


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

No. F.2(04)2023/MC/DDA/72

Dated: 19th September, 2023

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 29.08.2023 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above

CHAIRMAN

1. Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Subhasish Panda

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri Ashok Kumar Gupta
Engineer Member, DDA
5. Shri Surendrakumar Bagde
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA
8. Shri Somnath Bharti, MLA
9. Shri Dilip Kumar Pandey, MLA
10. Shri O.P. Sharma, MLA
11. Shri Gyanesh Bharti
Commissioner, Municipal Corporation of Delhi

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SPECIAL INVITEES

1. Shri Naresh Kumar
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
6. Dr. Ashish Chandra Verma
Principal Secretary (Finance)
7. Shri Shurbir Singh
Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization

Copy also to:

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

Minutes of the meeting of the Delhi Development Authority held on 29.08.2023 at 11.30 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Vinai Kumar Saxena
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Subhasish Panda

MEMBERS

1. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
2. Shri Vijender Gupta, MLA
3. Shri Somnath Bharti, MLA
4. Shri O. P Sharma, MLA
5. 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. Rajeev Kumar Tiwari
Principal Commissioner (Hort., Personnel, Landscape & Coordn.), DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar

Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)

5. Shri Manish Kumar Gupta
Addl. Chief Secretary (L&B), GNCTD
6. Shri Shurbir Singh
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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. 29/2023

**Confirmation of the minutes of the meeting of the Delhi Development Authority held on 14.06.2023.
F.2(04)2023/MC/DDA**

Amendments in the minutes of the meeting of the Delhi Development Authority held on 14.06.2023 suggested by Shri O P Sharma and Shri Somnath Bharti, Hon'ble Authority Members as proposed in the agenda item were approved and the minutes of the meeting of the Authority were confirmed incorporating these amendments.

Item No. 30/2023

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.06.2023.
F.2(03)2023/MC/DDA/**

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 14.06.2023 were noted.

Item No. 31/2023

**Proposed change of land use of three plots (Plots A, B & C) area measuring 12183.57 sq.m (3.01 acre), 8134.18 sq.m. (2.01 acre) and 3601.70 sq.m (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW)/ Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.
F.13(7)/78-MP**

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification under Section 11-A of DD Act, 1957.

Item No. 32/2023

**Proposed change of land use of an area measuring 868 sq.m from 'Residential' to 'Public & Semi-Public Facilities' in Pocket-III, Rouse Avenue, DDU Marg, New Delhi allotted to Communist Party of India (Marxist), falling in Planning Zone-D.
F20(16)2014/MP**

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. 33/2023

**Amendment in Regulation 7 "Eligibility of Allotment" of DDA (Management and Disposal of Housing Estate) Regulations, 1968
F.1/0098/2023/Coord/O/o-DD(Coordination)**

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

Separately, in order to increase public participation for disposing the dwelling unit/flats, DDA may comprehensively examine the DDA (Management and Disposal of Housing Estate) Regulations, 1968, including the following issues along

with any related matters, and prepare a comprehensive proposal for approval of the Authority:

- i) To allow a company, firm, trust, society, etc., to purchase a DDA flat in a housing scheme.
- ii) Accordingly, the definition of "eligible person" in Regulation '7', besides "individual" (natural person) to be also extended to include all "legal entities" registered in India.
- iii) To allow private entities for bulk allotment of unsold flats of DDA in "developing area".
- iv) Accordingly, the definition of "entity" in Housing Regulations to also include private entities for disposal of unsold flats of DDA in "developing area".

Item No. 34/2023

Regularizing the cases of allotment made in amalgamation scheme of ONHS-2019, where the allottees have booked non-adjacent flat, which were strictly not within the eligibility criteria of ONHS-2019 scheme and paid the complete cost of flat.

L/353/0002/2022/ONHS19/RO

The proposal contained in the agenda item was approved.

Item No. 35/2023

Extension of time for completing construction on the Residential, Commercial, Industrial and Institutional plots allotted by DDA.

F.No. LD/LARO/0001/2020/-LAB-ROHINI-II

The agenda item was deferred.

Details of various categories of plots on which construction has not been undertaken within the permitted maximum time period for construction be submitted to the Chairperson for perusal.

Item No. 36/2023

Action Taken Reports on the issues raised by Hon'ble Authority Members during the meeting of the Delhi Development Authority held on 14.06.2023.

F.2(03)2023/MC/DDA/

Hon'ble Members made the following observations on the Action Taken Reports (ATRs) on issues raised by them in the meeting of the Authority held on 14.06.2023:

Shri Vijender Gupta

- i) Various restrictions for ownership of DDA flats in DDA Housing Regulations should be removed as these cause unnecessary difficulties even in genuine cases. Hon'ble Member cited an instance of a person who owns a property at Friends Colony. The father of this person had registered for a society flat at Dwarka. After the death of his father, the society flat is not being transferred to this person on the ground that he already owns a property in Delhi. The Hon'ble Lt. Governor advised him to submit details of the cases.
- ii) Thanked DDA for inaugurating the new sports complex at Sector 17, Dwarka. Since it is mentioned in the ATRs that most of the other new complexes at Dwarka would be completed by December, 2023, the construction of the new sports complex at Rohini should be completed by February, 2024.
- iii) Work has not yet started for the socio-cultural centre at Rohini, foundation stone of which was laid by Hon'ble Minister of Housing and Urban Affairs, Govt. of India four to five years ago.
- iv) The provision of right of first refusal to ex-licencees of shops at Janak Puri District Centre be changed, as because of this auction for the shops is not being successful. Initially the vacant shops be auctioned.
Hon'ble Lt. Governor directed that all such vacant shops be put for auction on priority and it should be ensured that these shops are repaired, cleaned and proper approach provided.
- v) Caretakers be engaged at DDA community halls and rooms be provided for senior citizens and a reading room.
Hon'ble Lt. Governor directed that a list of all DDA community halls be submitted with details of areas, activities permitted, year of construction, operationalisation/ occupancy and its present use. Photographs be also provided.
- vi) No religious plot has been auctioned in the last several years.
Hon'ble Lt. Governor directed that conditions for auction of religious plots be reviewed. This review will encompass aspects viz. (a) Total numbers of plots yet to be auctioned with area of plot & location; (b) How many of them are encroached; (c) plots put in auction and status thereof; and (d) reason for poor response.
- vii) Land use of vacant/ left out plots be reviewed/ examined taking into consideration the market dynamics to enhance their saleability.

viii) Organizing Committees are facing difficulties in booking sites for Ramlilas.

Shri OP Sharma, Hon'ble Member stated that the same sites should be allotted to Committees which have been organizing Ramlilas at these sites for the last several years.

ix) Properties which were allotted under provision of 20 Point Programme at Sanjay Market, Mangolpur Kalan have been sealed due to misuse of residential premises for commercial use. These occupants have the required property documents and use of the premises should be regularized and properties de-sealed.

Hon'ble Lt. Governor directed that a report in the matter alongwith proposal be submitted.

Shri Somnath Bharti

i) NOC from DDA has not yet been received for installation of tubewells and ranneywells by DJB on DDA parks and Yamuna floodplains.

Vice Chairman, DDA stated that a request from DJB for installing 373 borewells on DDA land, including on the Yamuna floodplains, was received. A detailed response to the letter of DJB was sent to the CEO, DJB conveying detailed comments on the borewells at each location. A joint site inspection was carried out with DJB and 112 locations were agreed to. DJB was requested vide letter dated 31.05.2023 that a draft MoU incorporating the terms and conditions mentioned in DDA's letter dated 01.05.2023 be sent for further necessary action. MoU from DJB is still awaited. With regard to the Yamuna floodplains involving 136 tubewells, the proposal of DJB involves a network of tubewells and pipelines all across the Yamuna floodplains, which would be contrary to the directions of the NGT and hence needs a re-look. Joint inspections were carried out with DJB on 08.08.2023 and 10.08.2023. However, the locations could not be finalized. As regards the ranneywells, it would require a joint site visit to finalise the location. Vice Chairman, DDA also pointed out that the water and sewerage connections are awaiting approval from DJB for various ongoing projects of DDA as a result of which the projects have been delayed. It was also mentioned that due to lack of water supply, recently rehabilitated slum dwellers at Kalkaji are facing huge problems. Similarly, the peripheral water and sewerage supply of Jailorwala Bagh is also awaiting approval as a result the project is being held up. Shri Somnath Bharti assured the Authority that the approvals shall be accorded by DJB within a fortnight.

ii) It may be intimated how land allotted to Vikrant Foundation between two Max hospitals at Saket was sold to Max Hospitals.

- iii) Many unallotted shops in DDA markets are unauthorizedly occupied. DDA should prepare an exhaustive inventory and all the vacant built shops should be put for auction.
- iv) Despite intimating DDA regarding various unauthorized encroachment of lands, including Vijay Mandal Park, land near Akash Hospital and Satpula, these lands have not yet been reclaimed.
Hon'ble Lt. Governor directed that a detailed report of encroachments removed be provided to Hon'ble Member.
- v) Though as per the orders of the Hon'ble Supreme Court, stay orders beyond six months are not allowed, stay orders for unauthorized construction at khasra No. 277, Hauz Khas has been continuing since 2015, 2017 and 2018.
- vi) No DSTP has been installed in parks in his constituency.
- vii) Conveyance deed has been incorrectly executed in Unauthorized Colony 63 ELD Begumpur South. It was decided that a joint inspection of the colony be conducted with Hon'ble Member.
- viii) For augmentation of water supply, DDA water bodies be handed over to DJB and permission be given to extract ground water from these.

Principal Commissioner (Hort.), DDA stated that there are 822 water bodies on DDA land. In 2021, it was decided that water bodies in Delhi will be redeveloped and rejuvenated by DJB and NOCs were issued to DJB for approx. 569 water bodies in November, 2021. After a lapse of a year, DJB returned NOCs for most of the water bodies and took up work only on 62 of these. Thereafter, DJB requested DDA to execute an MoU for carrying out rejuvenation work in selected water bodies and, accordingly, Nodal Officer of water bodies finalized the MoU for these 62 water bodies on 10.04.2023. Requests have now been received from DJB for inclusion of 385 water bodies in the MoU. DJB has also sought permission to extract ground water in the vicinity of the rejuvenated water bodies/lakes. If groundwater is extracted in the vicinity of these rejuvenated water bodies as proposed by DJB, it would be contrary to the purpose of developing these water bodies which is for ground water recharge and sustainable ecological development. Vide letter dated 31.05.2023, DJB was requested for updating the status of development works in the 62 water bodies listed in the MoU. A meeting was also held with DJB on 09.06.2023, but a report is still awaited.

- ix) Community halls be developed at Jahapanah, Kumhar Basti and Khirki.

Shri O P Sharma

- i) Thanked DDA for removal of encroachment from 60 ft. road, Vishwas Nagar. However, if the connecting road at site is not constructed, it can get re-encroached.

It was decided that the road connection measuring approx. 800 m would be constructed by DDA, though it is a PWD road.

- ii) Land given to GNCTD for schools which have not yet been utilized for the purpose should be taken back.

Hon'ble Lt. Governor directed that details of lands allotted to various institutions, both public and private, be submitted with particulars of land allotted and utilized till date.

- iii) Lands auctioned should be allotted to the highest bidder instead of referring it to the Threshold Committee. Details of the Threshold Committee to be provided to Lt. Governor's office.

- iv) Over 1000 unsold shops in his constituency are being used unauthorizably as toilets and by anti-social elements. Hon'ble MLA was requested to provide the details.

- v) Over 90 acre institutional land has been encroached. Hon'ble MLA was requested to provide the details.

- vi) The status of repairs of roads in his constituency provided in the ATRs be reviewed as construction of Mangalam road has not yet been completed.

- vii) Institutional plot in his constituency at Karkardooma has been encroached by lawyers for parking.

- viii) The status of the property demolished at Welcome colony provided in the ATRs is incorrect. The occupant of the property has the required property documents and if these are proved to be forged, action should be taken.

It was decided that the matter be re-examined.

- ix) No action has been taken to recover 5 acre land at U.P. border pertaining to Ramprastha Builder, though the stay orders are continuing since 2007.

Hon'ble Lt. Governor directed that status of the case be put up and efforts be made to vacate the stay orders.

- x) Since a lot of charitable institutions want allotment of land, small institutional plots can be auctioned.

- xi) Whether DDA intends to take up New Sanjay Amar colony under 'Jahaan Jhuggi Wahaan Makaan' or PM-UDAY scheme be intimated.

Item No. 37/2023

Special permission from the Authority under Sub clause 8 (2) in order to allow Community Hall measuring an area of 1713.29 sq.m. in Commercial C2 (Wholesale and Warehousing).

F.No. PLG/NP/0005/2022/MISC/-O/o ADDL COMMISSIONER(PLG)-II

The proposal contained in the agenda item was approved.

Item No. 38/2023

Special permission from Authority under Sub Clause 8(2) of Master Plan of Delhi-2021 in order to allow State Bhawan / State Guest House on the Public-Semi Public (PSP) plot measuring 1.6 ha. (approx.) at Sector-17, Dwarka.

F.No. Plg/Dwk/0003/2023/O/o- Dy.Dir(Plg).Dwk-II

The proposal contained in the agenda item was approved.

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.
