

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 03.08.2022 at 11.45 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Manish Kumar Gupta

MEMBERS

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

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Ashish Chandra Verma
Principal Secretary (Finance), GNCTD

3. Shri Sanjay Goel
Secretary (UD), GNCTD
4. Ms. Niharika Rai
Secretary (L&B), GNCTD

LT. GOVERNOR'S SECRETARIAT

1. Smt. Ankita Mishra Bundela
Secretary to Lt. Governor
2. Smt. Tanvi Garg
Special Secretary to Lt. Governor
3. Shri Anoop Thakur
PS to Lt. Governor
4. Shri Abhijeet Ray
Press 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. 25/2022

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 21.06.2022.
F.2(04)2022/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 21.06.2022 were confirmed as circulated.

Item No. 26/2022

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 21.06.2022.
F.2(03)2022/MC/DDA/Pt.**

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 21.06.2022 were noted with the following observations:

Shri Vijender Gupta

- i) Since implementation of PM-UDAY scheme is being affected in unauthorised colonies falling on alignment of proposed Master Plan roads, decision regarding roads that need to be dropped and those that are essential should be taken on priority.
- ii) Policy be expedited for regularization of damage properties in 23 Nazul estates.
- iii) Public hearings be re-started in DDA offices. Proper publicity/awareness be done in respect of online appointment system.
- iv) Freehold conversion of properties built by private developers where ownership has been transferred without payment of stamp duty be allowed.

Shri Somnath Bharti

- i) Report should first be prepared regarding displacement of individuals before decision is taken to build Master Plan roads in unauthorised colonies falling on alignment of these roads.
- ii) Status of all gram sabha lands taken over by DDA be verified in a time bound manner to ensure that these are not encroached upon by individuals to register under PM-UDAY scheme. DDA lands should also be utilized for required utilities.
- iii) Since clarification has been received from DM, South with regard to demarcation report of khasra No. 277, village Hauz Khas, efforts be made to get the stay orders vacated.
- iv) Efforts be made to get the stay orders vacated with regard to land at Vijay Mandal Park, Begumpur.
- v) Registration under PM-UDAY scheme should not be permitted for an unauthorized colony at Vijay Mandal Park which is trying to register under the scheme.

Shri O P Sharma

- i) Policy for renewal of all expired leases be prepared in consultation with the public in a time bound manner.

- ii) Appreciated the efforts made by DDA for issuing demolition orders for removal of encroachment on 60 ft. ROW at Vishwas Nagar and requested that further action be taken expeditiously.
- iii) Action against encroachment on ROW of Shanti Swaroop Bhatnagar Marg be expedited. DUSIB policy for rehabilitation be re-looked into in respect of encroachments on ROW.
- iv) Though three community halls in his constituency have been constructed in the last two years, these have not yet been made operational as permission for water and sewer connection and fire NOC have not yet been obtained.
- v) Process of conversion of properties from leasehold to freehold be simplified to prevent undue harassment of applicants. Periodic public camps should also be organized. Possibility of getting conversion cases processed using an external agency be explored.
- vi) Since more than 250 persons have already registered under PM-UDAY scheme at New Sanjay Amar Colony, the colony should be covered under PM-UDAY and not under 'Jahan Jhuggi Wahan Makaan' scheme. The PM-UDAY office should be shifted back to the DDA office near the Nepali mandir.
- vii) Matter regarding allotment of land for Great Getsby club and Preet Vihar club should be handed over to the CBI/ED for investigation as the same persons who had been allotted these lands had also been allotted several other institutional plots.
- viii) DDA has imposed fresh conditions on allotment of land for organizing Ramlila functions. The condition that no cooking and washing of utensils at Ramlila functions would be allowed on account of DPCC order should be withdrawn.
- ix) Traffic impact assessment for TOD Karkardooma project be expedited and in future before executing such projects traffic impact assessment should be conducted.

Item No. 27/2022

Regarding procedure and eligibility conditions for allotment of Institutional plots of Religious Category through auction mode and amendment in approved Authority Resolution No. 82/2019 dated 17.09.2019.
F.LD/IL/0002/2020/REL/7A-Inst. Land/III/Part-I

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

- i) For determining eligibility of RWA, in case of RWA of the colony in which the Religious plot is located, prior experience of running a religious institution/site or conducting religious functions should not be required.
- ii) It was decided that the terms of allotment should include a condition "in case of FCRA violations, the allotment to be cancelled and entire property shall be attached to DDA".
- iii) In the Scrutiny Committee (Para B) in place of Commissioner (MCD), concerned Zonal Deputy Commissioner of MCD be replaced.

Item No. 28/2022

Fixation of Pre-Determined Rates (PDRs) in respect of following areas:

- A) Rohini Residential Scheme Ph. IV & V for the financial year 2022-23
- B) Tikri Kalan for the financial year 2022-23 &
- C) Narela for the financial year 2022-23.

F.2(204)2022/AO(P)/DDA

The agenda item was deferred with the direction that it would be placed before the Authority in the next meeting with more details about calculation methodology.

Item No. 29/2022

Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the year 2022-23.

F. LC/Proj/0002/2021/F-2/PDDL

The proposal contained in the agenda item was approved.

Item No. 30/2022

Costing methodology for the built up space to be allotted to Department of Power, GNCTD for Electric Sub-Stations in the housing projects of DDA.
F.21(2195)2022/HAC/DDA

The proposal contained in the agenda item was approved.

Item No. 31/2022

Adoption of Annual Accounts of DDA for the financial year 2020-21 after certification by CAG of India.

F.6(3)2021-22/A/Cs(M)Annual A/C 2020-21/DDA

The Authority ratified the adoption of Annual Accounts of DDA for the financial year 2020-21 after certification by CAG of India.

Item No. 32/2022

Plinth Area Rates (PAR) for the construction cost of flats for the years 2022-2023 for standard costing of flats.

F.21(2125)2019/HAC/DDA

The proposal contained in the agenda item was approved.

DDA should consider amendment of DDA (Management and Disposal of Housing Estates) Regulations, 1968 for permitting allotment of DDA flats through auction and introducing dynamic pricing of flats.

Item No. 33/2022

(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of Commercial & Industrial properties for the year 2022-23.

(ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2022-23.

F.2(34)99/AO(P)DDA/Pt.

The agenda item was withdrawn.

Item No. 34/2022

Agenda proposal regarding new fee bill policy of DDA-2022.

F.LAW/F7/0004/2022/PS/Misc-O/o CLA

It was informed by CLA that there have been typographical error in the proposed 2022 Fee Bill policy in respect of remuneration of AGI/SG/ASG/Sr. Counsel/Sr. Advocate (para 1 & 2 of Notes appended to the said proposed policy). She further informed that AGI/SG/ASG/ Sr. Counsel/Sr. Advocate are required to be paid on per appearance basis and not per case basis, as has been inadvertently mentioned. After considering the agenda, the said agenda was approved with the following amendments:

“1. CLA can engage/appoint A/G, S/G, ASG considering the nature/gravity of the case, up to the maximum of Rs. 5 lac per appearance/per opinion & Rs. 75,000/- each conference & 10% clerkage.

2. CLA can also appoint/engage Senior Advocate/or a Counsel as Special Counsel up to the maximum of Rs. 4 lac per appearance/per opinion & Rs. 50,000/- per/each conference, 10% clerkage alongwith other actual expenses.”

Policy regarding selection, engagement and assessment of performance of DDA's Standing Counsels and Panel Advocates would be submitted separately after examining the criteria of Govt. of India and other departments in this regard.

Item No. 35/2022

**Relaxation in terms of individual income prescribed under the category of Economic Weaker Section (EWS) applicant for allotment of DDA Flats.
F. E/339(722)2020/ONHS19/NA**

The proposal contained in the agenda item was approved.

VC, DDA may ensure that term “family” for the purpose of allotment of DDA flats is defined clearly, without any ambiguity.

Item No. 36/2022

Revision of Rates/Annual License Fee for CNG Station sites, Gas Godowns, EV Charging Stations and other non fossil fuels in the light of decision taken by the Committee of Secretaries under Administrative Mechanism for resolution of 20.08.2020 for resolving dispute between DDA and Oil Marketing Companies (OMCs) on increased license fee for the Petrol Pump sites.

F.LD/CL/0033/2021/CNG/F13-Commercial Land

The proposal contained in the agenda item was approved.

“Other Points” raised by the Hon’ble Members of the Authority

Shri Somnath Bharti

- i) The matter regarding allotment of land to shamshan ghat at Malviya Nagar should be dealt separately with the dispute pertaining to Apeejay School and the shamshan ghat land allotted to MCD.

In addition, the following was decided:

- i) Agenda item for updation/revision of conversion rates be placed before the Authority in the next meeting.
- ii) To decide policy on expired leases, data collection exercise through portal, awareness camps be undertaken on the similar lines of Nazul Estate (Damage Property), which may be done in two months.

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.
