

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

No.F.1(01)2026/AC/MC/DDA/ 95

Dated: 11/08/2026

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of the Advisory Council of Delhi Development Authority held on 03.07.2026 at 11.15 A.M. at Lok Niwas, Delhi.


(Surendra Kumar Meena) 11.08.2026
Commissioner-cum-Secretary

Encl: As above

President

1. Shri Taranjit Singh Sandhu
Lt. Governor, Delhi/Chairman, DDA

Vice Chairman

2. Dr. N. Saravana Kumar
Vice Chairman, DDA

Members

3. Dr. Sudhanshu Trivedi
MP, Rajya Sabha
4. Shri Ramvir Singh Bidhuri
MP, Lok Sabha
5. Shri Varun Chaudhary
MP, Lok Sabha
6. Sh. Prashant Goyal
Addl. Chief Secretary (Power), GNCTD
7. Shri Vikas Anand
Link Officer of Shri Rupesh Kumar Thakur
Secretary (Health), GNCTD
8. Shri N V Satyanarayana, ADG (Lands), DGDE
on behalf of Smt. Sobha Gupta
Director General (Defence Estates), Ministry of Defence
Government of India

9. Sh. Harsh Vardhan Bansal
on behalf of Sh. Puneet Kaura
Chairman, CII, Northern Region Council
10. Shri Premjit Lal, Exective Director
on behalf of Dr. Neeraj Kharwal
Managing Director, India Trade Promotion Organisation
Deptt. of Commerce, Government of India
11. Dr. Mahendra Kumar
Joint Secretary, Ministry of Labour & Employment
Government of India
12. Shri Sunil Kumar Ranjan, Dy. Director General
on behalf of Sh. K. Balaji
Joint Secretary(A), Ministry of Communications
Government of India
13. Sh. Pradeep Singh Gusain
Regional Officer, Delhi
Ministry of Road Transport and Highways
Government of India
14. Dr. Sajjan Singh Yadav
CEO, Delhi Jal Board
15. Shri Jitender Yadav
Managing Director, DTC, GNCTD
16. Sh. Ashwani Kumar, ADG (Civil)
ADG (Delhi), CPWD
17. Sh. Virendra Kumar Paul
Director, SPA
18. Prof. Jagan Shah
Professor of Practice, IIT Delhi,
(Former Director, NIUA)

Special Invitees

1. Dr. Vikas Kumar
Managing Director, DMRC
2. Shri Shalabh Goel
Managing Director, NCRTC

Office of Hon'ble LG

1. Sh. Kaushal Raj Sharma
Secretary to Lt. Governor, Delhi
2. Dr. Ruhee Dugg
Special Secretary-cum-PS to Lt. Governor, Delhi
3. Shri C. Siva Gopal Reddy
Special Secretary to Lt. Governor, Delhi
4. Shri Abhijeet Rai
Press Secretary to Lt. Governor, Delhi

Office of Delhi Development Authority

1. Shri P. Praveen. Siddharth
Finance Member, DDA
2. Shri Sanjay Kumar Khare
Engineer Member, DDA
3. Shri Chittaranjan Dash
Principal Commissioner (Personnel & Coordination, Housing, PMAY,
Sports & CWG), DDA
4. Shri Ravi Shankar
Principal Commissioner (Land Disposal, Land Management, Land Pooling), DDA
5. Smt. Manju Paul
Commissioner (Planning), DDA
6. Addl. Commissioner (Planning-I), DDA
7. Addl. Chief Architect, VC Sectt., DDA

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of Delhi Development Authority
held on 03.07.2026 at 11.15 a.m. at Lok Niwas, Delhi.

Following were present:

PRESIDENT

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Lt. Governor, Delhi/Chairman, DDA

VICE CHAIRMAN

2. Dr. N. Saravana Kumar
Vice Chairman, DDA

MEMBERS

3. Dr. Sudhanshu Trivedi
MP, Rajya Sabha
4. Shri Ramvir Singh Bidhuri
MP, Lok Sabha
5. Sh. Prashant Goyal
Addl. Chief Secretary (Power), GNCTD
6. Dr. Sajjan Singh Yadav
CEO, Delhi Jal Board, GNCTD
7. Shri Vikas Anand
Link Officer of Shri Rupesh Kumar Thakur
Secretary (Health), GNCTD
8. Shri N V Satyanarayana
ADG (Lands), DGDE
on behalf of Smt. Shobha Gupta
Director General (Defence Estates), Ministry of Defence
Government of India
9. Shri Harsh Vardhan Bansal
on behalf of Sh. Puneet Kaura
Chairman, CII, Northern Region Council

10. Shri Premjit Lal
Executive Director
on behalf of Dr. Neeraj Kharwal
Managing Director, India Trade Promotion Organisation
Deptt. of Commerce, Government of India
11. Dr. Mahendra Kumar
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16. Sh. Virendra Kumar Paul
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Principal Commissioner (Land Disposal, Land Management, Land Pooling), DDA
5. Smt. Manju Paul
Commissioner (Planning), DDA
6. Smt. Manisha Gupta
Addl. Chief Architect, VC Sectt., DDA

1. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Advisory Council and the Special Invitees to the meeting convened to review the urban challenges facing the city and discuss the framework for preparing a long-term Perspective Plan for Delhi. It was highlighted that the Perspective Plan is envisaged as a collaborative exercise requiring active engagement with all concerned Central and State Government agencies, local bodies, infrastructure providers, academic institutions and other key stakeholders to evolve a shared vision for Delhi's sustainable, resilient, and inclusive growth. The need for leveraging emerging technologies, geospatial intelligence, and evidence-based planning was also emphasized to facilitate informed decision-making, including the use of change detection techniques for continuous monitoring of unplanned growth and unauthorized construction across the city.

2. Vice Chairman, DDA introduced the Hon'ble Members of the Advisory Council and made a presentation on the *Perspective for Sustainable Urban Development*, outlining the key objectives and strategic directions for the city's future development. The presentation also highlighted the proposed Digital Twin of Delhi as an integrated digital platform to support data-driven planning and informed decision making. It further covered the ongoing initiatives relating to land digitisation, inventorisation of housing stock, creation of integrated urban databases, and development of a Single Sign-On (SSO) portal to facilitate seamless data integration, improve service delivery, enhance operational efficiency, strengthen inter-agency coordination, and contribute to the overall ease of doing business and governance.

3. Following the presentation, the Chairman, DDA invited the Hon'ble Members to offer their valuable suggestions and observations on the issues presented. The Hon'ble Members deliberated on various aspects and made the following suggestions/observations:

a) Shri Sudhanshu Trivedi, MP, Rajya Sabha

- i. Clarification was sought on whether the proposed planning framework envisages prioritisation and categorisation of industrial areas based on the nature of industries.
- ii. DDA should leverage the latest technologies for timely detection of unauthorized/pucca construction on Government land and take appropriate measures to prevent and remove encroachments.
- iii. It was suggested that, as part of the strategy for preventing encroachments and ensuring compliance with building and planning regulations, all property owners should, in the first stage, be required to upload the approvals, permissions, certificates, and other relevant documents obtained from the concerned municipal agencies and local bodies in online portal. A standardized checklist of the required documents may be prescribed to ensure uniformity and completeness of disclosures. The online submissions should subsequently be verified through site inspections by the concerned authorities. It was observed that such a mechanism would facilitate timely detection of unauthorized developments, strengthen

enforcement, and help avert incidents arising from non-compliance with statutory norms, particularly in the context of recent tragic incidents.

- iv. Adequate parking facilities should be planned and developed at Metro stations, particularly those catering to commuters from the peripheral areas of Delhi, to encourage greater use of public transport/reduce traffic congestion, and discourage the use of private vehicles within the city.
- v. A comprehensive and integrated database, supported by demographic studies and analysis of population growth trends, should be developed to facilitate evidence-based planning and assessment of present and future requirements for housing, water supply, power, roads, and other essential urban infrastructure and services.

b) Shri Ramvir Singh Bidhuri, MP, Lok Sabha

- i. Thanked the Hon'ble Lt. Governor, Delhi, for convening the meeting.
- ii. The rapid proliferation of unauthorized constructions, particularly in urban villages and unauthorized colonies, along with widespread violations of building norms, necessitated the enactment of the Delhi Laws (Special Provisions) Act, 2007 as an interim measure. The validity of the Act has been extended up to 31st December 2026. It was emphasized that the necessary Regulations and Building Bye-Laws are required to be framed to enable effective implementation of the Act and appropriate action against unauthorized constructions. The progress in this regard should be reviewed periodically, as continued delays have resulted in ongoing unauthorized constructions and building violations.
- iii. The PM-UDAY Scheme was launched by the Government of India to confer property rights on the residents of unauthorized colonies. However, concerns were expressed that the Scheme is being misused in some cases, leading to unauthorized construction and encroachment on Gram Sabha land and Government-acquired land. It was also pointed out that there is no upper limit on the plot size eligible for conferment of rights. It was observed that, if such encroachments are not checked, the Government may face a shortage of land for developing essential public facilities such as schools, hospitals, and other community infrastructure meant for the welfare of village residents.

- iv. An example was cited of about 4 acres of DDA-acquired land adjoining Apollo Hospital, which is under encroachment and where 20-25 unauthorized commercial shops have been constructed. It was stated that the said land forms part of Radha Mohan Colony, one of the 1,511 unauthorized colonies identified for regularisation on an "as is where is" basis. Concern was expressed that such cases highlight the need for effective measures to protect Government land from encroachment and unauthorized construction.
- v. Concern was expressed that, although 105 villages have been included under the Land Pooling Policy, unauthorized carving of colonies and unauthorized construction continue to take place in these villages, leading to the loss of agricultural land. It was emphasized that timely measures should be taken to protect agricultural land and ensure the provision of adequate basic infrastructure and civic amenities. It was further noted that these issues have been repeatedly raised by various Hon'ble Members of Parliament.
- vi. The issue of allotment of about 10 acres of land to Apollo Hospital at a nominal premium of Re. 1 was raised. It was stated that the condition of providing free treatment to EWS patients is not being complied with. Similar concerns were also expressed regarding schools allotted land on concessional rates, where the prescribed EWS obligations are reportedly not being fulfilled.
- vii. Gram Sabha land transferred to DDA should be protected from encroachment, as unauthorized constructions by land grabbers are reducing the availability of land for public purposes. It was requested that DDA give due consideration to requests from Government agencies for the allotment of Gram Sabha land for developing basic amenities and public facilities such as schools, hospitals, dispensaries, parks, and other community infrastructure.
- viii. It was pointed out that 90 unauthorized colonies and 06 villages falling within the 'O' Zone have been excluded from consideration for conferment of property rights under the NCT of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019, and that DDA has issued a notification to this effect. It was further stated that several villages located in the 'O' Zone have

residential land use under the MPD. Reference was also made to developed areas such as Jasola (Pockets 1 and 2), the Delhi Secretariat, Akshardham Temple, and the CWG Flats, which also fall within the 'O' Zone. It was reiterated that already developed areas, including the 90 unauthorized colonies and 06 villages, should be excluded from the 'O' Zone and property rights be conferred to the residents of these UCs. At the same time, it was emphasized that the Yamuna Flood Plain should be protected from encroachment.

- ix. It was further stated that, while only three colonies—Sainik Farms, Anant Ram Dairy, and Mahendru Enclave—were earlier identified as affluent colonies, the 2019 Notification identified 69 affluent colonies. It was observed that these colonies have not been provided adequate basic civic amenities. It was suggested that these colonies be regularized and provided with the necessary infrastructure and public services.
- x. Proactive measures should be taken to prevent unauthorized construction in the 1,511 unauthorized colonies.
- xi. Appreciation was expressed for DDA's action in removing encroachments in Palam and reclaiming Government land valued at approximately ₹50 crore. It was suggested that the reclaimed land be utilized for providing basic amenities and community facilities for the welfare of local residents, on the lines of the development undertaken at Sangam Vihar.

c) Sh. Prashant Goyal, Addl. Chief Secretary (Power), GNCTD

- i. Adequate land should be allotted by DDA for the establishment of grid substations and solar power stations. In areas where land is scarce, the possibility of developing underground grid substations should be explored.
- ii. To meet the future energy requirements of the city, adequate land should be earmarked for Battery Energy Storage Systems (BESS) and Solar parks.
- iii. Development of solar parks be actively promoted as part of the city's renewable energy strategy.

- iv. Extant norms for installation of rooftop solar panels in DDA housing colonies be revised to facilitate wider adoption of solar energy.
- v. Dedicated utility corridors be planned for laying electricity cables, telecommunication and internet cables, water pipelines, and other utility services to avoid repeated excavation of roads.
- vi. Unified Building Bye-Laws (UBBL) should prescribe minimum thresholds for solar power generation in buildings and permit the installation of solar energy systems not only on rooftops but also within permissible building setbacks. It was further suggested that the provisions of the Energy Conservation and Sustainable Building Code (ECSBC) be integrated into the planning and building framework, and that appropriate incentives be provided for buildings complying with the prescribed renewable energy and energy efficiency norms.

d) Dr. Sajjan Singh Yadav, CEO, DJB

- i. Priority be given to the use of treated wastewater as a valuable resource, and that the use of recycled and sewage-treated water be promoted wherever feasible.

e) Shri Shalabh Goel, Managing Director, NCRTC

- i. To improve the viability of the Delhi- Meerut RRTS project, greater commercial use should be permitted within the TOD zones as done by Govt of UP.
- ii. The proposed development of 10 additional corridors in the NCR should be incorporated into the Master Plan as part of the planning strategy.
- iii. It was informed that the NCR Plan proposes the development of four 'Namo Cities', and their integration with Delhi is essential for coordinated regional planning and balanced urban development.
- iv. The existing TOD Policy in Delhi, which stipulates that 90% of the area is residential, is restrictive. Greater flexibility in the land use mix should be allowed based on the requirements and characteristics of the area.

- v. The TOD influence zone for Namo Bharat stations should be expanded from 500 metres to 1.5 kilometres, considering that these stations function as major multimodal transit hubs.
- vi. Transit agencies should be exempted from payment of additional TOD charges for transportation and Multi-Modal Transit Hub (MMTH) plots.
- vii. Adequate parking facilities should be planned and developed at Namo Bharat stations to improve accessibility, encourage greater use of public transport, and reduce traffic congestion.

f) Shri Vikas Anand, Health Deptt., GNCTD

- i. It was suggested that suitable land be allotted to the Health Department for the establishment of Arogya Mandirs.
- ii. It was pointed out that there is a shortage of land for construction of schools in the North and East Districts of Delhi, while some land parcels are lying vacant. It was suggested that such land be allotted at nominal rates for construction of schools. It was further pointed out that land allotted by DDA to Navodaya Vidyalayas has been priced at high rates and requires rationalisation to facilitate the establishment of more educational institutions.

g) Dr. Vikas Kumar, Managing Director, DMRC

- i. The existing norms relating to ground coverage, FAR, and parking for property development over Metro stations be reviewed and revised to facilitate optimal development.
- ii. The requirement of Technical Committee approval for property development over Metro stations be dispensed with to simplify and expedite the approval process.
- iii. Enabling provisions for air rights development above Metro stations be incorporated to promote commercial development and enhance the efficient utilization of land.

- iv. It was suggested that DMRC land be automatically classified under the Transportation land use category.

h) Shri Mahender Kumar, Jt. Secretary, Ministry of Labour & Employment

- i. It was suggested that suitable planning provisions be made for crèche facilities in residential and industrial areas, in accordance with the new labour laws, to cater to the needs of informal workers.

The Vice Chairman, DDA thanked the Hon'ble Members for their valuable suggestions and assured that the same would be duly examined and appropriately addressed. With regard to unauthorized constructions and encroachments, he informed that DDA follows a policy of zero tolerance. For this purpose, district-wise teams have been constituted to collect and examine revenue and land records, identify Government and private lands, assess the extent of unauthorized constructions and encroachments, reconcile the records with the ground position, and utilize modern technologies, including change detection, for effective monitoring and enforcement. He further informed that separate meetings would also be held with DMRC and NCRTC to deliberate on issues relating to transit-oriented development and regional connectivity. The Vice Chairman thanked the Hon'ble Members for their valuable suggestions and concluded the meeting.

The Hon'ble Lt. Governor, Delhi/Chairman, DDA thanked all the Hon'ble Members of the Advisory Council and the Special Invitees for their valuable suggestions and active participation. He emphasized that planning should be based on realistic ground situations and practical considerations. He further stressed the need to leverage modern technologies, including GIS, remote sensing, and change detection tools, for timely identification and monitoring of unauthorized constructions and unplanned development, enabling prompt enforcement action. He also emphasized that regular meetings of the Advisory Council should be held to review progress and provide continued guidance on Delhi's long-term development.

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