

DELHI DEVELOPMENT AUTHORITY

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

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

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

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

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

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

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

LT. GOVERNOR'S SECRETARIAT

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

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

Item No. 14/2023

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

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

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

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

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

Item No. 15/2023

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

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

Shri Vijender Gupta

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

Item No. 16/2023

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

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

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

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

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

Item No. 17/2023

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

The proposal contained in the agenda item was approved.

Item No. 18/2023

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

The proposal contained in the agenda item was approved.

Item No. 19/2023

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

The proposal contained in the agenda item was approved.

Item No. 20/2023

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

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

Item No. 21/2023

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

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

Item No. 22/2023**Launching of Phase IV of 'First Come First Serve' Scheme
F1/0038/2023/Cord./O/o DD(Cord.).**

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

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

Item No. 23/2023**Permission for allotment of remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In - Situ Slum Rehabilitation Project to the eligible households of JJ Clusters, namely, Golden Park, Rampura and Mata Jai Kaur, Ashok Vihar.****F2/PMAY/0012/2022/ISR/PMAY-I**

The proposal contained in the agenda item was approved.

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

Item No. 24/2023**Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Reconstruction of the flats in light of the report on Structural Safety of buildings submitted by experts of IIT, Delhi.****F/0065/2020/O/o-Suptd. Engg.(NCC-1)**

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

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

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

Item No. 25/2023

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

The proposal contained in the agenda item was approved.

Item No. 26/2023

Proposed change of land use of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of five lane Toll Plaza (RFID system) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E.

PLG/MP/0142/2022/F-20/-O/o Director(PLG)ZONE E AND O

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

Item No. 27/2023

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

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

Shri Vijender Gupta

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

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

Shri Somnath Bharti

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

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

Shri Dilip Kumar Pandey

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

Shri O P Sharma

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

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

Item No. 28/2023

Proposal for change of land use in Master Plan for Delhi (MPD-2021) and Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)".

PLG/LP/0001/2023/N/CLU (Comp. No. 58537)

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

Any other item

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

PLG/DWK/0001/2023/GEN/PT

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

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

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