, practical and proper development of sports facilities as an important component of social development and optimum utilization of the facilities to be developed.

In addition to the above, there is a need for development of gyms, sports, swimming pools, etc. at neighbourhood level. Since these are more activity oriented, an amalgam of ventures, play areas of kind / spaces for these could be made in commercial premises.

### 13.4 PROVISION OF SPORTS FACILITIES

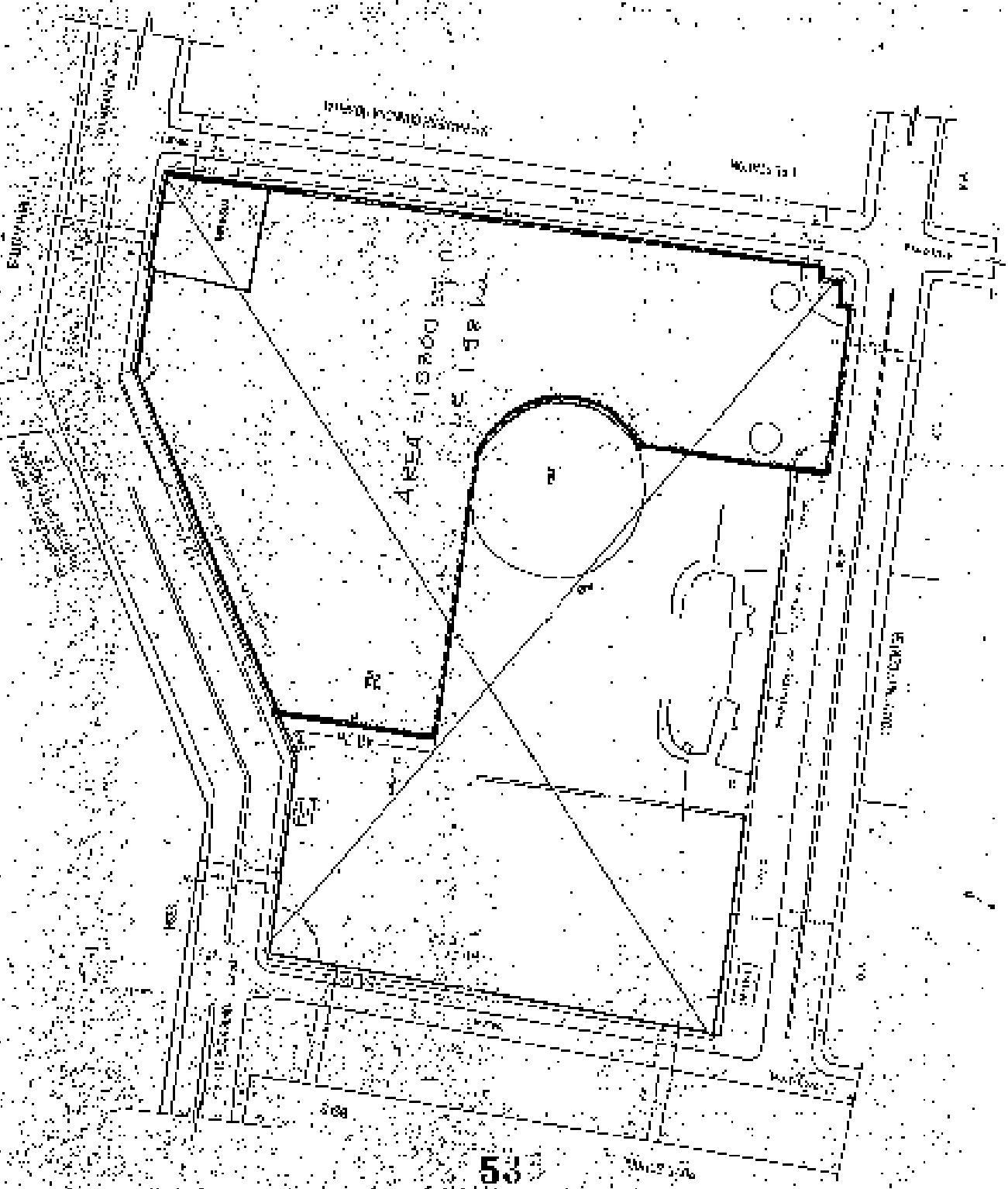
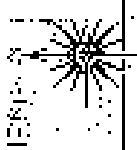
Sports activities are an important part of physical and social development of an individual and, at another level, sports activities have a significant social and potential in the form of recreational and competitive events at the community, city, national and international levels. Keeping this in view norms and space standards relating to sports facilities at neighbourhood level and city level have been proposed with the aim of development of sports and play areas for all age groups at appropriate levels.

Table 13.1: Planning Norms and Standards for Sports Facilities

S.No.	Category	Pop. / Unit (Approx.)	Plot Area (Ha)
1.	Divisional Sports Centre / Club House	10 lakh	10 to 20 & above
2.	District Sports Centre	50 lakh	5 to 10
3.	Community Sports Centre	1 lakh	1 to 3
4.	Neighbourhood Play area	10,000	1.5 to 1
5.	Playing area / Play Ground	5,000	0.5 to 1

Subject to availability of land.

**ANNEXURE - M**



**LEGEND**

BUILDING	---
BOUNDARY WALL	---
ROADWAY	---
GREEN BELT	---
TRAILWAY	---
TEMPLE	---
EXPANSION AREA	---
RESERVE	---
LAND	---
PLANT POST	---
MAIN JUNCTION	---
TRAIL	---
POST LIGHT	---
POST	---
GAZE	---
TRANSFORMER	---
LINE	---
REIN	---
ROOF W/TH	---
Electric Pole	---

**NOTES**

1. TO BE CONSIDERED AS PER THE PLAN.
2. TO BE CONSIDERED AS PER THE PLAN.
3. TO BE CONSIDERED AS PER THE PLAN.
4. TO BE CONSIDERED AS PER THE PLAN.

**PROJECT** - MUNICIPAL SANITARIUM BUILDING

**CLASS** - EXECUTIVE PROJECTS  
 APPROVED BY: [Signature]

**PROJECT**

PROJECT NO.	---
DATE	---
SCALE	---
BY	---
CHECKED BY	---
DATE	---

**SCALE** - 1:1000

**TOTAL AREA OF PLOT** - 13000 SQ. FT.

## ITEM NO.75/2019

**Sub.: Agenda for development of 30 hectares DDA land at Karkardooma.  
F.11(01)2010/UTTIPEC/Vol-III(part)**

### 1.0 Background:

DDA has signed a MoU with National Building Construction Corporation (NBCC) on 27<sup>th</sup> Feb. 2015 for integrated development of "East Delhi Hub" based on TOD norms as per the policy approved in the year 2015 on 30 hectares land at Karkardooma, Delhi. Copy of MoU is enclosed as **Annexure-1**.

### 2.0 Examination:

2.1 This issue was discussed in the meeting held under the Chairmanship of VC, DDA on 07.03.2019 (Copy of the minutes of the meeting is enclosed as **Annexure-II**) wherein it is recorded that:

- Authority (in its meeting dated 26.02.2019 vide item no. 27/2019, Agenda and minutes of the meeting is enclosed as **Annexure-III**) has already approved the proposal for development of the Residential Complex in the East Delhi Hub at Karkardooma site. The way forward was discussed:
  - DPR as submitted by NBCC be examined vis-a-vis traffic study, parking, size of the units, iconic development etc. and the comments be forwarded to NBCC by the planning department.
  - It was also insisted that a geo-technical study be also conducted as the buildings are high rise.
  - Existing MoU to be revised.

2.2 DDA signed a MoU with NBCC on 27<sup>th</sup> Feb. 2015 regarding development of housing project in Karkardooma. The project could never take off even though several years have lapsed. Previously, the FAR proposed for designing this site was 400 and from traffic point such high built mass could not be taken by the surrounding roads. Therefore NBCC requested that they can take up this project for housing at 200 FAR for design purpose. When the proposal was presented before the Competent Authority it was observed that two metro corridors are passing through the site, after detailed deliberations in various meetings held at senior level, it was decided that the design and construction of the project be considered under the priority TOD nodes. This issue has been discussed with NBCC officers in several meetings and now revised plan is under preparation by NBCC. DDA would like to continue with this project and develop this with NBCC. However, the MoU now is outdated and will have to be re-cast. The changes required in the MoU are as follows:

- a. While NBCC will be the PMC for the project and all layout plans, designs and execution of the project will be done by NBCC with all supports from DDA, sale of flats will be done by DDA. DDA may take NBCC's help if required, but the prime responsibility will remain with DDA. Therefore, DDA cannot commit any fee for this purpose as previously proposed in the MoU.
- b. As the scope of work is now modified, DDA will pay at negotiated PMC charges to NBCC. In the meantime, DDA has already requested that final plan be shared with DDA along with timelines. Communication to NBCC in this regard vide letter dated 26.07.2019 enclosed as **Annexure- IV**.

### **3.0 Proposal:**

- i. Rescinding of the old MoU signed between NBCC and DDA.
- ii. Authorize Vice Chairman, DDA for making any changes in future, if required in MoU.

### **4.0 Recommendations:**

The proposal contained at para 3.0 above is placed before Authority for information.

### **RESOLUTION**

- i) The proposal for development of the land as per TOD norms based on the new MoU to be signed with NBCC was approved.
- ii) The Authority authorized Vice Chairman, DDA to undertake any subsequent changes to the new MoU if required. The final MoU would be placed before the Authority for information after signatures.

Copy of the Approved & Signed Agde



**MEMORANDUM OF UNDERSTANDING (MOU)**

Between

**Delhi Development Authority**

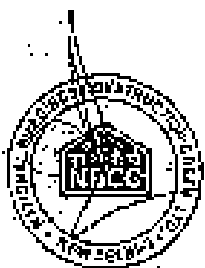
and

**National Buildings Construction Corporation Ltd**

27 February, 2015

for

**Integrated development of "East Delhi Hub"  
based on TOD norms on 30 hectares land at  
Karkardooma, Delhi**

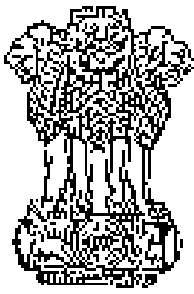


*[Signature]*

सहसंचालक, बुल्डिंग्स, एन.बी.सी.सी.  
उपाध्यक्ष

दिल्ली विकास प्राधिकरण  
विकास, नई दिल्ली

73/16



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL71800977148804N
Certificate Issue Date	: 23-Feb-2015 02:50:57M
Account Reference	: IMAGE001V/15755703/DELHI/DI/DLH
Unique Doc. Reference	: SUBIN-DL71800977148804N
Purchased by	: CHARMINDER KUMAR
Description of Document	: Article 5 General Agreement
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DDA
Second Party	: NA
Stamp Duty Paid By	: DDA
Stamp Duty Amount (Rs.)	: 100 (One hundred only)



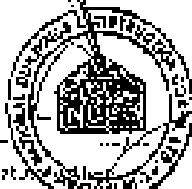
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### MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is made at New Delhi on this 27<sup>th</sup> day of February, 2015

**BETWEEN**

**Delhi Development Authority**, a Government body constituted under the Delhi Development Act, 1957 and having its registered office at Vikas Sadan, INA, New Delhi acting through its **Vice Chairman** hereinafter called "DDA" (which expression



Page 1 of 13

57

*(Signature)*  
 जसविंदर कुमार, महाप्रबन्ध  
 उपाध्यक्ष  
 दिल्ली विकास प्राधिकरण  
 विकास परिसर, नई दिल्ली

1. Tax on the e-Stamp Certificate shall be paid online on [www.dti.delhi.gov.in](http://www.dti.delhi.gov.in). Any discrepancy in this data may be cleared from the Customer Care Cell.  
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44/12

shall unless repugnant to the context include its successors and assigns) of the  
**FIRST PARTY.**

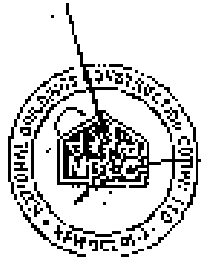
**AND**

**National Buildings Construction Corporation Limited**, a Government of India Enterprise incorporated under the Companies Act, 1956 and having its registered office at NBCC, Bhawan, Lodhi Road, New Delhi-110003 acting through its **Chairman-cum-Managing Director** hereinafter called "NBCC" (which expression shall unless repugnant to the context include its successors and assigns) of the  
**SECOND PARTY.**

**WHEREAS**

1. DDA is in the process of introducing Transit Oriented Development (TOD) norms in the MPD-2021. The draft TOD Policy and norms have been approved by Delhi Development Authority and placed in the public domain on 26.11.2014 under section 11A of the D.D. Act, 1957, for seeking suggestions/objections after which it would be processed for incorporation into the Master Plan 2021 vide notification by the Authority/MoUD.
2. DDA is in possession of land admeasuring 30 hectares at Karkardooma, Delhi as per the site plan annexed showing the location, extent and boundaries of the land and is fully entitled to develop the said land. The land is almost flat and located on the Vikas Marg/Bharatendu Harish Chandra Marg. On the south side, it is bound by railway line and AnandVihar station, a high tension line and a proposed 24m Road along with south-east boundary of the site would serve an additional entry/exit to the Anand Vihar railway terminal which would help decongest Vikas Marg.
3. The DDA has desired to develop the first TOD project which shall be named 'East Delhi Hub' on this 30-Ha. DDA land in Karkardooma based on TOD norms and smart city principles. The Delhi Development Authority in its meeting dt. 12.12.14 has accorded approval to the proposal containing the layout plan, circulation plan and the green area. The development control

Page 2 of 13



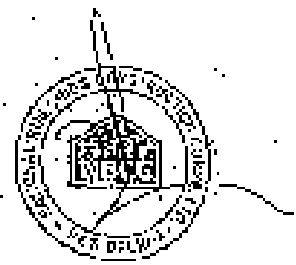
वसुधैव कुटुम्बकम्  
स्वास्त्वात्  
दिल्ली विकास प्रबंधन  
विकास राइज, नई दिल्ली.



093/c

norms of Transit Oriented Development (TOD) which are part of the Chapter on Transportation of MPD-2021 shall be applicable.

4. BDA would show case the implementation of the TOD norms and smart city principles through not only mixed use development having corporate, residential and commercial components but also an iconic tower, public plazas and other recreational facilities by way of this proposal. Besides, multi-modal integration of public transport facilities would also be exhibited. East Delhi Hub is envisioned to have high grade infrastructural facilities first of its kind in the city of Delhi.
5. Development of this site shall be envisaged as an integrated development/comprehensive scheme that will generate substantial direct & indirect employment while conforming to the provisions of MPD-2021. The development of the complete project "East Delhi Hub" shall be on the basis of a self-sustaining financial model where the DDA shall not make any financial contribution towards the development except providing the land.
6. NBCC is a premier Central Government Public Sector Enterprise having wide and varied business experience and expertise, inter alia, in the fields of construction and real estate development.
7. NBCC after satisfying itself about the status, DDA's rights, title and interest in the land has expressed its interest vide letter dated 15.12.2014 to undertake the said project. DDA having agreed with the proposal of the NBCC has further agreed to ropo NBCC as the Executing/Implementing agency for the "East Delhi Hub" on 30 hectares land at Karkardooma (East Delhi) based on TOD norms and smart city principles.
8. DDA & NBCC have agreed for development of the aforesaid project on the said Land Parcel at Karkardooma for mutual benefit including the local community and the public at large.



*(Signature)*  
 Director  
 दिल्ली विकास प्राधिकरण  
 विकास सदन, नई दिल्ली

29/12

9. The Delhi Development Authority in its meeting dt. 12.12.14 has also approved the proposal to take up the project in 'partnership mode' with NBCC and required NBCC to prepare a detailed project report for the Karkardooma scheme for consideration of the DDA. The DDA has consequently issued a Letter of Intent (LOI) vide No. F. 11(03)/2014/UT/RECO/VI/III (part) 382 dated 31.12.2014 and desired NBCC to take up the complete development work including but not limiting to as Project Management Consultant.

10. It is further agreed between the parties hereto that besides this MOU a separate detailed agreement shall be signed if required in future with those details which are not specifically mentioned in these presents.

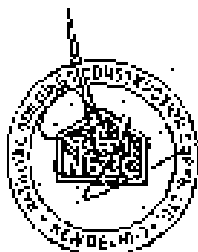
Now this MOU witnesses as following agreed conditions of entrusting the integrated development of 30 hectares land at Karkardooma based on the TOD development norms as follows -


**1.0 Responsibilities of DDA**

- 1.1 DDA will permit development on land parcel which has been identified as per plan enclosed and is free from encumbrances for development of the East Delhi Hub Project involving Residential, Commercial, mixed use and other planned use.
- 1.2 DDA will be responsible for payment of all statutory dues, taxes etc. for the said land prior to handing over of the possession to NBCC.
- 1.3 DDA will provide support in obtaining all statutory approvals both pre & post construction from the concerned authorities.

**2.0 Responsibilities of NBCC**

- 2.1 NBCC shall execute development of "East Delhi Hub" project on 30 hectares land at Karkardooma (East Delhi) based on TOD norms and smart city principles including Residential, Commercial, Recreational facilities etc. in



  
वरिष्ठ अधिकारी, कुशाभ, कर्म. नि. नि. नि.  
उत्तराखण्ड  
दिल्ली विकास प्राधिकरण  
विकास, पटना, नई दिल्ली

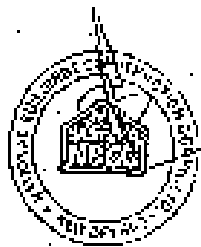
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accordance with the approved development scheme on a self-sustaining financial model without seeking any financial contribution from the BDA.

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

		Approx. land area	
		Area (Sqm)	Area (Hectare)
Overall NDA land area as per survey of 2012 (to be re-verified)		2,99,469	29.95
Land north of Vikas Marg (to be retained as bus terminal as per previous layout plan)		1176	0.12
Existing G. D. Ganka School		6,295	0.63
Primary School Plot for Vikramshila Society (allotted vide TC decision dt. 17.02.2014)		4,200	0.42
Development site area for comprehensive TOD Scheme		2,87,804	28.78
Land area under Mixed Used Blocks	54%	1,53,188	15.32
Land area under Utilities	4%	11,113	1.11
Land under roads and circulation (incl. pedestrian only streets)	22%	64,560	6.46
Land area under green/recreational area	20%	58,945	5.89

2.3 NBCC shall engage a multi-disciplinary consultant team with an architect as lead consultant for detailed design and drawings of Integrated TOD development of 30 Ha, after following due procedure in a transparent manner. The team shall include an architect, landscape architect, sustainable infrastructure consultant, ICT consultant and other consultants as may be



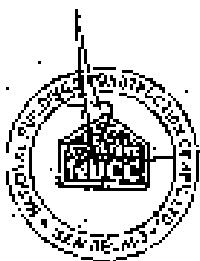
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*(Signature)*  
 प्रवीण कुमार, आई.ए.ए.सी.  
 अध्यक्ष  
 वित्तिय निरुध्द प्रतिक्रम  
 विभाग, नई दिल्ली

29/11

required for complete development, in order to deliver all components of smart cities within the project.

- 2.4 The concept design based on smart city principles will be finalized by a minimum five member Committee i.e. *Project Monitoring Committee (PMC)* comprising of two members each from the DDA, NBCC and one member from other organization related to this field as mutually agreed by DDA & NBCC. Relevant officers of other govt. agencies including service providing agencies may also be included in the committee. However DDA would retain the authority for finalization and approval of the concept, program, design and disposal of the property. The PMC will ensure that the provisions of CPWD works manual for detailed estimation shall be followed.
- 2.5 NBCC shall use the land only for the purpose for which it has been allowed and not for any other purpose.
- 2.6 NBCC shall take all the required approvals including but not limited to the environment clearance from all the concerned statutory and the local bodies. The DDA will render assistance in getting statutory approvals.
- 2.7 NBCC shall follow the transparent procedure for selection of contractors and other aspects relating to execution of the project.
- 2.8 NBCC shall commence construction work only after getting their plans approved as per the statutory requirements.
- 2.9 The trees, if any, situated on the plot will be government property and shall not be removed without prior approval of the concerned statutory authority.
- 2.10 All fossils, coins, articles of value or antiquity and structures and other remains of things of geological or archaeological interest discovered on the Site shall be deemed to be the absolute property of the DDA. The NBCC shall take reasonable precautions and report to DDA with a view to prevent



  
उत्सव सिंह, मुंबई, कार्यकारी,  
उपनिर्देशक  
दिल्ली विकास प्राधिकरण  
मिन्स एन, नई दिल्ली

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workmen or any other persons from damaging or removing any such article or thing and shall, immediately upon discovery thereof and before removal, acquaint the Architect with such discovery and carry out the DDA's instructions for dealing with the same.

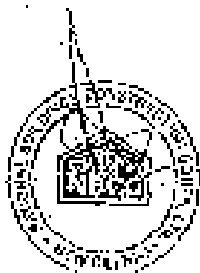
2.11 The supervision of all the works shall be done by the NBCC which shall strictly adhere to the quality norms applicable as per specifications, IS codes, National Building codes etc.

2.12 The phase wise completion along with the time schedule for completion of the project will be mutually finalized by NBCC & DDA. Tentatively the following timeline has been proposed after mutual discussion:

1	Date of signing of MOU	0 date
2	Handing over encumbrance free land by DDA to NBCC	1 month
3	Presentation on design concept	3 months
4	Finalisation of concept	1 month
5	Clearances from the statutory authorities	6 months
6	Start of construction or ground after inviting tenders	2 months
7	Completion of development of phase I (construction)	36 months

2.13 The timeline for completion of the said project with respect to construction shall be adhered to by NBCC through its contractors. NBCC shall incorporate necessary covenant for payment of liquidated damages in case of delay in completion of construction on part of its contractors. In case any liquidated damages are received the same shall be credited to DDA.

2.14 NBCC shall be paid project management charges @ 10% of the final project cost (only cost of construction and development without including the cost component of land) for co-ordination, supervision and monitoring of the project as per approved DPR at the phase-wise conclusion of the project



*(Signature)*  
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उपखण्ड  
दिल्ली विकास प्राधिकरण  
सिंहस मन्ने, नई दिल्ली

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which shall be inclusive of work-contingency charges. It is clarified that other than 10% as mentioned above no other amount except the amount mentioned in para 2.15 shall be payable on any other account whatsoever.

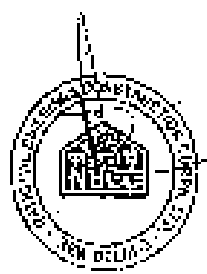
2.15 NBCC with prior written permission of the DDA may undertake marketing of the built-up space at such terms & conditions which may be mutually agreed from time to time. NBCC in consultation with DDA will finalize disposal methodology, phasing of disposal, period of disposal, rates thereof and other terms & conditions for disposal of the built-up space. NBCC shall be entitled to disposal fee @ 1% of disposal Price of such properties. The payment of disposal fee shall be proportionate to the disposal of the properties in phase-wise disposal provided that the disposal fee of 1% is maintained till completion of the entire disposal process. However DDA would retain authority for pricing and disposal of the property.

2.16 The Project Monitoring Committee shall act under the joint chairmanship of VC, DDA and CMD, NBCC for the purpose of monitoring the projects and taking policy decisions on the project. The Committee will monitor the implementation of the development project and accord necessary approvals like detailing of the design, programming of the scheme, release of payments, imposition of penalties or any other such approval.

3 Escrow Account:

3.1 An escrow account in a nationalized bank as may be decided by the DDA shall be opened. The escrow account will be maintained as per the format prescribed by bank and quarterly review will be carried out by committee. The account will be operated jointly by signatories of DDA and NBCC. The DDA shall have right to deal with the surplus, if any, in the Escrow Account without affecting NBCC's interest. The surplus shall belong to DDA.

3.2 The construction cost and other expenditures for development of the project shall be met out from the booking amount received towards the disposal of the built-up space. The booking amount and disposal proceed of built-up space shall be deposited in Escrow account. In case the requisite amount for



*[Signature]*  
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उपमहानिरीक्षक  
दिल्ली विकास आधिकारण  
विकास राज्य, नई दिल्ली

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commencement and completion of project is not generated then NBCC shall make financial arrangement at its own without any financial involvement of the DDA to commence and complete the project.

4.0 Finalization of Detailed Design

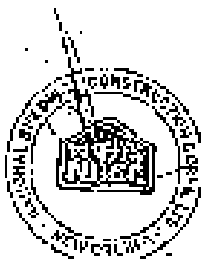
DDA has already accorded approval to the layout plan, circulation plan and green area plan for the proposed development and the same shall be adhered to during detailed design development of the scheme as per smart city principles. A conceptual detailed design along with 3-dimensional imaging has also been prepared by DDA based on TOD norms and development code, and copy of the same has been provided to NBCC for providing suitable guidance during the consultant engagement and design development process.

NBCC shall formulate the detailed design/development plan for the project including the overall built-up area, land-use, open space, design and infrastructure plan (including water, energy, waste and information & communication technology), etc. for creating an exemplary development based on TOD norms and smart city principles.

The concept design will be finalized by the Project Monitoring Committee. The Development plan shall be finalized with mutual discussions with NBCC. However DDA would retain the authority for finalization and approval of the concept, program, design and disposal of the property.

5.0 Project Cost

The estimated cost of the project shall be finalized by Project Monitoring Committee which shall include but not limited to statutory charges payable to the local bodies for obtaining approval/clearances, dismantling of existing structures, cost of construction including escalation, if any, site development inclusive of taxes, levies, duties, cess payable on this account, which are



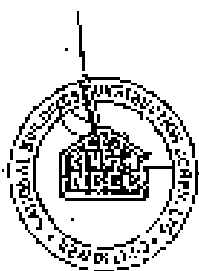
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जयपुर  
दिल्ली विकास प्राधिकरण  
विशेष सचिव, नई दिल्ली

necessary for completion & disposal of the project but excluding contingency charges.

#### 6.0 Other Terms and Conditions

Other terms and conditions related to the "East Delhi Hub" on 30 hectares land at Karkardooma, East Delhi based on TOD norms and smart city principles are as under:

- 6.1 CPWD Building Specifications and prevailing cost indices shall govern the quality and cost of construction. Any improvement/change in design/specifications and cost indices will be considered and approved by the Project Management Committee. A Third Party agency may be engaged to provide quality assurance and conformity to the specifications and other parameters like timely attainment of milestones for completion of the project, etc.
- 6.2 All equipment(s), Temporary Works and materials brought by the NBCC and its Contractors shall, when brought on to the Site, be deemed to be exclusively intended for the execution of the Works and the Contractor shall not, without the consent of the Project Management Consultant, remove the same or any part thereof, except for the purpose of moving it from one part of the Site to another. Provided that consent shall not be required for vehicles engaged in transporting any staff, labour, Contractor's Equipment, Temporary Works, Plant or materials to or from the Site
- 6.3 The DDA shall not at any time be liable for any accident, loss of life, the loss of or damage to any of the said Contractor's Equipment, Temporary Works or materials.
- 6.4 That NBCC shall be responsible for all the eventuality and consequences arising out of the construction and development activities including but not limited to structural defects. It shall take appropriate remedial measures to rectify such defects or remove such irregularities at the earliest. The NBCC

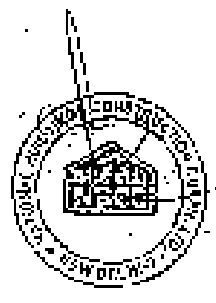





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shall also apply and obtain the C&D (Gas, electricity, water and sewer connections, etc.) from the competent authority/authorities concerned at its cost. The defect liability period by which NBCC shall be bound is 2 years from the date of handing over the completed part of the project to prospective space buyers and RWAs.

- 6.5 The NBCC shall be responsible for the implementation of safety measures to avoid casualty or injury to persons working on the site. In the event of any casualty or injury to any person working or otherwise on the site the NBCC shall be responsible for paying the compensation and damages (either through insurance or through any other fund maintained for such purpose), if any and DDA shall not be liable for any such payment under any circumstances.
- 6.6 The occupation of the Site by the NBCC and its contractors shall be merely as a licensee for carrying out the development and construction Works and they shall not, by their being given the permission of occupation of Site and access thereto, acquire any right, title or interest over the land.
- 6.7 The overall completion period of the proposed project shall be finalized by NBCC in consultation with DDA. The date of start will be reckoned from the date of approval from local authorities or the date of handing over of unencumbered free land for phase-I, whichever is later. The period of completion of project may be extended as per site condition and response to sale. Tentative timeframe is to be adhered to as per para 2.12. The instructions mentioned in the CPWD Manual 2014 with respect to extension of time as well as liquidated damages shall be followed mutatis mutandis.
- 6.8 The built up area will be disposed in accordance with The D.D.A. (Disposal of Developed Nazul Land) Rules, 1981.
- 6.9 The agreement with respect to disposal of property will be signed between DDA & space buyers.

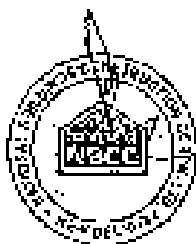


  
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रुपायम  
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विकास खण्ड, नई दिल्ली


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- 6.10 NBCC shall also provide a draft MoU to be executed between DDA and space buyers, consisting detailed terms and conditions of disposal of built-up commercial office and residential spaces to space buyers.
- 6.11 If applicable, the ground rent will be collected by DDA from space buyers and shall be payable in proportion of the space allotted, with effect from the date of letter of possession.
- 6.12 The stamp duty and all other charges/expenses in connection with the registration will be exclusively borne by space buyer as per rate prevailing at the time of registration of the transaction between the DDA and space buyers.
- 6.13 If required, the annual rent/fee/charges/license fee, shall be collected by DDA.
- 6.14 After development of the project, if agreed with DDA, NBCC may be permitted by the DDA to undertake maintenance of the campus, including all public open spaces, parks, roads and recycling, water harvesting and energy conservation facilities, etc. The detailed terms & conditions and maintenance charges shall be finalized after mutual discussions.
- 6.15 In case of disputes or differences arising between DDA and NBCC relating to any matter arising out of and/or connected to this MoU, whether during or after execution of the project, the same shall be settled amicably through mutual discussions and in case no solution is reached, the said dispute may be referred by either party to arbitration by one of the arbitrators in the Department of Public Enterprises to be nominated by the Secretary, MUD, Govt. of India. The award of the arbitrator shall be binding on both parties and the cost of arbitration shall be shared equally by the parties. In the event of any party being aggrieved by such award it may seek available legal recourse.
- 6.16 In case the project does not take off and/or is scrapped, the expenditure incurred on the project shall be borne by DDA and NBCC equally.

Page 12 of 13



68

  
वर्तमान में, नई दिल्ली  
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दिल्ली विकास प्राधिकरण  
विभाग 4202, नई दिल्ली

6.17 This MOU shall come into effect on and from the date of its signing and will remain in effect for a period of five years. The MOU may be extended further with mutual consent of DDA & NBCC.

6.18 This MOU has been executed in duplicate. The first party will retain original one copy and one original copy will be handed over to the Second Party.

In WITNESS WHEREOF the parties hereto have set their hands on these presents in the presence of following witnesses on the day, month and year first above written.

Witnesses for DDA

*[Handwritten Signature]*  
27/02/15

H.K. BHARTI  
Director (Pg.)  
BTIPEC  
DDA, Wazirpur New Delhi-110002

Signed by/on behalf of DDA

*[Handwritten Signature]*  
वसुधैव कुटुम्बकम्  
उप.पदा

दिल्ली विकास प्राधिकरण  
विभाग सदन, गैडि दिल्ली

Witnesses for NBCC

*[Handwritten Signature]*  
27/02/15

सुनील कुमार मिश्रा  
ALOK KUMAR  
जूनियर मैनेजर, डिप्लोमा इन मैनेजमेंट  
(सिटीयूटी, कोटा, अरावली)  
गामा क्वार्टर नं० २२, एम.ए. रोड, एन.एच. १०१  
एन.सी.ए. रोड, जॉडी रोड, गैडि दिल्ली-११००२२  
Mobile Number: 98101 24411, New Delhi-110002

Signed by/on behalf of NBCC

*[Handwritten Signature]*

सुनील कुमार मिश्रा  
जूनियर मैनेजर  
Alok Kumar Mishra  
Chairman & Managing Director  
नैशनल इन्डिया कंस्ट्रक्शन कॉर्पोरेशन लि.  
National Buildings Construction Corp. Ltd  
(एन.बी.सी.सी. कॉर्पोरेशन लि.)  
एन.सी.ए. रोड, जॉडी रोड, गैडि दिल्ली-११००२२  
N.B.C.C. Bhawan, 2nd Floor, New Delhi-110002

D/O AC (Plg.)-II

530  
Dy. No. (112)19

आर.डी.ए. (वि.सं.)

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19.03.2019



Delhi Development Authority  
[Vice Chairman's Secretariat]

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Dated: 03<sup>rd</sup> MAR, 2019.

No. PS/VC/DDA/2019/52-A

Record Minutes of the Meeting

A meeting was held under the Chairmanship of VC/DDA on 07.03.2019 wherein EM, Pr. Commissioner (I.D.), Commissioner (Plg.), Chief Architect, CB(SZ), CP (PZ), Sr. Architect (T2), and Sr. Architect VC's office were present:-

During the meeting, the following was discussed:-

1) Re-development plan of INA market:-

It was informed that there was a conceptual plan prepared for redevelopment of INA market in the year 2002-03 but as on date, records/details are to be traced. It was pointed out that the exact land status needs to be ascertained as the land does not belong to DDA. The following was decided:-

- A joint meeting be conducted under VC/DDA with officers from L&DO, SDMC, New Delhi Municipal Council and DMRC to ascertain the ownership/jurisdiction of the area, details of the markers/plots etc. in order to have an integrated development of the project.
- A Total Station Survey (TSS) of the market be carried out by the engineering wing/DDA.
- DDA shall prepare the re-development plan for the market area through empanelled urban designers.
- The way-forward for the implementation of the plan shall be further discussed in the meeting under Hon'ble LG with all the stake-holders.

2) Integrated Large Commercial Complexes at Preeti Park and CBD Shalimar.

- It was decided that two sites- Preeti Park and CBD, Shalimar, with approximate area of 15-20 acres, be taken up for development of large integrated commercial development (Hyper Market).
- For this purpose, DDA may invite participation through BOI from experienced, Global and National commercial project developers to seek innovative development ideas, concepts and business interests to create a destination place with facilities at one place.
- It was also discussed that visits may be conducted to similar commercial developments in Delhi/NCR, Bangalore etc.

3) District Centres/CBDs.

- Regarding the development of CBDs/District Centres, it was pointed out that these are two different hierarchy of commercial developments. The layout plan of majority of the district centres are in place, however there is not much demand for commercial activity due to large mixed use developments in the adjoining areas.
- It was discussed that these areas be also taken up for development as "Business Parks" by incorporating the modern requirements of the community with modern, dynamic and highly functional retail formats with range of other activities.



ANNEXURE-III

O/o AC (Pty.)-II  
C/O ...  
By Name ...

...  
...  
...

DELHI DEVELOPMENT AUTHORITY  
(MEETING CELL)

No. ...

Date: 26th 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 22nd February, 2019 at Raj Niwas, Delhi. Enclosed to the minutes, if any, may kindly be proposed within 3 days.

(V.K. Sahni)  
By 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. A&R Commissioner (Landscape)
- 10. Financial Advisor (Housing)
- 11. Director (L&D)
- 12. Director (Works)

*Handwritten notes and signatures:*  
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O/o AC (Pty.)-II

*Handwritten signature and notes:*  
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Item No. 20/1919

Proposal for revision of charges for reduplication of postage stamps in case of re-issuing orders for implementation of policy notified under S.O. No. 3127 (P) dated 27<sup>th</sup> June, 2018

कर्मचारी सेवा विभाग

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

Item No. 20/1919

Development of East Delhi Road (EDR) at Karimnagar, Delhi.

कर्मचारी सेवा विभाग

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

- (i) DDA to ensure that the land reserved for governmental is duly protected.
- (ii) All the encroachments within and adjoining the proposed site be removed.
- (iii) Land to be developed with respect to the proposal by DDC explaining the necessity of a new road along the railway track near Anand Vihar.

Other Points raised by the State members of the Authority

Item No. 20/1919

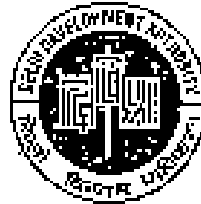
- (i) DDA should pay debt only charges to MCA.
- (ii) DDA should provide facilities for shifting its temporary offices from Kirti Nagar and adjoining the land for the intended purpose.
- (iii) DDA should implement e-governance with complete computerization of its administration and processes in a time bound manner.
- (iv) Work on improvement and yielding of roads is being delayed as per best practice transplant trees is not being given timely by S&CTD, the instance of Anandpur.

Item No. 20/1919

- (i) DDA should consider installation of National Flag on high mast poles in tourist parks.
- (ii) Policy be framed for providing relief to landless laborers as their poverty has increased.
- (iii) DDA community hall at Anandpur should be repaired as it is in dilapidated condition.

**ANNEXURE-IV**

तरुण कपूर  
अध्यक्ष  
**TARUN KAPOOR**  
Vice Chairman



दिल्ली विकास प्राधिकरण  
विकास भवन, माइएन.ए.,  
नई दिल्ली-110023  
**DELHI DEVELOPMENT AUTHORITY**  
VIKAS SADAN, I.N.A.,  
NEW DELHI-110023

No. PS/VC/DDA/2019/36  
Dated 25<sup>th</sup> July 2019

To

The Chairman cum Managing Director,  
National Building Construction Corporation,  
Lodhi Road, New Delhi.

Sub : Development of Karkardooma Housing Project.

Sir,

DDA signed a MoU with NBCC on 27<sup>th</sup> Feb. 2015 regarding development of housing project in Karkardooma. The project could never take off even though several years have lapsed. This issue has been discussed with NBCC officers in several meetings and now revised plan is under preparation by NBCC. We would like to continue with this project and develop this with NBCC. However, the MoU now is outdated and will have to be re-cast. The changes required in the MoU are as follows:

1. While NBCC will be the PMC for the project and all layout plans, designs and execution of the project will be done by NBCC with all supports from DDA, sale of flats will be done by DDA. DDA may take NBCC's help if required, but the prime responsibility will remain with DDA. Therefore, we cannot commit any extra commission for this. Money coming in from sale of flats will therefore, go into a separate account to be maintained by DDA. DDA will provide funds to NBCC out of this account as per agreement.
2. As the scope of work is now changed, DDA will pay PMC charges of 5% to NBCC. We can hold discussions on MoU with the concerned officers of NBCC to settle this. In the mean time we request that final plan be shared with DDA along with timelines as Hon'ble Lt. Governor has asked for timelines of this project.

Yours faithfully,

*Tarun Kapoor*  
(Tarun Kapoor)

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**ITEM NO. 76/2019**

**File No. F.17(5)2007/MP**

**Subject: Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021 - suggested by GNCTD.**

**SYNOPSIS**

- Industrial Policy 2010-2021 for NCT of Delhi provides for promotion of knowledge based industries and service sector activities.
- Industrial Department, GNCTD/ DSIIDC requested for inclusion of such industries in the MPD-2021 for the permissibility of such activities in industrial areas.
- Based on the decisions in Authority meetings from time to time and meetings under the Chairmanship of Chief Secretary, GNCTD, fresh proposals were submitted by DSIIDC vide letters dt 04.06.2015 and 19.06.2015. Further, comments were obtained from Ministry of Micro, small and medium enterprises (MSME), Govt and Ministry of Communications and Information Technology on the proposal.
- Authority in its meeting held on 12.09.2017 vide Item No. 46/2017 approved the proposed modifications in Chapter 7 Industries of MPD-2021 for issue of Public Notice under Section 11A of DD Act 1957 for inviting objections/ suggestions from the public.
- Public Notice issued vide S.O. 3249 (E) dt. 06.10.2017 for inviting objections/suggestions.
- In response to public notice 18 (eighteen) objections / suggestions were received within the stipulated time period.
- All the objections / suggestions received were considered by the Board of Enquiry & Hearing in its meeting held on 27.11.2017.
- Based on the recommendations of Board of Enquiry and Hearing the proposal was prepared for approval of Authority.
- It was directed to revisit the proposal in January, 2018 to ensure there is no ambiguity in the interpretation of the provisions of the Master Plan and for providing more clarity.
- The proposal was modified in view of existing provisions of MPD-2021, various decisions in meetings and outcomes of the court matters. The modified agenda was put up for the approval of competent authority where it was directed that the agenda may be redrafted based on the recommendation of Board of Enquiry & Hearing.
- The modified proposal prepared and placed for approval of the Authority.

## 1.0 BACKGROUND

- 1.1 The proposal for modification related to Chapter on Industry in Master Plan for Delhi-2021- suggested by GNCTD, was approved by the Authority in its meeting dt. 12.09.2017 vide Item No. 46/2017, wherein the following decision was taken:

*"The proposal contained in the agenda item is approved. Public notice inviting objections/ suggestions be issued immediately."*

- 1.2 Public Notice on the subject matter was issued vide S.O. 3249 (E) dt. 06.10.2017 for inviting objections/suggestions under Section 11A of DD Act, 1957 (ANNEXURE - I)

- 1.3 In response to the Public Notice 18 (eighteen) objections / suggestions were received including 4 (four) in duplicate within the stipulated time period.

- 1.4 All the above objections / suggestions were considered by Board of Enquiry & Hearing in the meeting held under the chairmanship of Engineer Member on 27.11.2017 and the following was recommended:

*"The proposal as contained in the public notice issued vide S.O. 3249 (E) dated 06.10.2017 may further be processed as per Section 11A of DD Act 1957."*

The minutes of the Board of Enquiry & Hearing is annexed (ANNEXURE - II)

- 1.5 In addition to above, a letter dt. 08.12.2017 has been received from Sh. Satyendra Jain, Hon'ble Minister of Health, Industries, PWD, Power & Urban Development, GNCTD after the due date i.e. 05.11.2017. In the letter, Hon'ble Minister has proposed increase in FAR from 200 to 300 & 400 on Industrial Plots and also addition of certain activities in the proposed list of Service Based Industries. In this regard, it is to bring on record that the similar suggestions/ proposals received from other representatives were heard by the Board of Enquiry & Hearing.

- 1.6 The draft agenda based on the recommendations of Board of Enquiry & Hearing (BOEH) was prepared and forwarded for the approval in the month of January, 2018. However the file was returned back with the direction that, "there is lack of clarity in agenda and other issues discussed in previous notesheets and minutes of Board of Hearing"

- 1.7 Hon'ble Supreme Court in one of the matter of M.C. Mehta V's Union Of India ; WPD No 4677/1995 regarding modifications in MPD 2021 wrt development control norms in Shop cum residence plots vide order dated 06.03.2018 stated that " .....*further progress in the amendment of Master Plan is stayed* "
- 1.8 The proposal was further modified in view of various decisions in meetings and outcomes of the court matters (subject matter of court cases in ATMCD, Hon'ble High Court and Supreme Court of India) which only incorporated the part recommendations of the Board of Enquiry and Hearing w.r.t. the Public Notice issued.
- 1.9 The modified agenda was put up for the approval, however VC, DDA observed , 'the agenda may be redrafted by just sticking to the recommendations of the Board of Enquiry and Hearing. Authority can then take a decision to implement or not to implement various components of the proposal or call for public objections again.'
- 1.10 Accordingly the agenda was re drafted and was again put for approval to be placed in the Authority Meeting. Spl Secretary to LG vide note dated 01.03.2019 noted, "*VC, DDA may kindly revise the proposal as discussed.* "
- 1.11 As a follow up to above, stakeholder consultation was held on 06.06.2019 which was attended by officers of DDA, Industry Department, DSIDC and representatives of Confederation of Indian Industry (CII) . Various issues related to industry and its provisions given in MPD 2021 were deliberated in detail.
- 1.12 As discussed in the meeting, CII has forwarded its recommendations/ suggestions vide letter dated 26.06.2019 . which are broadly enumerated as under:
- o Redevelopment norms for warehousing clusters, existing industrial need to be clearly defined. Bring on board private sector master developers
  - o Implement regulated parking structures within the existing industrial areas
  - o Enhancement of FAR for Industrial Plots and flatted group of Industrial plots
  - o Incentivizing e-commerce firms under MPD
  - o Potential for revenue generation and implementation of single window clearance

- o Development of residential space for low cost workers, dormitory housing for mid level employees etc.
- o Development of self sustaining social infrastructure
- o Indicative list of various industry to be targeted in Master Plan.

## 2.0 EXAMINATION

2.1 : In the court matter WP(C) No. 4677/1985 filed as MC Muhta Vs. UOI & Ors., the Hon'ble Supreme Court, while hearing the matter of modification in MPD-2021 including increase in FAR for commercial centres, vide orders dated 09.02.2018 brought on record the following submissions of the learned Amicus:

*"Learned Amicus has brought to our notice that the Delhi Development Authority is proposing to amend the Master Plan of Delhi and steps have already been initiated in this regard. He submits that it would be appropriate if the Delhi Development Authority, the Municipal Corporations in Delhi and the Delhi Government file an affidavit within a week informing whether they have conducted any;*

- (i) *Environment Impact Assessment before making any modification as proposed;*
- (ii) *Whether any study has been conducted and whether any facts and figures are available with regard to congestion in the city of Delhi;*
- (iii) *Whether any steps have been taken to effectively manage traffic in consultation with the Delhi Police in view of the proposed changes;*
- (iv) *Whether fire safety measures have been considered and access to fire engines etc.;*
- (v) *Whether steps for providing parking facilities have been provided for and taken into consideration;*
- (vi) *Whether civic amenities are available and have been provided particularly availability of water not only for drinking water but for other purposes as well (such as dousing fire), management of sewage disposal, Solid Waste Management and supply of electricity etc.;*
- (vii) *Whether the safety of buildings which have been and which are sought to be constructed upon has been taken into consideration and whether any assessment has been made of all these buildings so that the life of the people in the buildings are safe and secure;*
- (viii) *Whether the issue of population density in Delhi said to be in the region of 1.67 crores - 2 crores has been taken into consideration;*
- (ix) *Whether any information / statistics is available with the Delhi Pollution Control Board or Centre Pollution Control Board with regard to the pollution in Delhi from 2006 onwards till date particularly when there was liberalization in the roads notified for mixed use or a commercial use. If so, steps taken to reduce the pollution."*

In view of the above the court has been raising its concerns on the increased pressure on existing infrastructure arising due to modification in Master Plan facilitating increased FAR and permissibility of various activities.

- 2.2 it is observed that in case of redevelopment of clusters of industrial concentrations in non-conforming areas, Para 7.6.2.1 already provides clearly defined norms and percentage distribution for various facilities, circulation, green, infrastructure etc. except commercial.
- a) As such linking up the same with the Table 7.2 of Chapter 7 in MPD-2021 (as per proposal at (i) in Sl. No. 2 of Public Notice dt. 06.10.2017) may lead to inconsistency.
  - b) At the time of formulation of the proposal, Table 7.2 of the MPD-2021 had different percentage of land proposed against the components. This table has been subsequently modified in the year 2013, wherein, 20% of land to be developed in the industrial areas proposed in urban extensions has to be earmarked for residential use. Hence, this table in its current form can not be extended for redevelopment of clusters of industrial concentration which exist within the city.
- 2.3 As per MPD 2021 provisions to incentivize redevelopment in the industrial areas, the prevailing provision of grant of incentivized FAR 1.5 times permissible FAR, shall continue.
- 2.4 Representation has been received for modifying the notification related to the amendment of Table 7.1 & Para 7.4 with a request to modify the sub clause (i) of Para 7.4 for deletion of the line 'statutory clearances from labour and industries department and DPCC'. In the matter while proposing the notification in MPD-2021 in Table 7.1 & clause 7.4. of Chapter 7 (Industry), the condition of statutory clearances from labor & industries department and Delhi Pollution Control Committee was inserted to keep the check & balance of industrial activity in residential areas.
- 2.5 Sh. O. P Sharma, Member of the Authority, in the Authority Meeting held on 09.07.2018 (referred vide Item No.47/2019- Sh. O.P.Sharma, Sl. No. vii) raised the issue that "Master Plan had been modified for household industries but the people have not been benefitted or the municipal corporations have put riders for obtaining NOCs for pollution and labour. DDA should send a proposal to the Ministry of Housing & Urban Affairs, Govt. of India that no such conditions are incorporated by the Municipal Corporations".
- 2.6 In view of the above examination and in order to have a comprehensive view in the matter, the proposal as given in Para 3.0 is in consonance with the Public Notice dated 06.10.2017 and as per recommendations of the BoEII dated 27.11.2017. Authority may take convenient view to implement the various components of the proposal or call for Public Objections again after suitably incorporating the observations provided in para 2.0.

### 3.0 PROPOSALS

In view of the examination in Para 2.0 and 1.10 above, the proposal as per the public notice issued on 06.10.2017 and recommendations of Board of Enquiry & hearing dt. 27.11.2017 is as follows:

#### PART-A

S.No.	Existing Provision in MPD-2021	Proposed Amendments/Modifications												
	<b>MPD-2021</b>													
	<b>CHAPTER-7A-INDUSTRY</b>													
	<b>Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises under category</b>	<b>Proposed Amendments/Modifications</b>												
	<table border="1"> <thead> <tr> <th>Industrial Use Use Zone / Use Premises</th> <th>Conditions Max. no. of workers</th> </tr> </thead> <tbody> <tr> <td>a) Plotted development</td> <td>As per need</td> </tr> <tr> <td>b) Plotted Industries</td> <td>20</td> </tr> </tbody> </table>	Industrial Use Use Zone / Use Premises	Conditions Max. no. of workers	a) Plotted development	As per need	b) Plotted Industries	20	<table border="1"> <thead> <tr> <th>Industrial Use Use Zone / Use Premises</th> <th>Conditions Max. no. of workers</th> </tr> </thead> <tbody> <tr> <td>a) Plotted development</td> <td>As per need</td> </tr> <tr> <td>b) Plotted Industries</td> <td>As per need</td> </tr> </tbody> </table>	Industrial Use Use Zone / Use Premises	Conditions Max. no. of workers	a) Plotted development	As per need	b) Plotted Industries	As per need
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b) Plotted Industries	20													
Industrial Use Use Zone / Use Premises	Conditions Max. no. of workers													
a) Plotted development	As per need													
b) Plotted Industries	As per need													
2.	<b>7.6.2.1 Norms for Redevelopment of Clusters of Industrial Concentrations in Non-Conforming areas</b>													
	<p>a) About 10% area is to be reserved ...</p> <p>b) About 10% of semi-permeable surface ...</p> <p>c) About 10% of total area to be reserved ...</p> <p>d) Preparation of ...</p> <p>e) 8% of the cluster area...</p> <p>f) Plots measuring more ...</p> <p>g) Plots measuring less ...</p> <p>h) Common Parking to be provided ...</p>	<p>Point i) to be added after h) as follows:</p> <p>i) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021.</p> <p>(i) About 5% area shall be permitted under commercial use.</p>												
3.	<b>7.7 NEW INDUSTRIAL AREAS</b>													
	<p>New industrial activity in the NCT of Delhi should be restricted to hi-tech areas as given below:</p> <p>i. Computer hardware and software industry and industries doing system integration using computer hardware and software.</p> <p>ii. Packaging</p> <p>iii. Industries integrating and manipulating the interface of the computers and telecom facilities.</p> <p>iv. Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.</p> <p>v. Industries providing the facilities for sophisticated testing of different or all</p>	<p>New industrial activity in the NCT of Delhi should be restricted to hi-tech areas and service based industries. These activities shall be permissible in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and re-covered by DSIDC as given below:</p> <p>I. Software Industry</p> <p>a. Computer hardware and software industry and industries doing system integration using computer hardware and software.</p> <p>b. Industries integrating and manipulating the interfaces of the computers and telecom facilities.</p> <p>c. Software products and Mobile</p>												

<p>components of the information technology</p> <ul style="list-style-type: none"> <li>vi. Electronic goods.</li> <li>vii. Service and repair of TV and other electronic items.</li> <li>viii. Photo composing and desktop publication.</li> <li>ix. TV and video programme production.</li> <li>x. Textile designing and fabric testing, etc.</li> <li>xi. Biotechnology.</li> <li>xii. Telecommunications and enabling services.</li> <li>xiii. Gems and jewellery.</li> </ul>	<p>Applications</p> <p><b>2. IT Service Industry</b></p> <ul style="list-style-type: none"> <li>a. Internet &amp; Email Services Provider</li> <li>b. World wide Web Services Provider E-commerce &amp; content development.</li> <li>c. Electronic Data Interchange (EDI) Services</li> <li>d. Video conferencing, V-SAT, ISDN services</li> <li>e. Electronic Data Centre activities</li> </ul> <p><b>3. ITES Industry</b></p> <ul style="list-style-type: none"> <li>a. Customer interaction services, e.g. call/contact centres and email help desks</li> <li>b. Back office processing</li> <li>c. Finance and accounting (provided remotely)</li> <li>d. Insurance claims processing (provided remotely)</li> <li>e. HR services &amp; Other Consulting (provided remotely)</li> <li>f. Web site development and maintenance services</li> <li>g. Remote education</li> <li>g. Business Process Outsourcing Knowledge Process Outsourcing</li> <li>h. Software Extension development</li> <li>i. Electronic Design &amp; Product Development</li> <li>j. Engineering Design &amp; Product Development</li> <li>k. Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.</li> <li>l. Industries providing the facilities for sophisticated testing of different or all components of the information technology.</li> <li>m. Telecommunications and enabling services.</li> </ul> <p><b>4. Media</b></p> <ul style="list-style-type: none"> <li>a. TV and video programme production.</li> <li>b. Photo composing and desktop publication.</li> <li>c. Publishing</li> <li>d. Audiovisual services</li> </ul> <p><b>5. Biotechnology/ Medical</b></p> <ul style="list-style-type: none"> <li>a. R&amp;D and manufacture of products or processes, which use or are derived by using specific living systems (plants, animals and microbes or parts thereof) and or enzymes/biocatalysts derived therefrom</li> <li>b. Genetic Engineering &amp; Contract</li> </ul>
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- Research & Clinical Trials
- c. Trading in Medical Instruments (brand new)
- d. Clinic/ Pathological Laboratories and scanning MRI Tests
- e. Health Related and Social Services
- f. Medical Transcription Services
- 6. **Research & Development and Design**
  - a. Electronics R&D-Design & Product Development
  - b. Engineering R&D- Design & Product Development
  - c. Biotechnology R&D
  - d. Design Garments Industry, Gems & Jewellery, Web Design etc
  - e. Textile designing and fabric testing, etc.
  - f. Inter-Disciplinary R&D Services
- 7. **Business Services (Provided Remote/ig)\***
  - a. Legal Services
  - b. Financial, Accounting, auditing, book keeping and Taxation services
  - c. Architectural & Engineering Services
  - d. Advertising Agency and Training Services
  - e. Market Research and public opinion services
  - f. Placement, Management, Higher Education and Consulting Services
  - g. Equity Research
  - h. Tourism and Travel related Services
  - i. Professional Services as mentioned in para 15.8
  - j. Environmental Services
- 8. **Educational Services\***
  - a. Vocational Training Centre (ITI) / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses as per AICTE / NCTE Norms.  
(The above educational activities shall be allowed maximum upto the level of undergraduate diploma courses.)
- 9. **Other:**
  - d. Packaging
  - e. Electronic goods, Power (Electrical) Distribution services
  - f. Service and repair of TV and other electronic items.
  - g. Transport services, Warehouse, Godown and Cold Storage services
  - h. Training-cum-Incubator Centre
  - i. Sanitation Services (Biring of



Septic Tank Closure)

**Notes:**

1. The minimum ROW of a street or stretch of road on which the activities mentioned in Sl. No. 7 to 9 are permissible is as follows:

- i. Plots upto 1000 sqm: 12 m ROW
- ii. Plots above 1000 sqm: 15 m ROW

2. Any recommendation for additions/alterations to the above list forwarded by BMDG in consultation with Industries department of GNCTB shall be incorporated, if considered appropriate and in public interest by the Local Government.

4. **Table 7.2: Norms for Land Distribution in Industrial Areas**

No provision (Table 7.2 and/or as Annexure III)

The following data to be added under Table 7.2:

**Note:**

*\*\*In industrial plot (net area) - Wholesale, Warehousing and Cold Storage use premises shall be allowed in the existing/new industrial areas @10% maximum, wherever possible on plots abutting minimum 18m ROW.*

5. **Table 7.3: Development Control Norms**

Use Premises	Maximum		
	Gr.Cov (%)	FAR	FIL (m)
Industrial Plot			
i. 50 sqm and below	100	200	4
ii. 51 sqm to 400 sqm	100	180	15
iii. 401 sqm and above	50	150	15

Use Premises	Maximum		
	Gr.Cov (%)	FAR	FIL (m)
Industrial Plot			
i. 50 sqm and below	100	200	4
ii. 51 sqm to 400 sqm	60	200	15
iii. a. 401 sqm and above and upto 2000 sqm	50	200	NR*
b. 2000 sqm and above	40	225	NR*

**Note:**

\* Subject to clearance from GAD / Fire Department and other statutory bodies.

Use Premises	Maximum		
	Gr.Cov (%)	FAR	FIL (m)
Exported group Industry (Minimum plot size - 400 sqm)	30	150	20

Use Premises	Maximum		
	Gr.Cov (%)	FAR	FIL (m)
i. Exported group Industry (Minimum plot size - 100 sqm to 2000 sqm)	30	150	20

i. Plotted group category (Minimum plot size - 3000 sqm but less than 20,000 sqm.)	30	225	NR*
ii. Plotted group category (20,000 sqm and above)	30	300	NR*

Note:  
\* Subject to clearance from AAI / Fire Department and other statutory bodies.

Notes under Table 7.3: Development Control Norms

7. vi. Industrial plots abutting roads of 20m RW and above shall be eligible for conversion to hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 80 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted in non-sanctioned / regularized industrial estates. The above provision shall not affect the Supreme Court orders in any manner.
- vii. Industrial plots abutting roads of 20m RW and above shall be eligible for conversion to Hospital / Tertiary Health Care Centre within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 80 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital / Tertiary Health Care Centre (Table 13.20) shall be permitted in such plots. However, this shall not be permitted in non-sanctioned / regularized industrial estates. The above provision shall not affect the Supreme Court orders in any manner.
8. xi. The development control norms in Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI / Fire Department. In case of addition, alteration or change of use within permissible category an existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is not available.
- xii. The development control norms in Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height permitted shall be subject to clearance from AAI, Delhi Fire Services and other statutory bodies. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is not available.

Part-II

7.1 (INDUSTRIAL/SERVICED INDUSTRIES)

Existing provisions	Proposed modifications
Household industrial units with maximum 09 workers and 11 KW power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to statutory clearances from Labour and Industries departments and DPCC (Delhi Pollution Control Committee) with the condition that no polluting industrial units shall be permitted as household industry.	Household industrial units with maximum 09 workers and 11 KW power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas with the condition that no polluting industrial units shall be permitted as household industry.

4.0 RECOMMENDATION

- a. The examination in Para 2.0 and proposal contained in Para 3.0 (Part-A) of the agenda is placed before the Authority for its consideration and appropriate decision in this regard. However in view of the examination in Para 2.0, the following is recommended:
  - a. Authority may consider to restrict proposed FAR as given at Sl. No 5 & 6 of the proposal ranging from 150 to 300 uniformly to 200 for all categories. This FAR will be available to plot owners subject to mandatory provisions of green building norms as stipulated in EIBH-2016.
  - b. The proposal at point number 5(d) is "Transport services, Warehouse, Godown and Cold Storage services", which means that warehousing, etc shall be allowed in all the industrial plot within all industrial areas of Delhi. This may lead to heavy traffic in areas where offices/IT or where services requiring quieter atmosphere are in majority. It is recommended that "Transport services, Warehouse, Godown and Cold Storage services" under 5(d) be allowed only in identified clusters. The identification of such clusters shall be done by DDA in development areas and by GWSZ in existing industrial areas. These clusters will be allowed only in areas which have at least 70% land earmarked for "Transport services, Warehouse, Godown and Cold Storage services" and the cluster shall not exceed minimum 30m R/W.

4.2. Part II of the proposal contained in Para 3.0 (Part-B) is placed before the Authority for its consideration and approval for issue of public notice for inviting objections/suggestions from the general public.

RESOLUTION

i) The proposal contained in Part A of the agenda was approved with the condition that the warehousing within the plot is 60% limit other than in identified clusters is to be provided as incidental storage (concerning out of the industrial activity in the respect to plot-grow material, finished products, etc. storage).

ii) The proposal contained in Part B of the agenda was approved. Public notice inviting objections/suggestions under Section 12-A of CDD Act, 1974 has



# भारत का राजपत्र

## The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—अध्याय (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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NEW DELHI, FRIDAY, OCTOBER 6, 2017/ASHWINA 14, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

भारतीय सूचना

नई दिल्ली, 6 अक्टूबर, 2017

क्र. आ. 324B (अ).—दिल्ली विचार प्राधिकरण/केन्द्र सरकार का दिल्ली विद्युत अधिनियम, 1957 की धारा 14-क के अंतर्गत मुख्य योजना-2021 में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जा रहा है। स्थापित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं अधिकारी, दिल्ली विकास प्राधिकरण, 'डी' ब्लॉक, विकास भवन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन/संपर्क नम्बर भी दें, जो गहनीय हो।

संशोधन :

क्र.सं.	दिल्ली मुख्य योजना -- 2021
	अध्याय-7.0 समीक्षा
दि.नु.थो.-2021 में विद्यमान प्रावधान:	प्रस्तावित संशोधन/आशोधन
1.	तालिका 7.1 विभिन्न उपयोग जोनों और उपयोग परिसरों में औद्योगिक इकाइयों के लिए श्रेणी के अंतर्गत मानदण्ड
औद्योगिक उपयोग	औद्योगिक उपयोग
उपयोग	उपयोग
शर्तें	शर्तें

जोन/उपयोग परिसर	श्रमिकों की अधिकतम संख्या	जोन/उपयोग परिसर	श्रमिकों की अधिकतम संख्या
क) फ्लॉटींग्ट आवास विकास	आवश्यकतानुसार	घ) प्लॉटिंग्ट विकास	आवश्यकतानुसार
ख) प्लॉटिंग्ट उद्योग	25	च) प्लॉटिंग्ट उद्योग	आवश्यकतानुसार

2. 7.6.2.1 नॉन-कन्फॉर्मिंग क्षेत्रों में औद्योगिक-कैम्पेसिंग समूहों के पुनर्विकास के लिए मानदण्ड

क) कम से कम 10 प्रतिशत क्षेत्र

ख) कार्किंग और लोडिंग/अनलोडिंग भंडार

ग) मानदण्डों के अनुसार सी.ई.टी.पी.

घ) पम्पिंग स्टेशनों, स्टोरेज टैंकों,

ङ) समूह क्षेत्रफल का 8 प्रतिशत क्षेत्र

च) 90 वर्ग मी. से अधिक के प्लॉटों में

छ) 100 वर्ग मीटर से कम के प्लॉटों में

ज) 60 वर्ग मी. से नीचे के प्लॉटों के लिए

ये नू 3) को 4) के बाद निम्नानुसार शामिल किया जाए :

ङ) वैकल्पिक रूप से, सोसायटी दि.मु. थो.-2021 की तालिका 7.2 में यथा अनुबंधित भूमि वितरण के अन्वय पर जे-आउट प्लान पुनर्विकास योजना को तैयार करने का विकल्प अपना सकती है :

ज) लगभग 3 प्रतिशत क्षेत्र को व्यावसायिक उपयोग के अंतर्गत अनुमति दी जाएगी।

3. 7.7 नए औद्योगिक क्षेत्र

रा.श.के. दिल्ली में नए औद्योगिक कार्य कलापों को हार्ड-वेयर क्षेत्रों के लिए निम्नानुसार सीमित किया जाना चाहिए :-

1) कंप्यूटर हार्डवेयर और सॉफ्टवेयर इंडस्ट्री तथा कंप्यूटर हार्डवेयर एवं सॉफ्टवेयर का उपयोग करने वाले सिस्टम इंडीशेशन के उद्योग

2) पैलेजिंग

3) कंप्यूटर और टेलीकॉम सुविधाओं के इन्फ्रामेन्स को एकीकृत करने संबंधित सभी वाले उद्योग

साराके दिल्ली में नए औद्योगिक कार्य कलापों को हार्ड-वेयर क्षेत्रों और सेवा आधारित उद्योगों तक सीमित किया जाना चाहिए। ये पार्क-ब्लॉक विद्यमान औद्योगिक क्षेत्रों में आधुनिक संरचना उन्नत आकारों का भुगतान करने की शर्त पर अनुमोद होंगे, जिसे डी. एस.आई.आई.डी.सी. द्वारा तय और नरूल किया जाएगा, जो निम्नानुसार हैं :-

1. सॉफ्टवेयर उद्योग

क) कंप्यूटर हार्डवेयर और सॉफ्टवेयर इंडस्ट्री तथा कंप्यूटर हार्डवेयर एवं सॉफ्टवेयर का उपयोग करने वाले सिस्टम इंडीशेशन के उद्योग

ख) कंप्यूटर और टेलीकॉम सुविधाओं के

- के) डाटाबेस उपलब्ध करके अपना विश्वभर में फैले हुए डाटाबेस तक पहुँचकर उपयोगों की सूचना आवश्यकताओं की पूर्ति करने वाले उद्योग।
- ख) सूचना प्रौद्योगिकी के विभिन्न अथवा सभी भागों की परिष्कृत स्तरों हेतु सुविधाएँ प्रदान करने वाले उद्योग।
- ग) इलेक्ट्रॉनिक उद्योग।
- घ) खेती, अथवा अन्य इलेक्ट्रॉनिक यंत्रों की सहायता एवं परामर्श।
- च) जेटो कम्प्यूटिंग और टेक्स्टो-कम्पन।
- छ) वीडियो और वीडियो प्रोग्राम प्रस्तुत करना।
- ज) वाम लिखाइयों और प्रिंटिंग सेटिंग प्रदान।
- झ) वामो टेक्नोलॉजी।
- झं) टेलीकम्प्युनिवेशन और एनैलिसिस सहायता।
- ञ) खेती और खेती।

इन्टरनेटों को एक सूत्र पर एक संचालित करने वाले उद्योग।

ग) सॉफ्टवेयर प्रोड्यूसर एवं मोगाइज एप्लिकेशन्स।

## 2. सूचना प्रौद्योगिकी सेवा उद्योग

क) इन्टरनेट एवं ई-मेल सेवा प्रदाता।

ख) वर्ल्ड वाइड वेब सेवा प्रदाता ई-जॉब्स एवं डिप्ट-वस्तु तैयार करना।

ग) इलेक्ट्रॉनिक डाटा इंटरचेंज (ई.डी.आई.) सेवाएं।

घ) वीडियो ऑनप्रेशिंग, पीसेट, आईएलडी. एन. सेवाएं।

ज) इलेक्ट्रॉनिक आवा सेंटर कार्यालय।

## 3. आई.टी.ई.एल. उद्योग

क) ग्राहक परस्परिक-व्यवहार सेतार, अधीन कॉल/संपर्क सूत्र केन्द्र और ई-मेल सेवा केन्द्र।

ख) थ्रू ऑफिशर प्रोसेसिंग।

ग) चित्त एक लेखाकरण (सुदूर मगरभा करना)।

घ) चोना चर्च प्रक्रिया ( सुदूर व्यवस्था करना)।

ज) एच.आर. सेवाएं एवं अन्य नरमश ( सुदूर व्यवस्था करना)।

च) वेबटाइप तैयार करना एवं रखरखाव सेवारत अथवा दूरस्थ शिक्षा।

छ) बिजनेस प्रोसेस आउटसोर्सिंग, नोलेज प्रोसेस आउटसोर्सिंग।

ज) कॉन्ट्रैक्टर एक्सटेंशन डेवलपमेंट।

झ) इलेक्ट्रॉनिक डिजिटल एवं प्रोडक्ट डिवेलपमेंट।

ञ) इंजिनियरिंग डिजाइन एवं प्रोडक्ट डिवेलपमेंट।

ट) डाटाबेस उपलब्ध करके अपना विश्वभर में फैले डाटाबेस तक पहुँचकर उपयोगों की सूचना आवश्यकताओं की पूर्ति करने वाले उद्योग।

ड) सूचना प्रौद्योगिकी के विभिन्न अथवा सभी भागों की परिष्कृत स्तरों हेतु सुविधाएं प्रदान करने वाले उद्योग।

		<p>ख) टेलीकम्युनिकेशन एवं इनेडिंग एंजिनियरिंग।</p> <p>4. टीडिया</p> <p>क) टी.बी. एवं टीडियो प्रोग्राम प्रोग्रामर।</p> <p>ख) फोटो कम्पोजिंग एवं डेस्कटॉप पब्लिशिंग।</p> <p>ग) पब्लिशिंग।</p> <p>घ) भव्य-कृत्य रोपार्।</p> <p>5. बायोटेक्नोलॉजी/नेडिकल</p> <p>क) एन एलएनए या एनएनए पर अनुसंधान एवं विकास तथा उन्हें निर्मित करना जिनसे कृत्रिम या जगमगेन विरिक्त अजीव राशियाँ (पीपों, पशुओं तथा सूक्ष्मजीव या उनके अंश से होती हैं तथा उनसे व्युत्पन्न एंजाइम/जीव उत्प्रेरक तैयार किए जाते हैं।)</p> <p>ख) जेनेटिक इंजीनियरिंग एण्ड कॉन्ट्रोल सिस्टम और बिलनिकल ड्राइव।</p> <p>ग) निम्नलिखित उपकरणों (डिजिटल ए.ए) की ट्रेनिंग।</p> <p>घ) बिलनिक/मेथेनॉलॉजिकल लेबोरेट्रीज एवं एंजिनियरिंग एनआरआई, हैरत।</p> <p>ङ) एपरथ्य संबंधी एवं सामाजिक रोपार्।</p> <p>च) नेडिकल ट्रांसफरेशन रोपार्।</p> <p>6. सिस्टम एण्ड डिजिटलमेन्ट और डिजाइन</p> <p>क) इलेक्ट्रॉनिक्स आर.एण्ड डी. डिजाइन एण्ड प्रोड्यूस डिजिटलमेन्ट।</p> <p>ख) इंजीनियरिंग आर.एण्ड डी. डिजाइन एण्ड प्रोड्यूस डिजिटलमेन्ट।</p> <p>ग) बायोटेक्नोलॉजी आर.एण्ड डी.।</p> <p>घ) मानवस डिजाइनिंग उद्योग, जेम्स एन एंडलरी, रंग डिजाइन आरि।</p> <p>ङ) टैक्सटाइल डिजाइनिंग और प्रोबिक टैरिंटिंग आदि।</p> <p>च) बहु-विषयक आर.एण्ड डी. रोपार्।</p>
		<p>7. व्यवसाय सेवाएं (सुदूर व्यवसायों)।</p> <p>क. विविध सेवाएं।</p> <p>ख. दिल्ली, देहादरग, हैदराबाद-परीक्षण, युवा कीरिंग और कराकान सेवाएं।</p>

		<p>ग. वास्तुकला (मक) और इंजीनियरिंग सेवाएं</p> <p>घ. विज्ञान सर्वेक्षी और प्रशिक्षण सेवाएं</p> <p>ङ. बाजार अनुसंधान और सार्वजनिक विचार सेवाएं</p> <p>च. निर्गोजन (प्लेसमेंट) प्रबंधन, उच्च शिक्षा और परामर्श सेवाएं</p> <p>छ. इतिहासी अनुसंधान</p> <p>ज. फ्लॉटिंग और मात्रा संबंधित सेवाएं</p> <p>झ. पैरा 15B में वर्णित वित्ताचारिक सेवाएं</p> <p>ञ. पर्यावरणीय सेवाएं</p> <p>व. शैक्षणिक सेवाएं</p> <p>क. व्यावसायिक प्रशिक्षण केंद्र (आई.टी. आई/पॉलिटेक्निक/व्यावसायिक प्रशिक्षण संस्थान/प्रबंधन संस्थान/ए.आई.सी.टी.ई./एन.सी.टी.ई. मगदलों के अनुसार ए.आई.सी.टी.ई./एन.सी.टी.ई. के माध्यम प्राप्त पाठ्यक्रमों के लिए अध्यापक प्रशिक्षण संस्थान) (उक्त शैक्षणिक गतिविधियों को अंडर ट्रेज्यूरट डिप्लोमा पर्य्ययन के स्तर तक की ही अनुमति दी जाएगी।)</p> <p>ए. अन्य *</p> <p>क. पैकेजिंग</p> <p>ख. इलेक्ट्रॉनिक वस्तुएं, ऊर्जा (विद्युत) वितरण सेवाएं</p> <p>ग. टी.वी. और अन्य इलेक्ट्रॉनिक सामान को सर्विस और मरम्मत</p> <p>घ. परिणहन सेवाएं, मालगोदाम, गोदाम और शीत बंछरण सेवाएं</p> <p>ङ. प्रशिक्षण और उपाध्याय (इं.क्यू) केंद्र</p> <p>च. स्वच्छता सेवाएं (रेस्ट्रिक टेक साफ करने वाले को विद्युत पर लेना)</p> <p>नोट:</p> <p>1. ऐसी गली या सड़क के उचा सम जिरा पर कम बांछता 7 से 9 तक, वर्णित गतिविधियां अनुमेष हैं, पर अ्युगतम मार्गाधिकार निम्न प्रकार से हैं :-</p> <p>i. 1000 वर्ग मीटर तक के प्लॉट 12 मीटर मार्गाधिकार</p> <p>ii. 1000 वर्ग मीटर से अधिक के प्लॉट 18 मीटर मार्गाधिकार</p> <p>2. राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार के</p>
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	उद्योग विभाग के प्रशासकों से डी.एन.आई.आई. खोलने तार गेजी गई उच्च सूची में परिवर्तन/परिवर्तन हेतु कोई अनुशंसा यदि केंद्रीय सरकार द्वारा सार्वजनिक हित में तथा उचित समझी जाती है, तो इस अनुशंसा को भी शामिल किया जाएगा।
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4	तालिका 7.2 औद्योगिक क्षेत्रों में मृत्ति वितरण के लिए मानक कोई प्रवधान नहीं है (तालिका 7.2 अनुलग्नक-III के रूप में संलग्न है)	निम्नलिखित दिशायी के तालिका 7.2 के नीचे जोड़ें जाएगा: नोट: * औद्योगिक प्लॉट (निम्न क्षेत्रफल) में - न्यूनतम 10 मीटर मार्गाधिकार वाले प्लॉटों पर जहां संभव हो, थोड़ा, मालबोझ और शीत भंडारण उपयोग परिशरों को ऐसे विद्यमान/नये औद्योगिक क्षेत्रों में अधिकतम 10% की दर से अनुमति दी जाएगी।
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तालिका 7.3: विकास नियंत्रण मानक

5.	उपयोग परिशर	अधिकतम			उपयोग परिशर	अधिकतम		
		तल कवरेज (प्रतिशत)	एफ.ए. आर.	ऊँचाई (मी.)		तल कवरेज (प्रतिशत)	एफ.ए. आर.	ऊँचाई (मी.)
	औद्योगिक प्लॉट	100	200	8	औद्योगिक प्लॉट	100	200	8
	i. 50 वर्ग मी. और उससे कम				कां. मी. और उससे कम			
	ii. 51 वर्ग मी. से 400 वर्ग मी. तक	80	180	15	ii. 51 वर्ग मी. से 400 वर्ग मी. तक	80	200	15
	iii. 401 वर्ग मी. और अधिक	50	150	15	iii. क. 401 वर्ग मी. और अधिक तथा 2000 वर्ग मी. तक	50	200	एन. आर.†
					ख. 2000 वर्ग मी. और अधिक	40	225	यू. आर.*

दिशायी:  
\* भारतीय विमानपत्तन प्राधिकरण/अग्निशमन विभाग और अन्य सांविधिक निकायों से क्लीयरेंस मिलाने की शर्त पर।

6.

उपयोग परिसर	अधिकतम			उपयोग परिसर	अधिकतम		
	तल ऊँचाई (प्रतिशत)	एकर. आर.	ऊँचाई (मी.)		तल ऊँचाई (प्रतिशत)	एकर. आर.	ऊँचाई (मी.)
मल्टीपल रागूड उद्योग (न्यूनतम प्लॉट आकार—400 वर्ग मी.)	30	150	28	i. मल्टीपल समूह उद्योग (न्यूनतम प्लॉट आकार 400 वर्ग मी. से 2000 वर्ग मी. तक)	30	150	28
				ii. मल्टीपल रागूड उद्योग (न्यूनतम प्लॉट आकार—2000 वर्ग मी. किंतु 20,000 वर्ग मी. से कम)	30	225	एन. आर.*
				iii. मल्टीपल रागूड उद्योग—20,000 वर्ग मी. और इससे अधिक	30	300	एन. आर.*

टिप्पणी:

\* भारतीय विमानपत्तन प्राधिकरण/अग्निशमन विभाग और बांध त्रिविधिक निकायों से क्लीयरेंस मिलने की शर्त पर।

तालिका 7.3: विकास नियंत्रण मानकों के नीचे प्रस्तुत टिप्पणियाँ

7.	vii. औद्योगिक प्लॉट जो 24 मी. और उससे ऊपर के मार्गाधिकार (आर.ओ.डब्ल्यू) वाली सड़कों से सम्बद्ध हैं, वे मौजूदा विकास नियंत्रण मानकों के अंतर्गत अस्पताल (100 विस्तारों तक) में परिवर्तन के लिए पात्र होंगे, बशर्ते कि एक प्लॉट पर (क) किसी प्लॉट पर विस्तारों की संख्या कुल तल क्षेत्रफल के 80 वर्ग मीटर पर प्रति विस्तार की दर से निकाली जाएगी और (ख) सरकार द्वारा समय-समय पर यथा निश्चित परिवर्तन	viii. औद्योगिक प्लॉट जो 24 मी. और उससे ऊपर के मार्गाधिकार (आर.ओ.डब्ल्यू) वाली सड़कों से सम्बद्ध हैं, वे मौजूदा विकास नियंत्रण मानकों के अंतर्गत अस्पताल/तृतीयक स्वास्थ्य रक्षा केंद्र में परिवर्तन के लिए पात्र होंगे, बशर्ते कि एक प्लॉट पर (क) किसी प्लॉट पर विस्तारों की संख्या कुल तल क्षेत्रफल के 80 वर्ग मीटर पर प्रति विस्तार की दर से निकाली जाएगी और (ख) सरकार द्वारा समय-समय पर
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	<p>प्रकारों का पुनर्गठन निर्धारित किया जाएगा। ऐसे प्लॉटों में, आरक्षित (तलिका 13.20) में अनुमेय कार्यकलापों की अनुमति होगी। राधा, इसकी अनुमति असंगत/नियमित किए गए औद्योगिक प्लॉटों (कलस्टर्स) में नहीं हो सकती। उपरोक्त प्रावधान किसी भी प्रकार से उच्चतम न्यायालय के आदेशों को प्रभावित नहीं करेगा।</p>	<p>यथा निर्धारित परिवर्तन प्रकारों का पुनर्गठन निर्धारित किया जाएगा। ऐसे प्लॉटों में, अस्पताल/बुटीयक स्वास्थ्य रक्षा केंद्र (तलिका 13.20) में अनुमेय कार्यकलापों की अनुमति होगी। तथापि, इसकी अनुमति, असंगत/नियमित किए गए औद्योगिक प्लॉटों (कलस्टर्स) में नहीं दी जाएगी। उपरोक्त प्रावधान किसी भी प्रकार से उच्चतम न्यायालय के आदेशों को प्रभावित नहीं करेगा।</p>
6.	<p>xi. अलग-अलग औद्योगिक प्लॉट पर पुनर्विकास/पुनर्निर्माण की अनुमति देने के दौरान, विकास नियंत्रण मानकों अर्थात् संगठित उपयोग परिहार के तल कवरेज, एफ.ए.आर. आदि का अनुपालन किया जाएगा और यहां ऊँचाई पर किसी प्रकार का प्रतिबंध नहीं होगा। ऊँचाई भारतीय विमानपत्तन प्राधिकरण/अग्निशमन विभाग की आवश्यकताओं के अनुसार होनी चाहिए। अनुमेय एफ.ए.आर. को पूरा करने के लिए, मौजूदा भवन में अनुमेय श्रेणी के अंदर परिवर्तन, परिवर्तन अथवा उपयोग में परिवर्तन के पहले में बड़े भवन के आर-पार पार्किंग आवश्यकता अथवा पर्याप्त खुला स्थान उपलब्ध है तो पहले से स्वीकृति तल कवरेज जारी रहेगी।</p>	<p>xi. अलग-अलग औद्योगिक प्लॉट पर पुनर्विकास/पुनर्निर्माण की अनुमति देने के दौरान, विकास नियंत्रण मानकों अर्थात् संगठित उपयोग परिहार के तल कवरेज, एफ.ए.आर. आदि का अनुपालन किया जाएगा और यहां ऊँचाई पर किसी प्रकार का प्रतिबंध नहीं होगा। ऊँचाई भारतीय विमानपत्तन प्राधिकरण/अग्निशमन सेवा और रातिदिक निवासों से प्लीयरेंड प्राप्त करने की शर्त पर होगी। अनुमेय एफ.ए.आर. को पूरा करने के लिए, मौजूदा भवन में अनुमेय श्रेणी के अंदर परिवर्तन, परिवर्तन अथवा उपयोग में परिवर्तन के पहले में बड़े भवन के आर-पार पार्किंग आवश्यकता अथवा पर्याप्त खुला स्थान उपलब्ध है तो पहले से स्वीकृति तल कवरेज जारी रहेगी।</p>

2. प्रस्तावित संशोधनों को दर्शाने वाला दि.सू.0-2021 का मा.0 निरीक्षण के लिए उपरोक्त आदेश के दौरान सभी कार्य-विभागों में उन निदेशाल, मुख्य योजना अनुभाग, उ.उ. तल, विभाग नीनर, आर.डी.ए.स्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला तल दि.नि.ज. की वेबसाइट [www.dda.org.in](http://www.dda.org.in) पर भी उपलब्ध है।

[पा. सं. एक. 17(5)2007/एम.डी.]

डी. सरकार, आहुता एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 07 October, 2017

S.O. 1249 (T).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-17(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development

Authority, 'H' Block, Vasant Sadan, New Delhi-110025, within a period of thirty days from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s) which should be readable.

**Modifications:**

S.No. **MPD-2021**  
**CHAPTER-7:INDUSTRY**  
**Existing Provision in MPD-2021 Proposed Amendments/Modifications**

1. Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises under category'

Industrial Use		Conditions	
Use Zone / Use Premises		Max. no. of workers	
a) Plotted development		As per need	
b) Plotted Industries		20	

Industrial Use		Conditions	
Use Zone / Use Premises		Max. no. of workers	
a) Plotted development		As per need	
b) Plotted Industries		As per need	

2. 7.6.2.1 Norms for Redevelopment of Clusters of Industrial Concentrations in Non - Conforming areas

<p>a) About 10% area is to be reserved ...</p> <p>b) About 15% of semi- permeable surface ...</p> <p>c) About 10% of total area to be reserved ...</p> <p>d) Preparation of ...</p> <p>e) 2% of the cluster area ...</p> <p>f) Plots measuring more ...</p> <p>g) Plots measuring less ...</p> <p>h) Common Parking to be provided ...</p>	<p>Point 1) to be added after 1) as follows:</p> <p>1) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021.</p> <p>2) About 3% area shall be permitted under commercial use.</p>
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3. 7.7 NEW INDUSTRIAL AREAS

<p>New industrial activity in the NCT of Delhi should be restricted to hi-tech areas as given below:</p> <p>i. <del>Computer hardware and software industry and industries doing system integration using computer hardware and software.</del></p> <p>ii. <del>Packaging</del></p> <p>iii. <del>Industries integrating and manipulating the interfaces of the computer and telecom facilities.</del></p> <p>iv. <del>Industries catering to the information needs of users by providing databases of access to databases spread throughout the globe.</del></p> <p>v. <del>Industries providing the facilities for sophisticated testing of different or all components of the information technology.</del></p> <p>vi. <del>Electronic goods.</del></p> <p>vii. <del>Service and repair of IT and other electronic items.</del></p>	<p>New industrial activity in the NCT of Delhi should be restricted to hi-tech areas and service based industries. These activities shall be permitted in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and recovered by DSTDC as given below:</p> <p>1. Software Industry</p> <p>a. Computer hardware and software industry and industries doing system integration using computer hardware and software.</p> <p>b. Industries integrating and manipulating the interfaces of the computers and telecom facilities.</p> <p>c. Software products and Mobile Applications</p> <p>2. IT Service Industry</p> <p>a. Internet &amp; Email Services Provider</p> <p>b. World wide Web Services Provider E-commerce &amp; content development.</p> <p>c. Electronic Data Interchange (EDI) Services</p> <p>d. Video conferencing, V.S.A.T, ISDN services</p> <p>e. Electronic Data Centre activities</p>
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<ul style="list-style-type: none"> <li>iii. Photo composing and desktop publication</li> <li>iv. TV and video programme production</li> <li>v. Textile designing and fabricating, etc.</li> <li>vi. Biotechnology</li> <li>vii. Telecommunications and enabling services</li> <li>viii. Gems and Jewellery</li> </ul>	<ol style="list-style-type: none"> <li>3. ITES Industry             <ol style="list-style-type: none"> <li>a. Customer interaction services, e.g. call/ contact centres and email help desks</li> <li>b. Back office processing</li> <li>c. Finance and non-finance (provided remotely)</li> <li>d. Insurance claims processing (provided remotely)</li> <li>e. HR services &amp; Other Consulting (provided remotely)</li> <li>f. Web site development and maintenance services</li> <li>g. Remote education</li> <li>h. Business Process Outsourcing, Knowledge Process Outsourcing</li> <li>i. Software Extension development</li> <li>j. Electronic Design &amp; Program Development</li> <li>k. Engineering Design &amp; Product Development</li> <li>l. Industries catering to the information needs of user by providing facilities or access to databases spread throughout the globe.</li> <li>m. Industries providing the facilities for sophisticated testing of different or all components of the information technology.</li> <li>n. Telecommunications and enabling services.</li> </ol> </li> <li>4. Media             <ol style="list-style-type: none"> <li>a. TV and video programme production</li> <li>b. Photo composing and desktop publication</li> <li>c. Publishing</li> <li>d. Audiovisual services</li> </ol> </li> <li>5. Biotechnology/ Medical             <ol style="list-style-type: none"> <li>a. R&amp;D and manufacture of products or processes, which use or are derived by using specific living systems (plants, animals and microbes or pathogen) and/or enzymes/ microanalysis derived there from</li> <li>b. Genetic Engineering &amp; Contract Research &amp; Clinical Trials</li> <li>c. Trading in Medical Instruments (brand new)</li> <li>d. Clinical Pathological Laboratories and screening (M) Tests</li> <li>e. Health Related and Social Services</li> <li>f. Medical Transcription Services</li> </ol> </li> <li>6. Research &amp; Development and Design             <ol style="list-style-type: none"> <li>a. Electronics R&amp;D- Design &amp; Product Development</li> <li>b. Engineering R&amp;D- Design &amp; Product Development</li> <li>c. Biotechnology R&amp;D</li> <li>d. Design: Garments Industry, Gems &amp; Jewellery, Web Design etc.</li> <li>e. Textile designing and fabric testing, etc.</li> <li>f. Inter Disciplinary R&amp;D Services</li> </ol> </li> <li>7. Business Services (Provided Remotely):             <ol style="list-style-type: none"> <li>a. Legal Services</li> <li>b. Financial, Accounting, auditing, book keeping and Taxation services</li> <li>c. Architectural &amp; Engineering Services</li> <li>d. Advertising Agency and Training Services</li> <li>e. Market Research and public opinion services</li> <li>f. Placement, Management, Higher Education and Consulting Services</li> </ol> </li> </ol>
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		<p>g. Equity Research                  h. Tourism and Travel related Services                  i. Professional Services as mentioned in para 15.3                  j. Environmental Services</p> <p><b>8. Educational Services*</b></p> <p>a. Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses as per AICTE / NCTE Norms.                  (The above educational activities shall be allowed maximum upto the level of under graduate diploma courses.)</p> <p><b>9. Others*</b></p> <p>a. Packaging                  b. Electronic goods, Power (Electrical) Distribution services                  c. Service and repair of TV and other electronic items.                  d. Transport services, Warehouse, Godown and Cold Storage services                  e. Training-cum-Incubator Centre                  f. Sanitation Services (Hiring of Septic Tank Cleaner)</p> <p><b>Note:</b>                  1. The minimum ROW of a street or stretch of road on which the activities mentioned in Sl. No. 7 to 9 are permissible is as follows:                  a. Plots upto 1000 sqm- 12 m ROW                  b. Plots above 1000 sqm- 18 m ROW</p> <p>2. Any recommendation for additions/ alterations to the above list forwarded by DSIDC in consultation with Industries department of G.C.D shall be incorporated, if considered appropriate and in public interest by the Chief Government.</p>																																						
4	<p><b>Table 7.2: Norms for Land Distribution in Industrial Areas</b></p>																																							
	<p>No provision (Table 7.2 enclosed as Annexure III)</p>	<p>The following note to be added under Table 7.2:</p> <p><b>Note:</b>                  *In industrial plot (net area) - Wholesale, Warehousing and Cold Storage Use premises shall be allowed in the existing / new industrial areas @10% maximum, wherever possible on plots abutting minimum 15m ROW.</p>																																						
	<p><b>Table 7.3: Development Control Norms</b></p>																																							
5.	<table border="1"> <thead> <tr> <th rowspan="2">Use Premises</th> <th colspan="3">Maximum</th> </tr> <tr> <th>Gr. Cov (%)</th> <th>FAR</th> <th>Ht. (m)</th> </tr> </thead> <tbody> <tr> <td>Industrial Plot</td> <td></td> <td></td> <td></td> </tr> <tr> <td>i. 50 sqm. and below</td> <td>100</td> <td>200</td> <td>8</td> </tr> <tr> <td>ii. 51 sqm. to 400 sqm.</td> <td>60</td> <td>150</td> <td>15</td> </tr> </tbody> </table>	Use Premises	Maximum			Gr. Cov (%)	FAR	Ht. (m)	Industrial Plot				i. 50 sqm. and below	100	200	8	ii. 51 sqm. to 400 sqm.	60	150	15	<table border="1"> <thead> <tr> <th rowspan="2">Use Premises</th> <th colspan="3">Maximum</th> </tr> <tr> <th>Gr. Cov (%)</th> <th>FAR</th> <th>Ht. (m)</th> </tr> </thead> <tbody> <tr> <td>Industrial Plot</td> <td></td> <td></td> <td></td> </tr> <tr> <td>i. 50 sqm. and below</td> <td>100</td> <td>200</td> <td>8</td> </tr> <tr> <td>ii. 51 sqm. to 400 sqm.</td> <td>60</td> <td>150</td> <td>15</td> </tr> </tbody> </table>	Use Premises	Maximum			Gr. Cov (%)	FAR	Ht. (m)	Industrial Plot				i. 50 sqm. and below	100	200	8	ii. 51 sqm. to 400 sqm.	60	150	15
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ii. 40' sqm and above	50	120	15	iii. a. 40' sqm and above and upto 2000 sq.m	50	200	NR*
				b. 2000 sqm and above	40	225	NR*

*Note:*

\* Subject to clearance from AAI / Fire Department and other statutory bodies.

C.

Use/Premises	Maximum		
	Gr.Co. (%)	FAR	Ht. (m)
Plotted group Industry (Minimum plot size - 400 sqm.)	70	150	26

Use/Premises	Maximum		
	Gr.Co. (%)	FAR	Ht. (m)
i. Plotted group Industry (Minimum plot size - 400 sqm to 2000 sqm.)	50	150	26
ii. Plotted group Industry (Minimum plot size - 2000 sqm but less than 20,000 sq.m.)	30	325	NR*
iii. Plotted group Industry - 20,000 sq.m and above	30	100	NR*

*Note:*

\* Subject to clearance from AAI / Fire Department and other statutory bodies.

## Notes under Table 7.3: Development Control Norms

7.	vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 30 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital (Table 7.3) shall be permitted in such plots. However, this shall not be permitted in non-conforming / regularised industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.	vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospital / Tertiary Health Care Centre within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 30 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital / Tertiary Health Care Centre (Table 7.3) shall be permitted in such plots. However, this shall not be permitted in non-conforming / regularised industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
8.	xi. The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI / Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.	xi. The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height permitted shall be subject to clearance from AAI, Delhi Fire Services and other statutory bodies. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.

2. The layout of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the City Director, Master Plan Section, 5<sup>th</sup> Floor, Vikas Marg, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on DTIA's website i.e. [www.dta.org.in](http://www.dta.org.in).

[F. No. F. 17(3)/2017/MP]

D. SARKAR, Commissioner-cum-Secy.





दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

Date: 28.11.2017

File No. F. 17(07)2007/MP/

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 27.11.2017 in response to Public Notice S.O. 3249(E) dt. 06.10.2017 regarding modifications in Chapter-7 on Industry in MPD-2021.

The proposal regarding the modifications in Chapter 7 on Industry in MPD 2021 was approved in the Authority meeting held on 12.09.2017 vide Item No. 46/2017. As approved a Public Notice on the subject matter was issued vide S.O. 3245 (E) dt. 06.10.2017 for inviting objections/suggestions within a stipulated time period of 30 days under Section 11A of DC Act, 1957. In response to the Public Notice 38 (eighteen) objections / suggestions were received including 4 (four) in duplicate within the stipulated time period.

In order to hear all the objections / suggestions, a meeting of Board of Enquiry & Hearing was held under the chairmanship of Engineer Member on 27.11.2017. All the applicants who filed the objections / suggestions were invited to present their submission before the board. The list of the members / officers and the applicant present during the meeting is enclosed.

Brief of various issues presented by the applicants before the Board and in their representation are summarized as follows:

- i) The Development Control Norms as mentioned in Table 7.5 of Chapter 7 - Industry in MPD-2021 for Industrial plots shall be enhanced to bring out parity with the residential and commercial uses (i.e. increase in FAR from 200 to 400 and Ground Coverage from 30% to 50%) and soft should be made mandatory. Also the restriction of 12 m road for plots upto 1000 sqm. for proposed industrial activities should be removed.
- ii) Industrial plot / areas needs sufficient storage for raw materials, the limitation of 10% maximum required for Wholesale, Warehousing and Cold storage on Industrial plot (at Sl. No. 4 of Public Notice) be removed. Moreover, such use premises should be made applicable to plot abutting min. 13 m ROW instead of 15m ROW.
- iii) The proposed activities mentioned in Table 7.7 are already industrial activities and therefore, condition of payment of any conversion charges & infrastructure up gradation charges to DSIDC is not justified. Moreover, co-gradation of the conversion facilities can be done by DSIDC under DDDM Act 2011.
- iv) Clarification is required on Incomes of 15 times of permissible FAR allowed or all permissible use of Industrial Plots including commercial uses under the DC norms for industrial use on industrial plots abutting 24 m ROW & above.

Page 1 of 3

- v) The Development Control Norms of Industrial Use shall be adhered to while allowing permissible uses / redevelopment / reconstruction on individual Industrial plot with no height restriction. In case of addition / alteration or change of use within permissible FAR, already sanctioned G.C. shall continue, if parking and sufficient open space around building is made available.
- vi) Addition of few services like Fitness Centre, Wellness Centre, Coaching Centres, Local Retail Service providers, Banks, ATMs, Eating joints/ Restaurants/ Canteen, Pharmacy & Chemical Store and other related services etc. as a part of permissible activity in Para 7.7 of MPD-2021 and also including therein the permissibility of 20% of FAR for residential use.
- vii) Mixed views / suggestions on the parking norms have been received i.e. both relaxation as well as increase in the normal parking standards.
- viii) 22 Notified areas where in-situ regulation (non-confirming area) and the norms to be laid down must be based on the ground realities of these areas. The existing/ proposed norms cannot be adopted due to non-availability of vacant space and the area being already existing.

In respect of the above issues, Officers from Planning Department, DDA, informed the Board that:


- a) The development control norms, road widths, parking requirements etc. have already been proposed taking into consideration the ground realities, minimum area standards/ norms / road widths, issues related to loading and unloading etc. for various proposed uses / activities, as already prescribed in MPD-2021 under different categories. In case of redevelopment the incentive of 1.5 times of existing FAR has already been provided in MPD-2021 on industrial plots.
- b) The additional list of activities proposed to be added by the representatives are more of commercial activities / public service/ public facilities or part of retail shops as per MPD-2021 which are to be governed by existing provisions in MPD-2021.
- c) It is pertinent to mention here that the proposed activities / service based industries and higher FAR in the existing industrial plots shall lead to increase in the population density, increase in consumption / disposal pattern of various infrastructure facilities. As such in order to sustain with the increase in load the charges for up-gradation of existing infrastructure services has already been proposed in the para 7.7 that the payment of infrastructure up-gradation charges to be decided and recovered by DSIFDC, wherever required.
- d) The provision for utilization of 1.5 times of permissible FAR under redevelopment for all permissible uses on industrial plot has already been given in Chapter 7 - Industry of MPD-2021. Any redevelopment of existing industrial plots shall be governed by the provisions given under Regulations and Guidelines for Existing Planned Industrial Area notified vide Gazette Notification S.O. 583 (E) dated 01.04.2011 and amendment notified vide S.O. 2022 (E) dated 27.09.2013.


- e) In case no conversion charges are paid, the proposed activities / service based industries (as contained in the public notice) shall be governed by the development control norms as prescribed in Table 7.3 of MPD-2021 for the industrial plots. The incentives shall not be applicable in case of industrial plots which are already being converted to the other uses on payment of conversion charges as per MPD-2021.
- f) The other suggestions given by the applicants / representatives like permission for residential activities, addition / alteration in existing industrial building for utilizing incentivized FSI, change of use etc. and related clarifications are not a part of the public notice.


**Recommendation:**


After consideration of the above issues and submissions, the Board recommended the following:

"The proposal as contained in the public notice issued vide S.O. 3249 (G) dated 06.10.2017 may further be processed as per Section 11A of DD Act, 1987."

  
 Additional Commissioner (Plg.) DDA  
 (Convener & Secretary of the Board of  
 Enquiry & Hearing)

  
 Finance Member, DDA  
 (Member of the Board of  
 Enquiry & Hearing)  
 29.10.17

  
 Chief Planner, TCPD, Govt  
 (Member of the Board of Enquiry  
 & Hearing)

  
 Engineering Member, DDA  
 (Chairman of the Board of  
 Enquiry & Hearing)

**Item No. 77/2019**

**SUB: Fixation of charges for processing & examination of layout plans by DDA  
for enabling the planned development of Privately Owned lands.  
P. 5(5)2019/AO(O)P/DDA**

1. The regulations enabling the planned development of privately owned land were notified vide S.O. 3249(E) on 4<sup>th</sup> July, 2018. These regulations are to be read with the MPD 2021 and relevant provisions under UBBL 2016 and are applicable for:-
  - i) Land parcels having activities/uses that were already in existence before the notification of MPD 1962,
  - ii) Left out cases which could not form part of any layout plan/planned development during the implementation of MPD
  - iii) Land parcels which could not be acquired, because the acquisition proceedings were challenged by the land owner and quashed by the courts, or lapsed as per sub-section 2 of Section 24 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, and
  - iv) Land parcels assigned 'Recreational use' in the layout plan which resulted in restricting their development.

2. 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 (LC) as Chairman, Addl. Commissioner (Planning), S.E.CC-13, Director (LC), Dy. CLA (Admin), 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 portions of the recommendations of the committee are reproduced hereunder:

It was intimated that land parcels being proposed to be used for multiple use shall be considered only for activities permitted in the same specific land use/use category in which the property falls, subject to payment of mixed use charges prescribed by the government.

It was submitted that clause 4.2 of the regulations provide that DDA (in the development area) /ULB (in the non-development area) shall take up the planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services, subject to payment of External Development Charges by the land owner. Hence, DDA is required to determine the charges for provision of infrastructure which inter alia would include external development charges (EDC) on the cost prevailing at the time of development, use conversion charges and all other charges, processing fee etc.

The mandate of the Committee was restricted to determine the applicable charges for processing & examination of layout plans.

It was placed before the committee that as per Clause 4.6 of the regulations, the land owners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, building services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcels. The land owners shall also be responsible for obtaining all the requisite NOCs from the concerned agencies and procuring necessary services (electricity, sewerage, water supply etc) upon payment of applicable charges to respective service providing agencies.

The land owners can register and express their willingness by submitting the prescribed application form, a map of the land along with payment of Processing fee. It was deliberated that the modalities for processing of applications seeking permission for planned development of private owned land may be issued by the DDA separately.

It was placed before the Committee that as per Clause 1(a) (iv) of Annexure III of Building Byelaws, a fee of Rs 10000/- per acre or part thereof has been prescribed for layout/land sub-division/approval.

3. A fee of Rs. 10,000/-per acre or part thereof (non-refundable) may be recovered towards processing and examination of layout plans. If the layout plans are required to be prepared by DDA, no extra fee shall be charged. The time line for processing, examination and preparation of layout plans with the provision of penalty on DDA in case of delay shall be prescribed with the approval of VC,DDA.

#### PROPOSAL

The Authority may be requested to approve the proposal mentioned under Para 3 above.

#### RESOLUTION

Item No. 77/2019

Fixation of charges for processing and examination of layout plans by DDA for enabling the planned development of Privately Owned Lands.  
P.S(5)2019/AO(O)P/DDA

The proposal contained in the agenda item was approved.

'Other Points' raised by the Members of the Authority

Shri Vijender Gupta

- i) In view of the recent fire incident at Ditcha and earlier at Kohat, review of UBBI is essential to provide emergency exit provision in buildings.
- ii) Erection of fire sheets over courtyards upto a height of 7 ft. in DDA flats is permissible. DDA should consider enhancing the permissible height to 9 to 10 ft.

Shri Somnath Bhatti

- i) DDA should consider allotment of alternative land to Guru Ravidas Saniti in lieu of the structure removed at Tuglakahad as per the orders of the Hon'ble Supreme Court.

Shri S K Bagga

- i) Proper boundary walls and roads should be constructed at Gazipur paper market.
- ii) DDA should protect its land in his constituency and to explore its utilization/sale through auction which have been got vacated after protracted litigation.

Shri Manish Agarwal

- i) Four gas godowns near Handewalan temple be shifted on priority.

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.

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

No. F.2(2)2019/MC/DDA/186

Dated: the 20<sup>th</sup> August, 2019

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 13<sup>th</sup> August, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

--- (D. Sarkar)  
Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Smt. Anil Bajaj  
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri. Tann 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, NUR Planning Board
7. Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Sonnath Bharti, MLA
9. Shri S.K. Bopga, 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 Dey  
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 M. 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 Zafzal  
J. Secretary to M. Governor, Delhi
5. Shri Anoop Thakur  
PS to Lt. Governor, Delhi

Copy for kind information to:

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



## DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 13<sup>th</sup> August, 2019 at 2.30 p.m. at Raj Niwas, Delhi.

Following were present:

### CHAIRMAN

Shri Atul Bajaj  
Lt. Governor, Delhi

### VICE CHAIRMAN

Shri Tarun Kapoor

### MEMBERS

1. Shri K Vinayak Rai  
Finance Member, DDA
2. Shri ShaSndra Sharma  
Engineer Member, DDA
3. Shri Vijender Gupta, MLA &  
Leader of Opposition in the Legislative Assembly of NCT of Delhi
4. Shri Somnath Bharti, MLA
5. Shri S K Bagga, M.L.A
6. Shri Manish Aggarwal  
Municipal Councillor, South Delhi Municipal Corporation

### SECRETARY

Shri D Sarkar  
Commissioner-cum-Secretary, DDA

### SPECIAL INVITEES

- 1 Dr. G Narendra Kumar  
Principal Secretary (I&D), ENCTD
- 2 Dr. Rajesh Kumar  
Principal Commissioner (Housing, PMAY, CWG & Sports)
- 3 Sri Manish Kumar Gupta  
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 4 Shri Shripal  
Principal Commissioner (Pers, Hort. & Landscape), DDA
- 5 Smt. Varsha Joshi  
Commissioner, North Delhi Municipal Corporation
- 6 Smt. Varsha Joshi  
Commissioner, South Delhi Municipal Corporation

### LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar  
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav  
Special Secretary to Lt. Governor
- 3 Smt. Ruchika Karyal  
Joint Secretary to Lt. Governor
- 4 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. 5B/2019

Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.7.2019 at Raj Niwas.  
File No. F.2(2)2019/MC/DDA

- i) Observation made by Shri Sampath Bharti mentioned in para No. viii) of Item No. 47/2019 has been recorded in the minutes as follows:  
"The community hall at Gujjar Dairy is in a dilapidated condition."  
The following is to be added to the para of the minutes:  
"The first floor of the community hall should be repaired/constructed."
- ii) Observation made by Shri Somnath Bharti mentioned in para No. xi) of Item No. 47/2019 has been recorded in the minutes as follows:  
"Allotment of land for a senior citizens' recreation centre at Galmohar Park is pending for a long time."  
The above minutes were amended as follows:  
"DDA to consider construction of a Community Centre at Galmohar Park."
- iii) The remaining minutes of the meeting of the Authority held on 9.7.2019 were confirmed as circulated.

Item No. 59/2019

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 9.07.2019 at Raj Niwas.  
F.2(2)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 9.7.2019:

Shri Vijender Gupta

- i) Roads under the jurisdiction of DDA should be properly maintained and cleaned, if required through outsourcing, till they are handed over to PWD/Municipal Corporations. Concerned zonal engineers should ensure their proper maintenance.

Shri Sampath Bharti

- i) DDA to reconsider determination of lease of land allotted to Raigarh Traders' Union.

- (i) Whether approval of the Authority is required for allotting land earmarked for Nursery Schools for various permissible facilities.
- ii) Since demarcation of land has been done for the third time and there is no stay order in respect of Khata No. 277, Hauz Khas, DDA should initiate necessary action.
- iy) Land for community services be allotted at Gautam Nagar as DDA land is available in the area.
- v) A large DDA plot at Arjun Nagar cannot be developed for its intended purpose due to unauthorized construction in the area which has narrowed its approach road.
- vi) The status of DDA land at Kumbhar Basti be re-checked so that a part of it can be utilized for a community centre.
- vii) DDA should consider installation of an STP to clean the drain water at Rose Garden, Hauz Khas.

Shri S.K. Bagga

- i) The maintenance of DDA parks in Krishna Nagar Assembly Constituency is not satisfactory.

Shri Manish Aggarwal

- i) Status of DDA land in Khata Nos. 23, 26, 27 and 39 at Karbala, Lodai Road be intimated.
- ii) Roads under jurisdiction of DDA should be handed over to PWI/Municipal Corporations and deficiency charges paid.

Item No. 60/2019

Modification in the existing policy guidelines for resitment/shifting of Petrol Pump/Gas Godown existing on the land of DDA.  
F.13(47)93/CRE

After detailed discussion the agenda item was deferred.

Item No. 61/2019

Extension of time for completing construction on the residential plots allotted by DDA in r/o Rohini Residential Scheme-1981.  
PA/013/LAB(XO)2017/CF/DDA .

The proposal contained in the agenda item was approved.

Item No. 62/2019

Proposal for launching Online Running Scheme for commercial built-up properties.  
F.25(21)2018/CE/Pt.

The proposal contained in the agenda item was approved.

Item No. 63/2019

The proposal relating to policy for renewal of 90 years expired term leases of residential as well as mixed land-use in 23 Nazul-I Estates under Old Scheme Branch of DDA upto 31.12.2021.  
F.PS/C(LD)/2010/OSB

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 DDA Act, 1957.

Item No. 64/2019

Permission to undertake Survey and In-situ Redevelopment/Rehabilitation of [] clusters in Delhi.  
F.2(03)2019/PMAY(ISR)

- i) The proposal contained in the agenda item was approved.
- ii) It was decided that concerned Engineers be directed to ensure no new jhuggis come up on DDA land. In case of failure to comply, the concerned Engineer shall be held responsible. All vacant DDA lands should be protected with boundary wall/fencing.

Item No. 65/2019

Proposed change of land use of land measuring about 10411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.  
F.20(03)/2019-MP

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

Item No. 66/2019

Inclusion of villages/ (part village) in the list of villages for development in the Land Pooling Zones.  
F.15(7)/2013-MP

The proposal contained in the agenda item was approved. This should be forwarded to the respective Municipal Corporations for notification of villages as Urban Areas under Section 507 of the Delhi Municipal Corporation Act, 1957 and to Govt. of NCT of Delhi for declaration as Development Area of DDA under Section 12 of Delhi Development Act, 1957.

Item No. 67/2019

Investment of DDA Pension Fund Trust in 8.69% IL&FS Financial Services Ltd.-NCD.  
F.6(1)2015-16/A/Cs(M) Part File

Information contained in the agenda item was noted.

Item No. 68/2019

Modification of powers delegated to the officers of Engineering Wing DDA.  
F.WA01(76)Vol-41/Secy-2017

The proposal contained in the agenda item was approved.

Item No. 69/2019

Amendment in the Nazul Rule-1981(Rule-4) with respect to allotment of Institutional plots of Old Age Home.

F.1(01)19/Policy/IL

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 amendment in Nazul Rule, 1981 in exercise of powers conferred by clause (j) of sub-section (2) of Section 36, read with sub-section (3) of Section 22 of DD Act, 1957(61 of 1957) for inserting other use premises in the Rule 4(2) of NDA (Disposal of Nazul Land) Rules, 1981.

Item No. 70/2019

Policy for disposal of Group Housing plots through auction.

F.1(Misc)2019/GH/Auction

The proposal contained in the agenda item was approved.

Item No. 71/2019

Proposed amendments in MPD-2021 w.r.t amalgamation of Residential Plots upto 200 sq.m.

F.20(1)/2013/MP

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

Item No. 72/2019

Incurring inevitable expenditure for the works "Comprehensive Mobility Plan for Dwarka (K-II Zone)", Delhi.

F.1(332)2019/DTTIPEC

Information contained in the agenda item was noted.

Item No. 73/2019

Proposal regarding proposed change of land use of an area measuring 26 ha. (64.22 acres), from "MANUFACTURING" to "RECREATIONAL", located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS), falling in Zone- "O" for development of Eco Park.

F.3(56)/89-MP/Pt-I

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

Item No. 74/2019

Proposal regarding change of land use of an area measuring 19800 sq.m. from 'Recreational' to 'Public Semi-Public' located at Shastri Park for development of Community Sports Centre falling in Planning Zone-E.

F.20(7)2019-MP

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

Item No. 75/2019

Development of 30 hectares DDA land at Karkarduoma.

F.11(01)2010/URTIPEC/Vol-III(part)

- i) The proposal for development of the land as per TOD norms based on the new MoU to be signed with NBCC was approved.
- ii) The Authority authorized Vice Chairman, DDA to undertake any subsequent changes in the new MoU if required. The final MoU would be placed before the Authority for information after signatures.

Item No. 76/2019

Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021-suggested by GNCTD.

F.17(5)2007/MP

- i) The proposal contained in Part A of the agenda was approved with the condition that the warehousing within the plot is 10% less than in identified clusters is to be provided as incidental storage accruing out of the



industrial activity in the respective plot (raw material, finished products, etc., storage).

ii) The proposal contained in Part B of the agenda was approved. Public notice inviting objections/suggestions under Section 21 A of DD Act, 1957 be issued.

Item No. 77/2019

Fixation of charges for processing and examination of layout plans by DDA for enabling the planned development of Privately Owned Lands.

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

The proposal contained in the agenda item was approved.

Other Points raised by the Members of the Authority

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- ii) Erection of fibre sheets over courtyards upto a height of 7 ft in DDA flats is permissible. DDA should consider enhancing the permissible height to 9 to 10 ft.

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i) Four gas godowns near Jhandewalan temple be shifted on priority.

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.