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IV

5. Urban Villages:

In Delhi, there are 111 urban villages, out of which 73 were in the development areas of the LDA with a break-up of 55 as independent and 18 clustered with unauthorized colonies. All these villages were transferred to MCD alongwith records.

6. A policy note on the subject of sanction of building plans, to permit industrial use, commercial use, permission for sale of properties, concept of lal dora, collection of development charges etc. in urban villages was prepared.

7. Policy for the construction of tenements for landless labourers in Urban Villages:

A comprehensive report for the construction of 15,000 tenements on the periphery of urban villages for allotments to landless labourers was prepared and sent to Secretary (L&B), Delhi Administration and Ministry of Urban Development. Total cost of the project is Rs.20 crore.

8. Construction of Transit Camps:

The scheme was started sometimes in 1985 and upto December, 1986, 5940 transit camps were constructed by LDA after investing Rs.2.28 crores. The scheme has since been discontinued.

9. Policy Note on Urban Land Policy:

Upto 1950's, LDA was following Urban Land Policy based on free hold basis and from 60's onwards the policy was based on lease-hold system. Both the policies have merits and demerits. Finally a policy having merits of both the policies i.e. free-hold and lease-hold with the help of involvement of private sector was prepared and sent to the Ministry of Urban Development.

10. A draft policy for upgradation of physical and social infrastructure in existing jhuggi-clusters which are about 700 in nos. with one million population was prepared.

11. Layout plans of pockets transferred from Ministry of Rehabilitation of DDA:

As per 1983 agreement, 419 hect. of land situated in more than 700 pockets was to be transferred by the Ministry of Rehabilitation to DDA, after taking payment of Rs.30 crores. Layout plans of 180 hect. were prepared and sent to various departments including land & Engineering for further development and disposal of plots. These plans show the existing position on site, land use as per Master Plan/Zonal Plan and ownership of land including position of encroachments.

12. The City Planning Wing also prepared the inventory of vacant plots and unutilised built up properties in different parts of Delhi by dividing the same into 9 parts namely- i) old Nazul estates; ii) colonies developed by DIT; iii) colonies developed under nazul-II lands; iv) resettlement colonies; v) commercial properties; vi.) built up houses; vii.) M.F.A. Pockets; viii) Pockets under litigation; ix) Pockets developed for green areas. Out of these 9 topics, a draft part report of 72 pages was prepared and circulated to the members of High Power Committee constituted by DDA in March, 1986.

13. Layout plans of 1400 plots in Cokuluri and that of New Gupta Colony and for allotment to the people whose land had been acquired were also prepared.

14. A policy note on recovery of additional amount incurred for the development of peripheral services in C.H.B.S. (plotted and group housing) was prepared.

15. Structure plan of the pockets allotted to various Co-operative Group Housing Societies in the following locations were prepared:
i) Mandavalli Fezalpur; ii) Mandavalli Fezalpur Extension; iii) Geeta Colony; iv) Mayur Vihar Phase-II; v) Dillupura Complex; vi) Kondli Complex; vii) Vikas Puri Complex.
16. Planning & Architectural Design of about 12,000 DU's under construction in Kondli-Gharoli Complex alongwith design of street furniture and of landscape features was prepared.
17. Alignment plans of following roads and intersections were prepared:
i) Marginal Bundh Road from its junction with I.P.Marg upto Wazirabad Road; ii) Road No. 56 from G.T.Shahdara Road to MH-24; iii) Mall Road Extn.(Road No. 46); iv) Mehrauli-Gurgaon Road from Ancharia More to Delhi-Haryana Border; v) G.T.Shahdara Road from Old Road-cum-railway bridge to U.P.Border; vi) Road No.52/63 from Wazirabad Barrage to Delhi-UP Border; vii) Outer Ring Road in continuation of RTB-22; viii) Road No. 4 connecting Ring Road to Outer Ring Road; ix) Roshanara Road from Rani Jhansi Road to Clock Tower; x) Zonal Road from Maurice Nagar to Vijay Nagar; xi) Boulevard Road from G.T. Road/Rani Jhansi Road crossing to Mori Gate Crossing; xii) Alternate link road to connect Rani Jhansi Road, Rohtak Road and Gaushtala Road; xiii) Road No. 28 and 31 in West Delhi near Raghubir Nagar Proposal; xiv) Shakti Nagar from G.T. Road to Nagla Park; xv) New Rohtak Road from Rani Jhansi Road to Anand Parbat; xvi) Mirder Road including grade separator and clover leaf proposals at Minto Road; xvii) New MH-8 from Palam Marg to Delhi-Haryana Border; xviii) Alignment plan of Shakti Nagar Road from G.T.

Road to Nangia Park; xix) Najafgarh Drain from New Rontak Road to Road No. 37; xx) NH-24 from Ring Road to UP Border.

18. A policy note on the creation of a department of project planning/formulation & implementation.
19. About 200 location plans for the allotment of land to various institutions concerning to education, health, recreation, social security, social justice and physical infrastructure namely- water, sewer, drainage and power.
20. Alignment plans of 30 high tension lines in different parts of Delhi were prepared.
21. Layout plan of EPDP Colony carving out about 700 plots of Ashoka Pahari, Shalimar Bagh Block-CXD, Shopping Centres in resettlement colonies were prepared.
22. Project reports for Community Service Personnel in different localities of DEA and of Express Cycle Tracks and exclusive cycle tracks were prepared.
23. A comprehensive report on Traffic & Transportation was also prepared.
24. Layout plan of Sawan Park Weavers Colony and location plan of fish & poultry market were prepared.
25. Preparation of plan of CBD Shahdara has been undertaken.
26. An outline plan and policy for the area south of Urban limits of Delhi in 17000 hect. has been prepared.

27. Modifications were carried out in layout plans of Mangolauri Phase-I.
28. Location of Mother Dairy, fruits & vegetable booths.
29. Socio-economic survey reports of jhuggi clusters in Delhi, of public opinion regarding DDA housing were prepared.

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HOUSING & URBAN PROJECTS WING:

The Housing & Urban Projects Wing has the following sections:

- a) Housing.
- b) Commercial Project.
- c) Community Development & Urban Projects.
- d) Surveys.
- e) Local Documentation.

The activities of these sections are as under:-

1. HOUSING:

- i) Identification of the sites after site inspections.
- ii) Complete physical survey and contouring of the project/sites.
- iii) Preliminary layout planning.
- iv) Site feasibility check-ups to judge the suitability of the plans prepared.
- v) Preparation of final plans based upon the feasibility received and other site information.
- vi) Submission of the projects to the DUAC seeking their approval.
- vii) Approval of the projects by the Screening Committee, Expert Committee and the Building Section for the projects processed through the DUAC.
- viii) Working Drawings for the Buildings and site development including development, landscape and numbering plans.
- ix) Site inspections during construction to solve the issues pertaining to layout planning and the building designs adopted.

The following are broad sections under which the design projects undertaken by this Wing can be categorised:

- i) Houses under the general registration scheme;
- ii) New Pattern Schemes.
- iii) Self Financing Schemes for the persons registered under various Registration Schemes.
- iv) Special housing schemes and housing for the retired/retiring public servants.

- v) Preparation of design & layout plans for the community halls forming part of the various group housing schemes to be used by the allottees as a facility for their welfare activities.
- vi) Bemarking of land for such requirements specially created in post planning period.

2. GENERAL

- i). District Centres/Sub-District Centres/General Commercial Centres, including layout plans, architectural control drawings and sale conditions and detailed plans for the building if intended to be constructed by the DDA.
- ii). Community Centres with complete architectural control drawings for all the buildings and the detailed drawings for the building to be constructed by the DDA.
- iii). Local shopping centres: with complete detailed building plans for construction by the DDA or for disposal to the prospective buyers.
- iv). Convenient shopping Centres: with complete working drawings suitable for construction and disposal by the DDA.
- v). Preparation of preliminary project reports, award or work to private consultants, coordination and assessment of consultants projects, coordination with DDA and other local authorities, and issue of design consultancy (deposit works).
- vi). Preparation of layout and building plans for the various facilities like convenient shopping centres, community halls, schools, dispensaries etc. in the urban villages and cooperative house building societies.

3. COMMUNITY DEVELOPMENT & URBAN PROJECTS:

All activities of designing, checking up, preparing the building designs, working drawings and details, landscaping and site planning for community buildings such as Community Halls, dispensaries, transport centres, wholesale and retail Fruit & Vegetable markets, office buildings, DDA staff housing and other urban design projects not covered under the general housing and commercial sections.

4. SURVEY SECTIONS:

Physical survey, checking up site feasibility of the preliminary plans, demarcation and fixing of orientation of the building blocks and open spaces thereon, site for house, road alignment and ascertaining of factual site position in land dispute cases pertaining to residential commercial or any other legal cases.

5. LEASES:

Preparation and supplying of lease plans for execution of the lease deeds in the case of individual allottees of housing, group housing & commercial projects.

6. ASSISTANCE:

- i) Plans, building plans, presentation drawings, models and photographs as per the norms laid down by the DMAC for getting their approval of various housing and commercial projects.
- ii) Specialist projects entrusted to this section from time to time by L.G. or V.C. as per the decisions of the Ministry or other organizations.
- iii) Preparation of architectural specifications and conditions and building controls for the plots to be sold by auction by DMAC in various commercial projects and plots to be auctioned from time to time.
- iv) Arranging and holding the Screening Committee meeting for getting the approval of the projects, before the same could be issued for site implementation.
- v) Preparing the display material and taking part in the exhibitions sponsored by various authorities and ministries in the capital.
- vi) Verification of construction at site through site inspections.
- vii) Purchase of stationery for the entire planning and architectural wings.
- viii) Attending representations of the officers and other housing welfare agencies seeking permission for additional and alterations to the plots etc.

- ix) Site inspections with VIPs, LG, VC and representatives of the various state housing boards followed by discussions, meeting etc.
 - x) Repair and renovation of the drawings stored by each account of old drawings through tracing and photocopying.
- Achievements for the year 1986-87 have been as under:

i) HOUSING:

- 1) This section has completed planning of 2000 DUs (New) in this year for various categories i.e. SPS, MIG, LIG, EWS and Janta.
- ii) Continued work in respect of 17000 DUs was also carried out wherein the work included 'Development Plans' - detailed arch. plans, landscape plans and modified drawings in respect of deviations required at site and finally modified layout plans and numbering plans etc.
- iii) MISC. HOUSING:
Planning of Staff Qrs. at Chitarni and other sites.

II. COMMUNITY CENTRES:

- 1) New Schemes: Preliminary drawings prepared for:
Community Centres - 2 Nos.
Local Shopping Centres - 8 Nos.
Convenience Shopping Centres - 45 Nos.

Total: 55 Nos.

- ii) Continued work was done in respect of:

District Centres.	3 Nos.
Sub-District Centres.	1 No.
Community Centres.	5 Nos.
Local Shopping Centres.	27 Nos.
Convenient Shopping Centres.	33 Nos.
Retail Business Centres.	1 No.

Total: 70 Nos.

III. COMMUNITY DEVELOPMENT & URBAN PROJECTS:

- i) Census utilisation Centre: Scheme was finally prepared for new site near Rajajgarh Town.
- ii) Additional work was done for Family Welfare Centre.
- iii) Schemes for 3 nos. Community Halls were prepared.

IV. MISC. WORKS:

- i) Schemes for plot Nos. 14 & 15 Nehru Place were completed.
- ii) Planning for Informal Sector was done for Nehru Place.
- iii) Plans for addition of Press Building block of Vikas Sadan were planned.
- iv) P & V Market Okhla was modified on the instructions of Lt. Governor, Delhi before handing over the same to Agricultural Market Produce Committee (A.M.P.C.) of Delhi Administration.
- v) Raja Suraj Mal Stadium for Nangla was designed in this year.
- vi) Lease Plans: Plans were prepared and sent in the files for above 2200 plots.

ROHINI PROJECT-PLC. & DESIGN:

A new approach to comprehensive planning - Rohini covering an area of 2500 Hac. (approx.) was approved by DDA in Dec. 1980. The project programme which predominantly includes residential plots was opened for registration in February, 1981 and about 81,000 applicants registered for allotment of plots. The project undergone number of modifications to adjust with the different housing strategies adopted by DDA.

The Rohini Project a promise of providing 'Home for a million' population has provided housing to 0.6 million population to all income groups. These housing sites are in form of plots, group housing by DDA, Co-operative group housing Societies and other institutes and built up areas integrated for development.

Planning:- The project during this year was again reviewed so that the commitment for allotment of plots is met with and plan for 5000 plots were issued so that draw can be made by Oct., 1987, which are to be allotted to the registered applicants. In the plan for Rohini Extension Programme 5000 plots for the weaker sections were provided which will be given to the identified evictees. A scheme is being drawn for accommodating large BWS population in a form of a row house along with the plots for balance registered applicants. The possibilities are being explored to utilise HUDCO loans for this purpose.

Individual allotment:- 25,445 plots were allotted in this project so far to all income groups. The project provides 'blanket services' to these allottees i.e.

from possession to sanction of plans for of its occupancy. The information brochures "Home for all" printing of sites plans, providing standard design two for each plot and "quick" sanctioning plans are some of the "firsts" introduced by this project. In this year alone this office has sanctioned 5000 building plans. The "adversary nature" of our building sanction removed the "Fobia" in the minds of the allottees about building sanction and there is a large following for the designs prepared by this Project.

Group Housing:- The group housing by BDA in this project also ushers a new chapter by adopting more than twenty designs for 26,000 units all within uniform planning and design parameters achieving "Unity in diversity" theme by removing the "Stigma" of repetitiveness.

Commercial:- One district centre is being designed by a private consultant as the design brief of the district centre was redesigned to include the observation of O.U.A.S. Looking into the future shopping needs the designs for 30 shopping centres comprising of about 1200 shops of various sizes were prepared and are under various stages of construction.

Facilities:- Facility standard conveyed to all the departments in the beginning of project were reviewed department-wise and any additional land requirements wherever required were met with. The LANDS has been taken over by Telephone Deptt., Postal Deptt., Health Deptt., Transport Deptt., Gas Supply Agencies, Milk Supply Agencies, Educational Deptt. during this year.

Network System: The network system which were earlier approved again reviewed and the additional land requirements of various services departments was met with.

Landscape: The landscape plans for major roads, etc. and above was prepared and issued. The system of landscaping, other roads, oral parks, cluster level spaces has also been finalised and phase program for the plantation is being worked out.

ACHIEVEMENTS OF ROHINI PROJECT, PLO. & DESIGN:

Planning:- The detail plans for 336 Ha. of land were issued for implementation, these were are the part of Rohini Sector-I to XIX. The detail layouts for 8000 plots were issued in Sectors-XI, XV, XVI and XVII.

The conceptual plans for Rohini Extension consisting of 2200 Ha. of land has been commenced.

Group Housing:- Development details and architectural working details were issued in respect of 2800 DUs plan issued for construction.

Commercial:- Detail designs for the construction of 25 Convenient Shopping Centres comprising of about 1000 shops of different sizes were issued for implementation. Out of this 9 shopping centres are under construction.

The designing of the one district centre by private consultant is in progress.

Possession:- During this financial year the possessions of 2429 residential plots has been handed over.

Sanctioning of building plans: The building permit was issued in respect of 4389 cases.

Facilities:- The sites for the various facilities were handed over to Postal Deptt., Delhi Transport Board, Delhi Adm.-Health and Education Deptt., and the Gas Supply Agencies.

CHAPTER-V

LANDS

The Lands Department is headed by Commissioner(L). He is assisted by Addl.Comar(L), Dir(OL), Dir(LM) and a number of Deputy Directors. The performance of the branches under his control during the year 1986-87 is given below:-

LANDS SECTION:

The Lands Section is responsible for the management of following 26 Revenue Estates which were entrusted by the Govt. of India to the erstwhile Delhi Improvement Trust under Wazir Agreement 1937. Besides this the land acquired by erstwhile D.I.T. is also administered in this section.

- | | |
|------------------------|----------------------|
| 1. Bahi Estate | 2. I.P.Estate |
| 3. Baharganj | 4. Chiragh(3) |
| 5. Chiragh(10) | 6. Jhilail Tahsildar |
| 7. Baga Estate | 8. Sadar Bazar(S) |
| 9. Sadar Bazar(N) | 10. Qadam Sharif |
| 11. Baga Estate | 11. Baga Estate |
| 13. Chandewalan | 14. Daryaganj |
| 15. Inside City Wall | 16. Daryaganj(N) |
| 17. B.B.Road. | 18. G.D.Road |
| 19. Arakpur Bagh Mooni | 20. Ali Ganj. |
| 21. Jagpura | 22. Malva |
| 23. Basti Bahkar | 24. Southern Ridge. |

At present the following schemes are also being dealt with in this section:-

1. Janta Market and Junk Market.
2. Moona Bazar, Jama Masjid.
3. Motka Pir Shops.
4. Gesta Colony Fruit & Vegetable Market.
5. Malva Ka Pilla Shop plots.
6. I.P.Estate Kiosks.
7. Insurance of Identity Cards to the hawkers of Mohru place and their rehabilitation.

8. Allotment of 714 plots to displaced persons of erstwhile East PWD.
9. Gas godowns/petrol pumps in 24 estates.
10. Temporary allotment of land in 24 estates to various agencies.
11. Grant of Lease Hold Rights to the villages of (i) Anandpur (ii) Anandpur (iii) Anandpur (iv) Anandpur and (v) Anandpur.
12. 1217 cases of expired leases in 24 Revenue Estates (Policy decision to grant of lease for further period is yet to be taken).
13. Allotment of land to Coal Depots of various companies.
14. Car parkings of 24 Revenue Estates.

The cases of 1217 ex-lessee properties have also been taken up for granting further short term leases and the same is pending with High Power Committee.

NEW LEASES GIVEN:

Under the scheme of 'Large Scale Acquisition, Development & Disposal of land in Delhi' the land after its acquisition is placed at the disposal of D.D.A. under section 22(1) of the Delhi Development Act, 1957 for development & disposal according to the approved policy of Master Plan of Delhi.

During the year under report 7342.07 acres land has been placed at the disposal of D.D.A. the progressive total of land with D.D.A. comes to 56,361.83 acres by the end of 1966-67.

Statement of land placed at the disposal of
DRA u/s 22(1) from 1.4.86 to 31.3.87.

A)	1) Last year balance of land as on 31.3.86.	3315.44 acres
	11) Land notified u/s 22(1) during 1986-87.	7342.87 acres

Total	10657	"
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B)	1) Residential scheme	897.78	"
	2) For development.	155.09	"
	3) Hort. Deptt.	87.72	"
	4) Comm. Institutional, Govt., Semi private Agencies.	180.54	"

Total	10657.51	"
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Statement of progressive total of land placed
at the disposal of DRA u/s 22(1) & its disposal as on
31.3.87.

1.	Residential scheme	26407.76 acres.
2.	Industrial scheme.	2555.37 "
3.	For development scheme	1455.89 "
4.	Horticulture Deptt.	7222.09 "
5.	Slum & JJ Resd. Scheme.	5646.13 "
6.	Commercial, Institutional, Govt. Pvt. agencies.	8702.18 "
7.	Co-op. (GRBS)	4556.03 "
8.	Balance	9336.38
Total		56881.83 "

DEVELOPMENT AREA CELL:

The main function of the Development Area Cell is to keep a check over the unauthorised construction taking place in the duly notified development areas of the Authority, these areas are spread all over the Union Territory of Delhi are 171 in number. Apart from this, 62 Urban Villages which are covered in the Master Plan for Delhi have also been declared as Development areas of the Authority.

Proceedings under section 30(1) of the DD Act, 1957 are initiated against the builders/owners of the unauthorised constructions and after giving them due opportunities, orders for demolition or other wise are passed by the Competent Authority. 564 builders/owners have gone to courts against the orders of the competent authority.

Out of 564 court cases, about 10 cases have been decided so far. During the year under review, 871 unauthorised constructions were noticed by the field staff and in 6158 cases demolition orders have been issued by the competent authority. About 191 structures were demolished and 243 FIR under section 34(A) of the Act, were lodged in the different Police station during this period. In 110 cases the builders/owners have gone to the court.

The work done in the last six years is tabulated below:

Year	Total unauthorised construction detected.	Total demolition order passed.	Total No. of structure demolished.
1980-81	3442	4784	473
1981-82	3458	3207	52
1982-83	5560	4046	93
1983-84	5007	5970	328
1984-85	4456	4296	274
1985-86	5206	4487	204
1986-87	3971	3158	192
Total	36120	34348	1616

LAND PROTECTION BRANCH:

1. ENCROACHMENTS REMOVED.

During the year 1986-87, Land Protection Branch of DWA had removed 12624 encroachments/unauthorised construction and provided alternative accommodation to 7715 eligible squatters. The month-wise statement is given below:-

STATEMENT OF ENCROACHMENTS REMOVED BY L.P. BRANCH AND ALTERNATIVE ACCOMMODATION PROVIDED DURING THE YEAR 1986-87

Month	Encroachments removed.	Alternative accommodation provided.	Remarks.
April '86	4400	3573	
May '86	1723	689	
June '86	1342	1102	
July '86	230	322	
Aug. '86	544	330	
Sept. '86	723	384	
Oct. '86	666	249	
Nov. '86	568	355	
Dec. '86	358	144	
Jan. '87	570	147	
Feb. '87	389	161	
March '87	911	259	
Total	12624	7715	

2. Amount Recovered:

During the year 1986-87, amount of Rs.1,41,350/- has been recovered from the allottees of transit camp unit as 'Licence Fee @ Rs.15/- p.m.

An amount of Rs.41,70,000/- has been received from other organisations towards the cost of providing alternative accommodation in various transit camps constructed by DDA and Rs.41,10,000/- are yet to be received by DDA.

Old Scheme Branch:

The Old Scheme Branch deals with the following properties:-

- (1) Lease Administration of about 14,000 plots leased out by the Delhi Improvement Trust, predecessor-in-interest of Delhi Development Authority.
- (2) Allotment of plots/land under G.D.G. Assurance Scheme to displaced persons.
- (3) Works of Kingsway Camp Re-development scheme where allotment of about 4,000 plots is in hand.
- (4) Allotment/auction of land transferred by the Ministry of Rehabilitation to the D.D.A. and
- (5) Work of regularisation of unauthorised allotments on Ministry of Rehabilitation's land.

During the period from 1.4.1986 to 31.3.1987 the Old Scheme Branch auctioned 17 plots in Kalkaji through public auction for a total premium of Rs. 1.5 crores with 2½% thereon as annual ground rent on perpetual lease-hold basis. A sum of Rs.60 lakhs (Rupees sixty lakhs only) earnest money and premium of land has been received. Rs.70,000/- has been recovered in account of regularisation.

unauthorised occupation in Ministry of Rehabilitation's land in Vinobapuri. Misuse charges & restoration charges amounting to Rs. 1,03,750/- have been recovered in respect of Old Nazul Properties. During the period under report in six cases, penalty for non-construction amounting to Rs. 2,49,052.76 p has been recovered.

A sum of Rs. 1.8 lakhs has been recovered in respect of plots allotted under the Gaudai Assurances Scheme at concessional rates.

A sum of Rs. 30 lakhs has been recovered in respect of plots allotted under the Kingsway Camp Re-development Scheme. In Bhai Parmanand Colony, approximately a sum of Rs. 10 lakhs has been recovered towards premium of built-up tenements for which about 500 demand letters were issued during the period under report. In 325 cases, possession has been handed over. In 310 cases, No Objection Certificates for construction of plots have been issued and leases in respect of 195 cases have been executed. About 167 mutation cases have been finalised during the period under report which were pending since long for one reason or the other.

LAND SALES BRANCH (RESIDENTIAL)

This branch deals with the work of allotment/ auction of residential plots in the scheme of large scale acquisition development & disposal of land in Delhi approved by the Govt. of India, Ministry of Home Affairs vide letter No. F.3(16)/60/Delhi (1) dt. 2.5.61 read with the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981.

The actual progress of work done by this branch during the period is as under:-

1. During the above period 836 plots were allotted to the persons who were recommended by the Delhi Admn. for alternative allotments against acquisition of their lands.
2. 425 plots auctioned by giving wide publicity in all the leading newspapers.
3. The possession of plots have been handed over in 933 cases.
4. A sum of Rs.7.74 crores (app.) was recovered on account of premium, interest on belated periods, surcharges, administration charges and restoration penalty etc.

Since available plots have been disposed of efforts are being made to carve out new plots for auction/allotment.

LAND SALES BRANCH (ROHINI)

Registration under Rohini Project was opened on 9.2.81 for various categories viz. EWS/Janta, LIG & MIG for the allotment of residential plots in Rohini. 82,-384 persons were got their name registered under EWS/Janta LIG & MIG categories. 25,445 plots were allotted in 3 draws held on 14.7.82, 22.9.83 and 21.12.84 and thereafter no draw was held. The details of these draws are as under:-

	<u>1st Draw</u>	<u>2nd Draw</u>	<u>3rd Draw</u>
EWS	4,610	3,184	2,728
LIG	4,078	4,711	1,368
MIG	1,598	2,206	960

5,056 plots were allotted in Sector-16 through draw of lots held in Dec.'84 which is not

fully developed as reported by the Chief Engineer(Rohini), DDA. Possession letters to the successful allottees have not so far been issued due to the non clearance from the Engg. side. Services viz. water, electricity, sewerage are still incomplete and likely to be completed in 1987. However, possession to the successful allottees of Sector 16 will be given after the provision of water sewerage and electricity. Commitment to allot plot in 5 years could not be kept because of lack of availability of services to be laid in coordination with MCD, DESU etc. There is no scope for further plots in Rohini for the time being.

POSITION UPTO THE END OF MARCH, 1986.

25,445 plots have been allotted in various categories to the registrants and out of which 14,958 possession letters have been issued upto 31.3.86 and 12,000 files have been transferred by L.S.B.(Rohini) to L.A.B.(Rohini) for preparation of lease deeds.

POSITION DURING 1986-87.

During the year 1986-87, 2,461 possession letters have been issued and 4,778 files have been transferred by the L.S.B(Rohini) to L.A.B.(Rohini) for lease work.

L.A.B.(Rohini)

POSITION UPTO THE END OF MARCH 1986.

The L.A.B.(Rohini) is responsible to look after the lease work pertaining to the plots allotted in various categories in Rohini. 3177 lease papers were sent to the allottees after having the copies of the

site plans from the office of the Chief Project Planner(Rohini) by the end of March, 1986. Execution/registration have been finalised in 1748 cases upto the end of March, 1986.

DURING 1986-87.

During the year 1986-87, 7,501 leases have been sent for stamping to the successful allottees/purchaser of the plots in Rohini Residential Scheme. Execution/registration have been finalised in 4,210 cases during the year 1986-87. Intimation letters for inclusion of name of spouse as required under the policy in almost all cases transferred to L.A.B. (Rohini) by the L.S.B.(Rohini) have been issued. As soon as the requisite documents are received from the allottees, action for execution/registration would be initiated.

DAMAGES BRANCH:

The Damages Branch is responsible for Assessment/ Recovery of Damages from the Unauthorised occupants squatting on the DDA/ Govt. land under the Public Premises (Eviction of Unauthorised Occupants) Act-1971. In addition, this Branch also undertakes eviction proceedings under P.P. Act against the unauthorised occupants on Govt. land. The Damages Branch also deals with the cases of allotment of alternative plots to the evictees of Motia Khan area affected by the General Clearance Operation undertaken in the year 1975.

The Damages are assessed and recovered for the preceding years and this, therefore, ^{is} a continuing process till either the proceedings are dropped or the unauthorised occupants removed. Such eventualities are, however, very rare and proceedings are wound up only when a particular area is undertaken for clearance as was done in Motia Khan or Jhandewalan in the year 1975, otherwise, the process of levying damages continues. The damages are recovered from the unauthorised occupants whose names find place in the Sikni of 1959 and also from such encroachers for which a request is made by the land owning departments/field staff of Delhi Development Authority. Similarly, the Damages Branch is also responsible for eviction proceedings initiated on the basis of information/request received in the Damages Branch from various land owning agencies of Delhi Development Authority about any encroachment on the DDA/Govt. land or cancellation of lease/allotment. In addition to this Damages Branch also undertakes the

eviction proceedings against the staff quarters/flats cancelled by the Administrative Department on one account or the other.

During the year under review, the Damages Branch has been able to recover an outstanding amount of damages to the tune of Rs. 18,51,384/39 p. During 1986-87, a total number of 2000 cases of damages and 1500 cases of eviction proceedings were instituted and out of which 500 cases of damages and 1000 cases of eviction were decided.

The functioning structure of damages, in brief, can be divided into four parts viz.,

- a) Assessment Cell;
- b) Court of Estate Officers;
- c) Recovery Cell &
- d) Accounts Branch.

(a) ASSESSMENT CELL:

Show Cause Notices Under Section 7(3) of the Public Premises (Eviction of Unauthorised Occupants) Act-1971 are prepared by the Assessment Clerks for the proceeding year. At present, eight Assessment Clerks are working in this Branch.

(b) COURT OF ESTATE OFFICERS:

The Show Cause Notices are prepared by the Assessment Clerks and thereafter the files are sent to the respective Estate Officers for their signature. After the provisional demand of a particular notice is noted by the Accounts Branch, the notice is issued/served on the respective encroacher requiring him to pay damages. The service of the aforesaid notices is effected by the Process server. After service of the Show Cause Notices and having gone through the objections of respondents, if any, and after completing the evidence either produced by the Delhi Development Authority or by the encroachers, the final orders are passed by the Estate Officers on the merit of the case. Similarly, in cases of eviction, after service of show cause notices, sufficient opportunity to the respondent/DMA are given to adduce evidence and after completing all formalities required under process of Law, the cases of eviction are decided by the Estate Officers. At present, there are four Estate Officers including Coordinating Officer(D) as against V post of Estate Officers.

(c) RECOVERY CELL:

As soon as a final order u/s 7(3) of the P.P. Act 1971 is passed by the Estate Officer concerned, demand of

Damages confirmed and form 'G' issued, it is the duty of Damages Collector concerned to recover the payment of damages from the encroachers. Moreover, this cell has been strengthened by the appointment of Niab Tehsildar (Recovery) who is entrusted with the duty to recover damages from defaulting encroachers under P.L.R. Act.

Similarly, in cases of eviction after the orders are passed by the Estate Officers, form 'B' is issued to the respondent and after expiry of 15 days period as prescribed under the Law necessary authority letter is issued to the concerned administrative department for taking over the possession of the plot/flat as the case may be.

(d) ACCOUNTS BRANCH:

A very important function of the Accounts Branch is to maintain ledger of accounts of all the encroachers Estatewise. In the aforesaid registers, the provisional as well as confirmed demand and amount recovered thereof are noted invariably alongwith full particulars of the encroachers. This Branch is being looked after independently by Accounts Officer(Damages) under the overall control of F.A.(H).

COMMERCIAL LANDS DEPARTMENT:

During the year under report, we have disposed of 31 Commercial plots in the open auction at a total premium of about Rs.11 crores.

Two plots have also been allotted to Delhi Agricultural Marketing Board (DAMB) and Agricultural Produce Marketing Committee (APMC), in Subzi Mandi at Azadpur (Bharola Vill.) and and Okhla Subzi Mandi, respectively.

The Govt. of India has imposed the ban in South Delhi for the construction of high rise buildings i.e. above 45 ft. in height, due to which we could not dispose of about 10 plots for multi-storeyed buildings available in the South Delhi. The matter has been taken up with the Govt. of India to relax the ban.

The Cinema plots in the following schemes were up put in the auction:

- 1) Community Centre, Paschimपुरi.
- 2) Distt. Centre, Janakpuri.
- 3) Distt. Centre, Nehru Place.

No purchaser came forward to bid in the auction the anticipating poor response from the public in these areas. It is being decided to provide more commercial areas in the cinema plots in order to promote the sale of these plots.

The matter regarding new schemes was taken up with the Planning Cell and it has been gathered that the development plans of the following schemes have been prepared during this year and at finalisation stage:

1. Community Centre 7
2. Distt. Centre 3
3. Sub-district centre 1
4. Retail Business Centre 1

LEASES:

During the year under report the Commercial Lands Department has executed/registered 80 lease-deeds.

COMMERCIAL ESTATE:

1. During the year 1986-87 341 Built up units meant for shops/stalls/others have been disposed of by auction.
2. During the year the draw for the allotment of built up commercial shops/stalls in favour of SC/ST/LA/FF & Ex-servicemen were held and 280 built up units were allotted to these categories.
3. During the period under report about twenty units were offered out of which 12 units have been finally allotted to Super Bazar for opening retail shops in various scheme. Four shops have been allotted to various Gas Agencies for show rooms.
4. During this year 95 lease deeds have been executed and in 290 cases lease deeds papers have been forwarded to the parties for stamping.

LEASE ADMN. BRANCH:

L.A.B. mainly deals with execution/registration of lease deed of the plots which are sold/allotted on perpetual lease basis in different residential schemes. During the period from 1.4.86 to 31.3.87 the following work has been done in LAB:

- | | |
|---------------------------------------|------------|
| 1. Execution of Perpetual Lease Deed. | - 795 nos. |
| 2. Mortgage permission cases | 3312 Nos. |
| 3. Mutation/transfer cases. | - 75 nos. |
| 4. Sale permission cases. | - 14 nos. |
| 5. Lease Determined. | - 2 nos. |
| 6. Lease restored. | - 1 nos. |

During the aforesaid period a sum of about Rs.78,12,000/- has been received/recovered on account of penalty for non-construction, 50% unearned increase etc.

INSTITUTIONAL BRANCH:

The DDA allots land to Govt./Semi-Govt./Local bodies and also to private societies which are registered under the societies Registration Act, 1860 for various institutional purposes. During the period under report, allotment have been made to the following institutions:-

Govt. Sett./Semi-Govt. & Local bodies etc. No. of plots allotted.

1.	Central Provident Fund Commissioner	2
2.	Govt. & Semi Govt.	3
3.	Delhi Police	5
4.	Delhi Admn.	6
5.	P & T Deptt.	1
6.	D.T.C.	1
7.	M.C.D.	6
8.	E.S.I.	2
9.	C.G.H.S.	2
10.	N.D.D.B.	21
11.	D.E.S.U.	24
12.	D.M.S.	5

SCHOOLS:

1.	D.T. of Education.	2
2.	M.C.D.	-
3.	Private education society.	17
4.	Social & Culture.	15
5.	Religious	4

Total plots allotted 116

Number of cases in which lease deed has been: 44

During the period under report recovery of

Rs.18.90 crores have been affected from the Govt. Deptt. as well as from the private societies on account of cost of land/ground rent etc.

LAND SALES BRANCH(INDUSTRIAL):

This branch deals with the work of allotment/ auction of Industrial plots under the scheme of Large Scale Acquisition Development and Disposal of land in Delhi dated: 2.5.61 and Delhi Development Authority (Disposal of Developed Nazul Land) Rule, 1981. The actual progress of work done by this branch by the end of March, 1987 is given as under:-

1. 44 plots (Industrial) were auctioned in the year 1986-87 bids for Rs.4,04,67,000/- were received for these plots.
14 plots in the printing complex were put to auction in 10/86 but no response received from the bidders.
2. The draw of lots was held in respect of cases which has applied for alternative allotment under the shifting schemes in 6 cases.
3. The possession of plots have been handed over in 137 cases.
4. No objection Certificates for raising construction on the plots have been issued in 23 cases.
5. Lease deed have been executed in 185 cases.
6. Mortgage permission has been granted in 61 cases.
7. Extension of time for raising construction of building was granted in 295 cases.
8. Show cause notices for non-construction, non-shifting from non-confirming area to confirming area and misuse etc. have been issued in 398 cases.
9. Sale permission has been granted in 3 cases.

10. Lease deeds have been determined for violating the terms and conditions of lease deed/sub-lease deed in 7 cases.
11. Allotment cancelled in 20 cases.
12. Change in constitution has been permitted in 68 cases.
13. The budget provisions for the year 1986-87 was made for Rs.1241.60 lacs. in respect of receipt from Industrial Plots.
14. The area of different Industrial Estates were surveyed by our field staff and more than 100 plots have been deducted which were not in the existing plans or encroached by the jhuggies dwellers. The lists of the cases have been sent to L.P.D./Planning Cell for immediate action. As soon as position is cleared for the plots will be auctioned immediately.

1. CO-OPERATIVE HOUSE BUILDING SOCIETIES CELL:

There are 127 Co-operative House Building Societies to whom the land has been allotted for plotted development. These societies were under the management of L & B Department, Delhi Administration. 27 Societies were transferred to DDA in the year 1969. Later on it was felt expedient to transfer the remaining Societies to the DDA and it was done in the year 1981. Thus, making the DDA responsible for the management of entire Co-operative Housing Project consisting of 127 Co-operative House Building Societies. However, for administrative reasons one Society i.e. Delhi School Teachers Coop. House Building Societies Ltd. is being managed by the L & B Deptt., Delhi Administration.

During the period 1986-87, sale permission has been granted in 17 cases and a sum of Rs.2,08,76,210/- has been recovered on account of 50% unearned increase as Lessor's share.

376 plots have been allotted by draw of lots in different Co-operative House Building Societies to their members whose names were cleared by the registrar/CS.

355 sub-lease deeds have been executed with the members/allottees of plots in different Co-operative societies.

In about 9656 cases, the notices for non-construction, misuse, benami sale & peripheral charges have been issued and follow up action is being taken up under the terms of sub-lease deed.

A sum of Rs.3,23,28,313.80 p. has been recovered on account of composition fee for belated construction/belated execution.

A sum of Rs.21,18,365.30 p. has been recovered in 83 cases on account of peripheral charges.

142 cases of mutation/transfers have been processed and finalised.

During the period under review, the property registers of the properties allotted through various Co-operative House Building Societies have been prepared.

2. CO-OPERATIVE GROUP HOUSING SOCIETIES CELL:

It was in the year 1970 that anticipating the scarcity of the urbanisable land in Delhi the Govt. had

to do some re-thinking about the future growth pattern and finally decided to shift emphasis under the Co-operative sector from plotted development to co-operative Group Housing. In pursuance of the decision of the Govt. of India, land measuring 1247 acres has been allotted to 517 Co-operative Group Housing Societies in different parts of the city. The allotment of land to these Co-operative Group Housing societies will benefit a population of 3,64,000.

In addition, efforts are being made to allot land to about 1500 Co-op. Group Housing Societies registered in the year 1983 for which there is a proposal to allot land in the area between South of Janakpuri to Najafgarh known as 'Papankala Complex'.

During the year 1986-87, Lease Deeds have been executed with the 150 co-operative Group Housing Societies to whom land has been allotted.

48 Co-op. Group Housing Societies have been issued No objection certificates to submit their layout/building plans for approval.

Mortgage permission has been given to 62 Societies for raising loans.

1354 flats constructed by the different Co-operative Group Housing Societies have been allotted to the members by the draw of lots.

2 Group Housing Societies have been handed over possession of land allotted to them.

A sum of Rs.5,78,972.30 p on account of interest and a sum of Rs.11.37 lacs as cost of land has been recovered.

CHAPTER -VI:

HOUSING:

During the year 1986-87, DDA allotted/allocated 5863 flats under the different schemes and the details are as under:-

Self Financing Scheme - 3850

New Pattern Scheme, 1979- 2013

2. DDA has so far allotted/allocated 1,45,426 flats under its various housing schemes. The break-up of allotment/allocation under these schemes is as under:-

i. General Housing Registration Scheme. -61,296

ii. New Pattern Scheme, 1979 -45,755

iii. Self Financing Scheme. -38,375

3. In fact, all the persons registered under the General Housing Registration Scheme including registrants under Special Housing Scheme for Retired & Retiring Public Servants-1982 have been covered. The registrants of Ist & IInd Self Financing Schemes have already been allotted/allocated flats.

4. The backlog of the registrants under various housing schemes as on 31st March, 1987 is as under:-

Special Housing Scheme for Retired
& Retiring Public Servants, 1985 - 4370

	MIG-2695
	LIG-1376
	Janta-279

Allotment to all registrants of Special Housing Scheme for Retired & Retiring Persons Scheme-1985 is likely to be made within next 12 to 18 months.

Under the New Pattern Scheme, 1979- 1,20,995 registrants are awaiting allotment in following categories:-

MIG - 35,326
LIG - 50,786
Janta - 34,813

The backlog under S.F.S. including S.F.S.WI is 29,354. Thus it could be seen that now 1,55,219 persons are awaiting allotment under various housing schemes.

5. With the accelerated pace of construction, DDA proposes to construct about 25,000 flats every year; 15,000 flats for registrants under R.P.S. and New Pattern Scheme, 1979 and 10,000 flats for the SFS registrants. At present more than 80,000 flats are at various stages of construction.

6. It was also decided that registrants of With Self Financing Scheme for semi-finished flats may be given an option to go in for a finished flat, in case they want to do so. This has given relief to those who cannot afford to complete semi-finished flats.

7. During 1986-87, some important decisions were taken to give relief to the public like regularisation of sale which had taken place through Power of Attorney, allotment of flats in Joint names i.e. in the name of wife/husband. This was considered as a welfare measure. Applications for regularisation of flats purchased through Power of Attorney were invited during 6.2.87 to 5.5.87. The work of execution of Conveyance Deed was also speeded up and besides registering 784 Conveyance Deeds, after due execution, papers were sent for execution in another 1245 cases.

8. To discourage the tendency of unauthorised construction in DDA flats and encroachment in the residential estates, the activities were intensified for detecting all unauthorised construction and also

For taking action. During 1986-87, besides launching prosecution in the Courts in 33 cases, FIRs were also filed with the Police in 650 cases. Some of the cases have been decided by the Court and defaulters have been held guilty.

9. In order to ensure that DDA properties do not remain unoccupied and DDA is not burdened with watch and ward charges, it was decided that those allottees who do not take possession of flats will have to pay watch and ward charges at the following rates:-

S.F.S. Cat.III	- Rs. 500/- p.m.
S.F.S. Cat.II/MIG.	- Rs. 400/- p.m.
L.I.G.	- Rs. 300/- p.m.
Janta.	- Rs. 200/- p.m.

10. In order to streamline the working and redressal of grievances, Single Window System was started in the Housing Deptt. Now allottees need not visit different counters and they can come for redressal of grievances at a particular counter. Similarly for the information of the registrants, vital information about different schemes, number of flats coming up and the date of completion has been displayed prominently in the main Hall of D-Block, Vikas Sदन.

11. All about 11000 flats which were allotted during March, 1986, demand letters were issued during 1986-87.

CHAPTER - VII

INTRODUCTION

Slum Wing, DDA continued its activities/developmental works keeping in view the basic premise of continuing commitments to improve the quality of life of slum dwellers, jhuggie dwellers, economically weaker sections and Scheduled Castes - the socially and economically oppressed class. The frame-work of the activities assigned to it envisages implementation of Slum Clearance and Improvement Schemes within the ambit of Slum Areas (Improvement & Clearance) Act, 1956. This wing operated major projects/schemes on behalf of Govt. of India/Delhi Administration for the socio-economic upliftment of the Slum dwellers and weaker sections.

STRATEGIES/APPROACH:

Stress in implementation of the projects had been on urban renewal programmes with the thrust on upgrading the environment of Slum pockets/areas and not demolish the most slums. However, unavoidable clearance of slums was resorted to keeping in view the degree of dilapidation and dangerous character of the properties/katras. The families effected by the unavoidable clearance were provided Rehousing Flats in well laid down Slum Rehabilitation Colonies. The resultant land becoming available after clearance was used either for providing rehousing flats for the slum dwellers or for providing public utilities projects. It is pertinent to mention here that the programme of resettlement of poor slum dwellers continued to be coupled with provision of income

generating, productive, durable and employable assets for economic development of economically weak including scheduled castes with a view to providing them regular and stable source of income. As envisaged in the Seventh Five Year Plan, 1985-90, an integrated approach for the slum communities and economically weaker sections including disadvantageous group of society and shelterless for providing them shelter/housing, developed plots on easy terms & conditions, low cost productive, employable type durable assets at affordable limits for bringing qualitative improvement in life style of these people was followed during the year under review. The activities assigned to the Slum Department are covered within the ambit of point No. 14 & 15 of the restructured Twenty Point Programme.

Any review of the performance of the Slum Wing, DDA is to be co-related with the huge influx of population from all corners of the country due to socio-economic politico reasons. The population of Union Territory of Delhi has been increasing at a phenomenal rate since 1941. During the last three decades, the rate of growth of population of the Territory has remained around 52 percent, more than double the rate of growth of population in the Country as a whole reported to be around 25 percent in the last decade. It will not be out of context to provide illustrative factors for unabated growth of population in the Union Territory of Delhi, such as:

- 1) Its becoming the capital of India in 1912.

- ii) Huge influx of displaced population from West Pakistan from 1947 onwards.
- iii) Multiplication and intensification of the services during the post-independence era.
- iv) Expansion of commerce and trades.
- v) Growing industrialization, particularly in the field of Small Scale Industries during the last three decades.
- vi) Asian and other international events.

As per population census, 1981, the population of Delhi is 62.20 lakhs and keeping in view the natural growth of population and in-migration, the population of Delhi for 1986 works out to 76.28 lakhs, whereas, it will be around 90 lakhs by the close of the Seventh Five Year Plan. Due to tremendous increase in population, Delhi is experiencing acute shortage of shelter, social and physical infrastructural facilities. All these factors have led to proliferation of Slums and Jhuggi Jhopries in Delhi over the years. The problem of Slums/Jhuggi Jhopries is an age-old problem. Slum problem in Delhi as elsewhere in other Metropolitan cities of India is enormous and complex. These are multi-disciplinary in the sense that these are economic, political, environmental and above all humane. Statistically speaking, 18 lakhs of Delhi population is living in slums with characteristics of dilapidated structures, over-crowding and absence of basic amenities like drinking water, sewerage, drainage, latrines etc. This population is living in notified slums areas and in addition at present there are about

2. to 2.5 lakhs jhuggi families who are staying in about 600 jhuggi basties scattered in different parts of the Union Territory of Delhi bearing a population of about 10 to 12 lakhs. The living conditions of jhuggi families are beyond human comprehension & it is to be seen to be believed, their plight. These jhuggies in Delhi are at present growing by leaps and bounds in linear proportion and there is no system with the Slum Wing, DDA to enforce embargo on migration except to initiate curative and corrective measures in retarding the migration process and simultaneously ensuing improvement in the life style of the existing jhuggi dwellers. One can imagine that out of a total population of about 79 lakhs Slum Wing, Delhi Development Authority has to take care of the shelter programme and extension of minimum basic facilities coupled with other programmes for a population of about 30 lakhs. How big is the ever-increasing challenge?

ORGANISATIONAL SET UP:

To meet the aforesaid challenge and the gigantic task, Slum Wing, DDA operates as an independent Agency under the overall direction, supervision of the Vice-Chairman, DDA with Commissioner (Slum & J.R.) providing the leadership for policy formulation after interactions with the Slum dwellers, jhuggi dwellers and elected representatives of the Municipal Corporation, Metropolitan Council and Parliament.

The entire frame work of the policy approach for resolving the problems being faced by the Slum dwellers and economically weaker sections is formulated by

undertaking regular field inspections for having an over-view of the site conditions, holding discussions with the masses for ensuring public participation and taking into confidence the expert Agencies like HUDCO, National Building Organisation, CBRI & Voluntary Organisations operating in the field for the Welfare of Slum dwellers & by utilising the inputs from the deliberations in seminars/workshops/conventions being organised at regular intervals at the National and International level. A new dimension in formulation of policy approach has been adopted for the first 1986-87 by utilising innovative ideas in the entire framework of the Welfare programmes within the charter of socialistic and democratic Planning Process.

The office of the Commissioner(Slum & JJR) is backed by functional divisions like Administration, Housing, properties and land, lease liquidation and administration of lease, Vigilance, Legal, Estate Courts, Policy, Planning & Monitoring and Publicity, JJ Department and institutional allotment section, socio-economic Division, Finance, Accounts & Internal Audit, Demand and Collection/Housing Accounts and for works execution proposes fullfledged Engineering and Architectural Wings exist. It would not be out of reference to mention that the Slum Wing, DDA had been getting the advice of Hon'ble L.G. and Chief Executive Councillor from time to time for giving directions and formulation of strategies for the Welfare of weaker sections, particularly, the slum dwellers. The

Directions from the highest level is also backed by the excellent cooperation and assistance provided by the Land & Building Department, Planning and Finance Department in Delhi Administration.

An over-view of the organisational structure of the Slum Wing, DDA is provided in the enclosed chart. The management of the activities of the Slum Wing is being reviewed regularly at the level of L.G. & Chief Executive Councillor in addition to the Vice-Chairman, DDA.

FINANCIAL STRUCTURE:

Slum Wing DDA's major activities are funded through pre-determined financial assistance received from Delhi Administration under successive Annual Plans for various programmes/projects catering to the Environmental Improvement need of the Slum & JJ dwellers, shelterless, developed plots of 25 sq.mtrs. for allotment on easy terms and conditions, Urban Renewal of Walled City Redevelopment of Shahjahanabad, Structural repairs of Katras & conversion of dry latrines into water Borne, Publicity Programme and Research & Innovation. In addition, the limited resources are being generated by undertaking Commercial Projects for disposal through Public Auctions. During the year under review, significant improvement in the flow of plan finance resources have taken place as compared to earlier years. These were of the order of Rs.27.23 crores for 1986-87 as compared to Rs.23.99 crores in 1985-86. For the Seventh Five Year Plan, 1985-90, the flow of plan resources

will be of the order of Rs.102.32 crores whereas it was Rs.38.78 crores in Sixth Plan, 1980-85. Further resources amounting to Rs.3.02 crores were generated by disposal of assets through auctions in different parts of the Union Territory.

COMPENDIUM OF PROGRAMMES/SCHEMES:

1. REHOUSING FLATS:

With the termination of 6th Five Year Plan, the scheme of construction of rehousing flats for slum dwellers affected by the clearance operations in the notified slums of walled city and its extension was discontinued as a National Policy. This scheme was catering to the families affected by the clearance operations launched. Due to areas/buildings/properties becoming unfit for residential purposes. Construction of 20,030 rehousing flats was completed for the benefit of slum dwellers till the end of March, 1987 which include completion of 1240 rehousing flats in 1986-87. These were the left over works of the Sixth Plan. Such flats were completed at Jahangirpuri, Najaf Garh Road, Sangam Park, Sarai Kale Khan and Tilak Vihar in 1986-87. So far 18,305 Slum Rehousing flats had already been allotted to the slum dwellers including 1902 flats allotted to the families affected by November, 1984 disturbances.

A significant step taken in the year 1984-85 was of granting of perpetual lease hold rights to the allottees of rehousing flats which were earlier used to be allotted on licence fee system. The cost of rehousing flats is now being recovered on easy terms and conditions from the allottees.

The scheme of grant of perpetual lease hold rights had made some progress in the year under review. Continuing details for about 75% to 80% colonies were finalised and 3779 demand notices for payment of premium had been already issued. Lease deeds were executed in 63 cases i.e. 33 in Brahmpuri, 2 in Jhilail and 28 in Pant Nagar and another about 50 cases are ready for further execution of deeds. The process of grant of lease hold rights to the remaining allottees/occupants is on & its completion is linked with the support/Cooperation of the allottees/occupants.

2. RESIDENTIAL FLATS REGISTRATION SCHEME :

Slum Wing, Delhi Development Authority launched in 1985-86 for the first time registration scheme for the allotment of residential flats to slum dwellers and other 'have nots' residing in sub-standard areas of Delhi with the main objective of creating sufficient housing stock for families not owning any dwelling unit in Delhi but residing in slums, JJ Clusters, slum rehabilitation colonies, JJ resettlement colonies, unauthorised colonies and urban villages of Delhi. It contemplates providing residential flats on easier terms/cash down basis. About 27,000 persons got themselves registered under this scheme during December, 1985 to January, 1986. The applications received have been processed with a view to determining the eligibility and preparing the list for allotment purposes. A specialised Computer Agency has been engaged for this task. It may, however, be clarified that residential flats are of similar type as were earlier provided to slum dwellers. The complex of residential flats

contains all the amenities as per Master Plan Standard and each flat contains plinth area of 23.61 sq. meter. The project involves an investment of Rs. 113 crores to Rs. 124 crores in the coming years.

At present the work for construction of about 2882 flats is in progress and for another about 4000 flats, works are at various stages of processing, like drawings/plans have been prepared. These flats would be located at Tilak-Vihar, Raghunagar, Madipur, Mangolpuri, Katarba Nagar, Jhangerpuri, Aruna Colony, Katra Karim, Motia Khan etc. Sites for construction of more flats are under identification. The first draw of lot for allotment of residential flats is likely to be held soon.

3. INTER NATIONAL YEAR OF SHELTER FOR THE HOMELESS, 1987:

The year 1987 is being observed as an International Year of Shelter for the homeless. The year is only symbolic of efforts towards generation of awareness and need for urgency of shelter and human settlements programmes all over the world. An Apex body at the National level has been established by Govt. of India to review the progress of these programmes and to take remedial measures where-ever necessary. The New Twenty Point Programme announced by Govt. of India in January, 1984, being a charter to promote social justice with economic growth for the vulnerable sections of the society also envisages to give shelter to both the rural and urban poor in the country. Since WING, DDA has been assigned a crucial role for providing shelter and housing to the

economically weaker section in Delhi and for ensuring this programme a great success.

Keeping in view the Spirit of International Year of Shelter for the Homeless; 1987 in the month of November, 1986 Ministry of Urban Development initiated dialogue with the Slum Wing, DDA and HUDCO for taking up a National Site and Shelter Demonstration Project in the context of the International Year of Shelter for the Homeless. On the 2nd December 1986, a meeting was held under the Chairmanship of Secretary, Ministry of Urban Development in which representatives of the All India Women Conference and Sharmik Vidyapeeth also participated. Slum Wing of the Delhi Development Authority was asked to make available a site of about 5 acres for a Demonstration Project to be implemented with loan assistance from HUDCO. It was also decided that special attention to be given to households in which a woman was the head and that non-Government organisations would be associated in the development of these communities. Accordingly, Slum Wing, Delhi Development Authority offered a site of about 1.5 Hectares in Madipur - West Delhi. This site is located in North Delhi between Punjabi Bagh and Madipur village and is approachable from the Ring Road or Rohtak Road. The site is adjacent to the Madipur Village with eucalyptus plantation on one side and a park and residential development on the other side. On the basis of density of 60 dwelling units to an acre, about 240 families are proposed to be accommodated in this site.

The families have been identified by the Slum Wing, BDA out of the families who got themselves registered with the Slum Wing for allotment of residential flats in 85-86. The identified families for allotment of sites and shelter are the women head of the household and their monthly income from all sources is around Rs. 700/- per month.

This project is proposed to be operated in a different style by introducing innovative ideas and by not adhering to the conventional method of construction under supervision of the departmental Engineers by engaging departmental contractors. The project envisages demonstration of a package of practices for shelter and community development including planning relating to the life style of the poor, relevant building technologies, self help construction and community development with involvement of non-Government organisations. The work in regard to planning and working out the methodology of construction and community development had been undertaken by HEDCO in consultation with the other participants. The planning concept has been so dovetailed that it ensure utilisation of cost effective technology developed by CHRI wherever it is possible.

The beneficiary families are being organised into a cooperative society to undertake the project on self-help basis with professional project management. The All India Women's Conference and Sharda Vidyapeeth, New Delhi have been nominated to assist in the development process. The project has already evoked considerable interest. This project at Madipur was formally inaugurated by the Hon'ble Minister of Urban Development on 29th January, 1967. The messages regarding such lead in undertaking National Site and Shelter Demonstration projects in Delhi were received from the office of the Prime Minister of India, Minister of Urban Development, Lt. Governor, Chief Executive Councillor and Chief Secretary, Delhi Admn. This project was launched by giving wide publicity to the framework so that public may be apprised of the new culture being generated in the construction of shelter by Slum Wing, DDN.

Slum Wing has already offered another site in East Delhi at Dilail Colony. The beneficiaries are again women at head of the family and this project has been launched recently by inviting the beneficiaries at the site. The beneficiaries are the same who registered themselves in 1965 with the Slum Wing for obtaining residential flats. The nature and framework and modalities of the work indicate that the Slum Wing has adopted a new system for the first time in the history of shelter programmes in Delhi for providing site and shelter to the economically weaker section. These are demonstration projects and once they are successfully operated the concept will be implemented in more and more projects. It is proposed to take projects on these lines for about 2000 families in coming days.

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4. DEVELOPED PLOTS:

Another project which is covered within the ambit of Inter-National Year of Shelter for Homeless, 1987 is development/provision of plots of 26 sq.meters containing basic facilities of water, electricity and toilet in each plot for self-help housing by economically weaker sections, scheduled castes and squatters. These plots will be provided on long terms and conditions and cash down basis to families with income of Rs.700/- per month from all sources. An investment of Rs.53 crore is likely to be made in the Seventh Plan for development/provision of 50,000 plots of 26 sq.mtrs. At present project is under active consideration of the Govt. of India and once implemented it will go a long way in meeting the needs of poor section of society for shelters.

It may be mentioned that earlier Slum Wing, DDA forwarded two projects, one for housing for economically weaker sections and the other relating to development of 26 sq.meters plots to the Ministry of Urban Development for seeking clearance, but the project of housing was not favoured in a meeting held under the Chairmanship of Secretary, Ministry of Urban Development in Sept.1986 wherein representatives of MUDCO and Planning Commission participated alongwith representatives of DDA and Delhi Admn. The project of Housing was shelved keeping in view the high cost of construction in Delhi and the affordability of the target group. Delhi Administration was asked to submit an integrated project of development of sites and services plots for providing shelter by self-help by the economically weaker section. Such integrated project was sent to the Ministry of Urban Dev. in Oct.1986. Thereafter

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a regular follow up action has been taken up with the Ministry of Urban Development for seeking clearance of the project. In the absence of specific clearance from the Govt. of India, Slum Wing of the ODA has not been in a position to provide any shelter to the particularly weaker sections during preceding two years of the 7th Five Year Plan. This project has already evoked considerable response from the public as in Delhi there is no channel to obtain developed plots at an affordable means by EUS.

5. VISHRAMGRANHS:

In view of the fact that the 1981 census identified 26,870 as the houseless population in the Union Territory of Delhi, Slum Wing, ODA launched the scheme of const. of Vishramgrah Buildings under the Night Shelter approved with an outlay of Rs.3 crores. These buildings are meant for providing shelter to the absolutely shelterless, unfortunates huddled together on pavements, under flyover, pipelines during chilly winter and monsoon rights. It may be mentioned that Delhi city is already flooded with innumerable casual labourers, Rickshaw pullers, unlicensed railway porters/hawkers, car drivers etc. etc. and they are too poor to afford even a roof over their heads. Their poverty is forcing them to take shelter in open for night stay and they are always exposed to ill effects of vagaries of weather. Availability of any shelter near their work sites for night stay within the affordable means is the greatest relief which a Govt. agency can provide to these unfortunate fellow citizens. With this background in view and the policy initiated in point 19 of the New 20 point programme, Slum Wing has launched the aforesaid scheme.

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The salient features of the facilities being provided are as follows:

1. Provision of beds with better amenities and at a licence fee of Rs.2/- per night.
2. Provision of beds with ordinary amenities at a licence fee of Rs.1 - per night.
3. Provision of community toilets/baths in the buildings.
4. Provision of water, jute mattresses and magazines, newspapers etc.
5. Provision of TV for entertainment and cultural upgradation.

Slum Uting, is already operating ten night shelters in different parts of the city where in about 3000 beneficiaries are taking advantage of the night stay. These are old night shelters and beneficiaries are charged 50 paise per person per day. The concept of pay and use was introduced in 1935-37 for ensuring maintenance and extension of better facilities. These night shelters were built out of resources available with the Slum Uting, DDA but most of them are of temporary nature and as such an action plan to provide permanent bldg. has been drawn. During the financial year 1935-36, construction work of three Vishramgrah buildings was initiated at Basti Wizamuddin, Azadpur Subzimandi & Paharganj. All the three projects are nearing completion and they are likely to be commenced for public use in 1937-38 itself. However, work for const. of two additional Vishramgrah buildings was initiated during 1935-37 at Shahzade Bagh and Mukherjee Market. The perspective of construction of 20 Vishramgrah buildings is envisaged in the coming years. These buildings are proposed to be located at Lahori Gate, Uazirpur, Industrial Area, Chandni Chowk, Mayapuri, Kirti Nagar Industrial Area,

contd..

Okhla Indl. Area, Nehru Place etc.

It may, however, be mentioned that with a view to commemorating the World Habitat Day, the foundation stone for the Vishramgram building at Anandapuri Bagh Indl. Complex was laid down on 6th Oct. 1987 by the Hon. Minister of State for Urban Dev. This project is covered within the ambit of International Year of Shelter for Homeless, 1987.

6. STRUCTURAL IMPROVEMENT IN KATRAS:

Slum Wing, DDA is managing about 3000 katras/properties in the city, wherein thousands of slum dwellers are residing as tenants/licencees. These are old, evanescent properties placed at the disposal of Slum Wing, DDA by Govt. of India and these have already completed their life span over the years. A systematic plan of improvement of building structures was evolved in the past and as a result these have become dilapidated due to over crowdedness and constant use. In the 7th Five Year Plan, 1985-90, a programme of providing need based repairs in these properties/buildings is already in operation. This would involve an investment of Rs.2.60 crores for ensuring structural and human safety.

Since inception of the programme improvement works for 956 properties in Ward Nos. I & III, VI to XV and XIX have already been identified and estimates approved for carrying out the work. However, till the end of March, 1987, work for 557 properties/katras have been completed in various wards and work for another 83 properties/katras is in progress, whereas, action has already been taken to award work for 316 properties/katras. Remaining properties are being surveyed physically for identification of its repair components for structural safety. This programme involves survey of individual properties

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katras and thereafter assessment of the requirement for structural repairs. It is a long drawn process and the progress is to be reviewed keeping in view that the arrangements are to be made for katra to katra. Moreover, while providing structural repairs the convenience of the residents is also to be taken in the consideration. This programme is of unique nature in the metropolitan city and its progress is being reviewed in weekly meetings conducted by Hon'ble CEC wherein the elected representative of the areas also participate. However, with a view to improving the quality of life of the tenants/licencees who belongs to the economically weaker sections, 9 maintenance stores have been established with departmental labour for day to day maintenance. These stores have already been made operative but their functioning will gear up with the availability of the full staff strength in the coming days.

7. ENVIRONMENTAL IMPROVEMENT CURATIVE MEASURES

For improving the quality of life of lakhs of slum dwellers, the programme of Env. Imp. in Urban Slums an item of Minimum Needs is under implementation in Delhi since 1972. The programme dovetails extension of facilities at community level for water supply, sewers storm water drains, community latrines/baths, cleaning and paving of existing lanes, Multi purpose community facility centres containing provisions for Libraries/Reading Rooms, Barak Ghars, Vyamshalas, Parks/tot lots etc. The aforesaid facilities are provided in notified slums with per capita expenditure ceiling of Rs.300/- depending upon the need of the area and availability of resources. As a result of developmental works undertaken in the slums about 12.43 lakhs slum dwellers have benefitted upto March'87 which includes coverage of 1.51 lakhs slum dwellers during 1986-87. Slum Wing has taken large strides during the last year for making the environment healthier

...

and happier for poor slum dweller by way of providing the facilities listed under neath:

- 13 multipurpose community halls/barat ghars for socio-cultural activities and work for another 3 units is in progress. These Community Halls have been provided in the slums all over Delhi namely Rameshwari Nehru Nagar, Bapa Nagar, Nand Nagri, M.G. Road, Dakshinpuri, Kabir Basti, Mukesh Nagar, Parda Bagh etc.
- Work for construction of two open air theatres at Kabir Basti and Gurki Mandi for recreation facilities was initiated.
- 7 Vyamshalas/Wrestling Rings for channelising the energies of youth, were constructed at Jhandewalan, Sangam Park, Chandrashekhar Azad Colony, Padam Nagar and Gurki Mandi etc.
- One Social Welfare Centre at Tilak Vihar for welfare of women and children and another at Sohan Ganj Arya Pura is under construction. The facts retold are illustrative in nature and apart from that number of facilities like sewer for improving sanitation, storm water drains for flow of waste water, street light poles for illumination of dark streets parks/tot-lots for children etc. were provided in various notified slum areas.

6. Similarly, another project of providing minimum basic facilities to about 10 to 11 lakhs jhuggies dwellers in about 600 jhuggie basties which have come up in different parts of Delhi was launched in 1986-87 under Environmental improvement in jhuggies. An action plan for provision of minimum basic facilities of pay and use complexes of community latrine/toilets/jan suvidah complexes, water hydrants/hand pumps, street light poles, Dhalaas and drains for flow of waste water from the points of water hydrants/hand pumps was drawn during 1986-87 after holding series of meetings at the highest levels i.e. Hon'ble Chief Executive Councillor, Lt.Governor. The project involves construction of community toilets/community baths in

the scale of one toilet/bath for about 30 persons.

The construction of pay & use complexes of toilet/bath in slums/jhuggie basties have already been initiated. During 1936-37, 118 U.C./seats and 33 baths were provided under this project in Sarai Basti, Raghbir Nagar and Kalia Mubarakpur. The construction work for another 566 U.C. seats and 244 baths is at various stages of progress at Jahangirpuri, Wazirpur, Shastri Nagar, Lal Bagh, Kusta Buland Masjid, Kasturba Nagar, Khayala, Shehbad Daulatpur, Basti Nizamuddin etc. etc. Proposals for another 100 complexes have been finalised. The concept of construction of community toilets/baths was reoriented by utilising the services of certain agencies for maintenance of these complexes. The entries in such complexes is regulated by charging 20 paise per adult male user whereas women and children are free to utilise these complexes. The scheme of extension of basic facilities in jhuggie clusters involve an investment of about Rs.50.00 crores. This project will go a long way in eliminating the practice of defecation in open by our fellow brothers which is a source of health hazard, pollution & ugly look.

9. SANITATION: CONVERSION OF DRY LATRINES INTO WATER BORNE LATRINES:

In view of insanitary and insanitary conditions prevailing in slums, Slum Wing has launched a programme of conversion of dry latrines into water borne latrines by providing subsidy of Rs.500/- to the intended beneficiaries.

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The project envisages an investment of Rs.2 crore to be made in the 7th Plan period for the benefit of slum dwellers in JJ Resettlement Colonies and other suburban areas. This programme was operated for the first time in 1936-37 and 1337 applications have been received up to March 67, out of which 553 have been sanctioned for conversion purposes. So far 96 families have converted their dry latrines into water borne latrines by availing the aforesaid facility.

10. REDEVELOPMENT OF SHAHJAHANABAD:

The scheme primarily involves urban renewal, conservation of historical character, decongestion by shifting health hazard industries/godowns of wholesale traders & rationalisation of traffic by constructing underground parking lots. An action plan has been worked out for carrying out the following activities in the coming years:

- Shifting of fruit & vegetables market (Phool Mandi).
- Shifting of transport godown.
- Shifting of whole-sale food grains godowns.
- Shifting of fish-poultry market.
- Shifting of paper godowns.
- Shifting of MOD offices.
- Restrictions for regulating the movement of heavy commercial vehicles.
- Underground parking projects at Church Mission Road & Gole Market.

- Conservation & Restoration of historical buildings & monuments.
- Conservation of areas in the city.
- Resettlement of dwellers of dangerous katras.
- Grant of lease hold rights to katras dwellers.

The set of activities identified for urban Renewal of Walled City has been assigned to the concerned subject matter agencies. Ministry of Urban Development is actively considering the proposal for transfer of about 50 acres of land in Mata Sundri Road Complex. The land is proposed to be utilised for rehousing the slum dwellers of Walled City after clearance of identified properties/ katras.

11. INCOME GENERATING ASSETS FOR POOR.

a) COMMERCIAL STALLS/THARAS:

Slum Wing, DDA allotted 6821 low cost commercial stalls/tharas of 48 sq. feet each in various JJ Resettlement colonies with a view to providing stable source of income to economically weaker sections as well as scheduled castes living below the poverty line on easy terms & conditions for undertaking retail trading activities for house-hold and day to day goods/services. This includes 2627 Commercial Stalls/Tharas allotted to Scheduled Caste families.

c) LOW COST UNITS OF WORK CENTRES:

This scheme is being implemented for the benefit of economically weaker sections including scheduled castes entrepreneurs and other unemployed youths who are keen in starting manufacturing units

on small scale basis. During the last four years construction of 2535 low cost units each comprising of areas of 100 sq. feet to 200 sq. feet of work centres was completed whereas construction work for another 574 units is in hand. The process of allotment of created assets to the local people wherein such units had been constructed has already been initiated jointly by Industries Department and Dto. of Welfare of Scheduled Castes.

12. COMMERCIAL PROJECTS:

During the period under review, 27 commercial plots, 57 built-up shops, 63 built-up commercial stalls and 38 institutional plots were auctioned and a revenue amounting to Rs. 3.02 crores was generated. In ten cases of auctioned residential plots leases were executed.

In about 105 cases, which were put to auctions by the Slum Department during the year, lease-deeds were executed besides isolated cases of Exchange deeds, institutional cases and industrial cases were dealt.

In addition to this, plans/drawings for large number of office buildings, markets industrial-cum-commercial plots, convenient shopping centres etc. had been prepared, details of which are as follows :-

- (a) Office buildings at Madipur, Asaf Ali Road, Ring Road Kilokari Village, Sarai Kale Khan, Raja Garden, Karampura Moti Nagar, Motial Khan Jhandewalan Road etc.
- (b) Fruit & Vegetable vendors market near Sanatan Dharam Mandir, Tilak Nagar
- (c) Indl.-cum-commercial plots at Shahzada Bagh
- (d) Convenient shopping centres at Tilak Vihar and Raghbir Nagar.

Apart from this, layout plans/detailed plans for four major commercial projects like District Centre Shivaji Place, Community Centre Motial Khan, Community Centre Madipur and Community Centre Shahzade Bagh had been got prepared by engaging professional agencies. Out of these four major projects the community centre at Madipur and Motial Khan have been approved by Delhi Urban Arts Commission at conceptual stage. However, the other two projects are under consideration of DUAC. Apart from this, the layout plan of Local Shopping Centre at Najafgarh Road, Convenient Shopping Centre at 1040 slum tenements, N.G. Road, Convenient shopping centre at Indir Lok have been planned during 1986-87.

13. MIR SCHEME :

The cases of grant of lease-deeds of unauthorised occupants of 80 sq.yds. plots which had evaded solution since 1972 were sorted out and lease-deeds were executed in about 90 cases. Besides this, lease-deeds of 105 plots of 25 sq. yds. of different colonies were also executed.

In addition to this, various policy matters like suggestions for amendment of policy of liquidation of JJ Resettlement plots of 80 & 25 sq.yds. and tenements was recommended to the Govt. of India, which after approval will provide relief to 2.50 lakhs plot holders in Delhi.

14. INNOVATIVE IDEAS/CONCEPTS:

(1) For computerisation of the functioning of Slum Wing, DDA, the task of undertaking feasibility study has been assigned to TCIL at cost of Rs. 25,000/-. The work for feasibility study is on & it is likely to be completed soon.

(2). With a view to ensuring participation of banking system in recoveries of dues from public, a proposal to finalise the system was taken up in 1966-67. The modalities for introducing the system are being worked in consultation with Oriental Bank of Commerce.

14. MISCELLANEOUS WORK:

Development plans and designs for the following works were also prepared during the period under review :-

- (a) Sports Complex at Thyagraj Nagar.
- (b) Community facility centre-cum-Haj House at Turkman Gate, Delhi.
- (c) Police post with dormitory at Tilak Vihar.

STATEMENT SHOWING FINANCIAL POSITION OF SLUM WING,
DELHI DEVELOPMENT AUTHORITY DURING 1986-87.

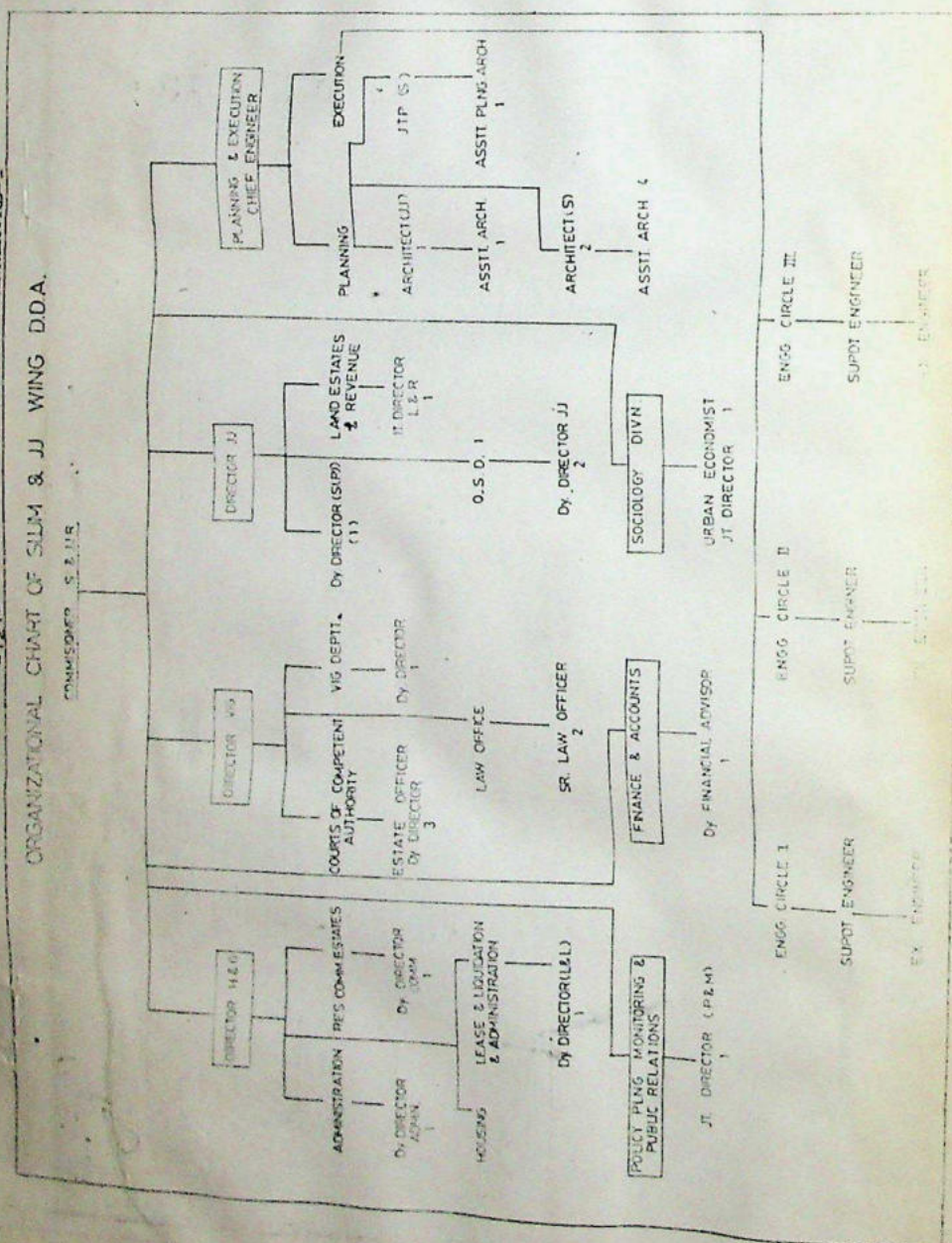
RECEIPTS	ESTIMATED , ACTUAL	
	(Rs. in Lakhs.)	(Rs. in Lakhs.)
1. Resources Mobilisation.	400.00	729.55
2. Revenue.	225.00	136.43
3. Grants/loans received from Govt./Admn.	2344.00	2779.52
4. Money received as regn. money for shops/stalls.	--	--
5. Flats. -do-	--	--
6. Lottery Funds.	--	--
	2969.00	3645.50
<u>EXPENDITURE:</u>		
1. Expenditure on Estt.	428.32	222.21
2. Expenditure on Works Financed out of Slum Revenue.	256.61	171.14
3. Expenditure on plan schemes.	3058.40	1388.01
4. Expenditure on Special Regn. schemes.	739.00	365.14
5. Lottery Fund (Individual Plumbing)	112.35	115.80
	4594.68	2262.30

STATEMENT SHOWING CATEGORY-WISE NUMBER
OF POSTS SANCTIONED, IN-POSITION AND
VACANT IN SLUM WING, D.D.A.

Sr. No.	Category	No. of posts sanctioned	No. of posts filled up.	No. of vacant posts.
1.	GROUP-A.	36	25	11
2.	GROUP-B.	179	132	47
3.	GROUP-C	863	608	255
4.	GROUP-D	408	240	168
	TOTAL :	1486	1005	481

ORGANIZATIONAL CHART OF SULIM & JI WING D.O.A.

Билтэс ордонд



DELHI DEVELOPMENT AUTHORITY

CHAIRMAN

Mr H.L. Kapoor, Delhi

VICE-CHAIRMAN

Shri Prem Kumar
(1.4.86 - 16.6.86)

Shri K.K. Mathur
(19.6.86 - 11.7.86)

Shri Om Kumar
(12.7.86 - 31.3.87)

NON OFFICIAL MEMBERS

1. Shri Ram Lal
Member Metropolitan
Council, Delhi.

GOVERNMENT MEMBERS

1. Shri J.S. Parkash Chandra
Chief Executive Officer,
Delhi.

2. Shri R.L. Parkash
Secretary,
Govt. of India,
Min. of Urban Dev.

GOVERNMENT MEMBERS

10. Shri S. Panchapakesan
Finance Minister,
D.O.A.
(1.4.86-28.3.87)

11. Shri S.A. Nisha
Finance Minister,
D.O.A.
(29.3.87-31.3.87)

11. Shri J.K. Varshneya
Engineer Member,
D.O.A.
(1.4.86-21.5.86)

12. Shri P. Krishnan,
Engineer Member,
D.O.A.
(21.5.86-16.11.86)

13. Shri V.S. Suri
Engineer Member,
D.O.A.
(17.11.86-31.3.87)

4. Shri Deep Chand S.O.P. Uadha,
Member,
M.C.C.

EX-OFFICIO MEMBERS

9. Shri S.P. Kapoor,
Commissioner,
M.C.C.
(1.4.86-15.2.87)

11. Shri P.V. Jaikrishnan
Commissioner

12. Shri P.V. Jaikrishnan
Commissioner
(16.2.87-31.3.87)

SECRETARY

12. Shri S.P. Jain
(1.4.86-31.12.86)

13. Miss Jai L. Jureja
(1.1.87-31.3.87)

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CHAIRMAN

VICE-CHANCEMAN

FIVE VICE PRESIDENTS

1987-1988

Commr. P.O.	Commr. (Land)	Commr. (A)	Commr. (Coord.)	Secretary C.V.D. C.L.A. CE(OC)	Dir. (S&J)	Dir. (PR) (Feis.)
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C.C.
WZ;
C.C.
WZ;
C.C.
Rohrl.;
C.C.
EZ;
C.C.
Z7;
C.E.
(Design)
C.E.
(SE);
C.E.
(UZ)

Dit.(Hort.)

Dir. (CP) Dir. (CP) Chief Architect

Chief Accounts Officer

From Item No. 4 to 84.

Item No. Sub: Change of land use from existing 'green' to commercial
4 (Service Centre) located in between Sector VI to VII,
R.K.Puram.

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The consideration of the item was postponed.

Item No. Sub: Action Taken Note on the Recommendations of the
5 Committee constituted vide Resolution N. 3 dated
13.3.86 to undertake an indepth study of D.A.'s
Resources Position.

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The consideration of the item was postponed.

Item No. Sub: Conversion of lease in respect of plot N. 1, Block-E,
6 Jhandewalan Extension, New Delhi.

....

The consideration of the item was postponed.

Item No. Sub: Change of land use of the land allotted to the Inter-
7 national Society for Krishna Consciousness at Kalkaji.

....

The consideration of the item was postponed.

Item No. Sub: Development Plan of Papankola.
8

....

The consideration of the item was postponed.

Item No. Sub: Transfer of amenities and Civil Services of G.I. lines
9 from MCD to DDA.

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The consideration of the item was postponed.

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No. Subject: Delegation of Powers to Commissioner(S& JJ)
10 FE-16(3)80

A-1.3.88.

PRECIS

The matter relating to validity of Resolution No.49 of 1974 was raised in the meeting of the Authority on 21.9.1987. In pursuance of the discussions, the matter has been examined in depth and it had been decided by the Chairman of the Authority (Hon'ble LG) that office order No. F.12/4/74-LSG (Vol.III)/4171 dated 14.5.1980 is currently valid which supercedes all earlier orders on the subject. After passing the Resolution No.49 dated 2.7.74 App.'N' pages 88-92, the Slum Department was transferred to MCD on 1.4.1978 and the said Resolution thus became infructuous.

Subsequently Slum Wing was again transferred to DDA on 15.5.1980. A plain reading of the office order dt:14.5.80 (App.'O' Page 93-94), issued by the L.G. of Delhi in pursuance of the Government of India, Ministry of Works & Housing letter No. 11011/2/80/LSG dated 28.2.1980

makes it clear that the Slum Department was put under the overall direction and control of VC,DDA. In view of the powers conferred on the VC,DDA vide office order dated 14.5.1980 certain powers were delegated to the then Director (Slum & JJ) vide office order dated 16.7.1980 (App.'P' page 95-96)

On re-designation of the Director (S&JJ) as Commissioner (S&JJ), the same powers as contemplated in office order of 16.7.1980 were made applicable vide office order No. FE 16(3)/80 dated 6.3.1986 (App. 'Q' Page 97)

The matter has also been examined by the Legal Wing of the Authority who opined as follows:

- (i) After passing of Resolution No.49 dated 2.7.1974, the Slum Department was transferred to MCD on 1.4.1978. The same, therefore, had become infructuous.
- (ii) Subsequently, the Slum Wing was again transferred to DDA on 15.5.1980. A plain reading of the office orders dated 14.5.1980 (copy enclosed) issued by the LG. in pursuance of the Govt. of India, Ministry of Works & Housing letter No.11011/2/80/LSG dated 28.2.1980 makes it abundantly clear that the Slum Department was put under the overall direction and control of VC,DDA. For

administrative matters. Clause 1 to 4 of the Office Orders may be referred to. Financial aspect of the Slum & JJR was dealt with vide Clause 5 of the aforesaid Office Orders.

- (iii) Section 41 of the Delhi Development Act stipulates that the Authority shall carry out such directions as may be issued to it from time to time by the Central Government.

- (iv) Now, in view of the powers conferred upon the VC, DDA vide Office Orders dated 14.5.1980, certain powers were delegated to Director (S&JJ) vide Office order dated 16.7.1980 (copy enclosed). Powers conferred vide office orders dated 16.7.80 are not in conformity with powers conferred upon the Commissioner (S&JJ) vide Resolution No.49 dated 2.7.1974 as shown in the Appendix-I attached thereto. Subsequently, Director (S&JJ) vide orders dated 6.3.1986 with the same powers as were conferred upon Director (S&JJ).

- (v) The subordinate entering into real functions of his superior by authority of law is one thing, but the subordinate using the powers vested in the superior without a legal sanction of delegation of Authority by the superior upon his subordinate is quite another. Resolution No.49 dated 2.7.1974 was passed with reference to the Authority's Resolution No.208 dated 25.2.1967 whereby the Vice-Chairman was authorised to exercise all the powers that are delegated by the Government of India to the Heads of the Department under the General Finance Rules, the Fundamental and Supplementary Rules and powers detailed in the compilation of Delegation of Financial Powers Rules, 1958 with Government of India decisions and Delegation Orders dated 1.6.1962 as amended from time to time. It was also laid down that Delegation of administrative financial powers should be on the pattern in vogue in Government Department where Head of Department is authorised to declare any subordinate officer to be Head of the Office so that routine administrative matters may be finally disposed of at his level up to the extent of Delegation. Vide Resolution No. 49 dated 2.7.1974 certain powers vesting with the Vice-Chairman were delegated to Commissioner (S&JJ) which, on account of the circumstances explained above, became infructuous.

- (vi) It was under these circumstances that the VC, DDA to whom necessary powers were delegated by the Resolution No.208 dated 25.2.1967 after transfer of the Slum Department from MCD to DDA in pursuance of orders dated 14.5.1980 issued by the Lt. Governor, thought it expedient to delegate certain powers as enumerated in the Office Orders dated 16.7.1980. However, perhaps, because of the powers delegated vide Office Orders dated 16.7.1980 being not to the extent, the same were delegated vide Resolution No.49 dated 2.7.1974

contd....

that the point has been raised that Resolution No.49 dated 2.7.1974 will hold good. The issuance of orders dated 16.7.1980 in pursuance of the orders dated 14.5.1980 of the LG. otherwise impliedly repeated Resolution No.49 dated 2.7.1974.

- (vii) The orders of the LG dated 14.5.1980 issued in pursuance to the reference received from the Ministry of Works & Housing must be presumed in deference to the rule of law to intend to reorganise the Slum & JJR Department in the manner indicated therein. In case, we uphold the contention that Resolution No.49 dated 2.7.74 would have overriding effect on the orders regarding delegation of powers dated 16.7.1980 issued in pursuance of the orders of the LG dated 14.5.1980, it would have its own serious repercussions.
- (viii) Even Delhi Development Authority, in my opinion, cannot pass a Resolution to defeat the Scheme as envisaged in the Orders dated 14.5.1980 as the same would be contrary to the provisions of Section 41 of the Delhi Development Act, 1957.

Keeping in view of the position explained above it is submitted that the Office order of 14.5.1980 is only valid which supercedes all earlier orders on the subject including the Authority's Resolution No.49 dated 2.7.1974.

The matter is placed before the Authority for its information as desired by the CEC in his D.C.No. 54R/CEC/77/ dated 26.2.1988.

RESOLUTION

The consideration item was postponed.

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Copy of Resolution no. 49 passed at an ordinary meeting of the meeting of the Delhi Development Authority held on 2.7.74.

No. Subject: Delegation of powers to the Commissioner (Slum).

49 (F.NO.HQ/1307)

A reference is invited to the Authority's Resolution no. 208 dated 25.2.67 wherein certain powers were delegated to the Vice Chairman and other officers of the Authority in the interest of smooth and efficient running of the administration. It was resolved that Vice Chairman may exercise all the powers that are delegated by the Government of India to the Heads of Department under the General Financial Rules, the Fundamental and Supplementary Rules and powers detailed in the 'Compilation of the Delegation of Financial Powers Rules 1958' with the Govt. of India's decisions, and the delegations Order dated 1.6.1962 as amended from time to time. It was also laid down that delegation of administrative and financial powers should be on the pattern in vogue in Govt. Department where Head of Department is authorized to declare any subordinate officer to be Head of Office so that routine administrative matters may be finally disposed of at his level up to the extent of delegation.

2. With the transfer of the Slum Department to the DDA on independent wing under the Commissioner (Slum) has been set up.

3. In the interest of smooth running of the administrative machinery it is proposed that:

- i) The Commissioner may be declared as Head of the Department of the Slum and S.J. Wings.
- ii) He may exercise the powers as shown in the Appendix 'I' page A 20 to A 27.
- iii) The Commissioner (Slums) may be authorized to declare any subordinate gazetted officer (Carrying a pay scale of Rs. 700-1250 or above as Head of Office).

4. The matter is placed before the Authority for approval.

Contd....

RESOLUTION

Resolved that the proposal contained in para 3 of the preamble be approved.

Arising out of the above, the Authority desired that a special meeting of the Authority may be called to consider the various steps to give impetus to the Works of the Slum Wing and other connected issues during the course of this month. The Chairman pointed out the desirability to constitute a Committee of the DDA under Section 5(a) of the D.D. Act for work relating to Slums. It was decided that the chairman be authorised to constitute this Committee.

THE GAZETTE OF INDIA

NEW DELHI, SATURDAY, DECEMBER 8, 1979
1980 PART II

PART II Section 3 Sub-Section (II)

DELHI DEVELOPMENT AUTHORITY
New Delhi, the 22nd November, 1979

S.O. 3987.- In exercise of the powers vested in it under sub-section (i) of Section 52 of the Delhi Development Act, 1957 (No. 61 of 1957), the Delhi Development Authority hereby delegate such of the powers to such of its members/officer as mentioned in the schedule attached.

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Appendix 'C' to Item No.10

DELHI ADMINISTRATION, DDA

LOCAL GOVERNMENT DEPARTMENT

No. F. 12/74-553 (V-1.II)/1171

Dt: 14th Feb, 1980.

NOTICE

In pursuance of Govt. of India, Ministry of Works & Public Building, No. 11011/2/80-553 dated 21st February, 1980, the Lt. Governor of Delhi has issued the order for the transfer of Slum Clearance, Improvement and Allied Schemes and the Unnec. J. Merit Removal Scheme from the Municipal Corporation of Delhi to the D.D.A. w.e.f. 15.5.80. The transfer of staff of the Slum & J.R. Department will be in accordance with the following directions:

- i) The Slum Department will be maintained as a sector to the DDA and its staff will not be merged with the DDA main staff. The service matters of the Slum Deptt. will be the concern of the Slum Estt. headed by the Director (Slum & J.R.) under the overall direction and control of V.C., DDA.
- ii) Such regular staff as were transferred with the Slum Department on 1.4.78 to the M.C.D. will now be transferred with the Slum Department to the DDA. All such staff who have been directly recruited at the lowest and initial levels in the Slum Department after 1.4.78 will be transferred with the Slum Department to the DDA. All additional staff posted from the M.C.D. General Wing to the Slum Deptt. will report to the M.C.D. before transfer of the Slum Deptt. to the DDA.
- iii) Such regular staff of the J.R. Department as were transferred to M.C.D. on 1.4.78 will now be transferred with the J.R. Estt. to the DDA. This will include the regular professional staff transferred with the J.R. Estt. vide order no. PA/D(9)/H/30-N dated 31.3.78. All such regular staff will form part of the establishment of the DDA. Also such staff will be recruited directly recruited in J.R. Establishment after 1.4.78 will stand transferred with J.R. Estt. to the DDA and their inter-relationship determined in the administrative terms of the DDA as per rules and regulations as are in operation with the J.R. Estt. will report to their parent establishment before transfer of J.R. Establishment to the DDA.
- iv) Such unskilled and semi-skilled staff who were transferred by the Engineering and Horticulture Departments of the DDA along with Slum and J.R. Establishment on 1.4.78 and are still in the service of those two Departments will be transferred along with their parent establishments to the DDA. The regular staff

Contd....

for ensuring such transfer will be that of Chief Engineer, DDA and Director (Hort.) DDA who will for the purpose consult the concerned Accounts Officer of the Slum and JGR Estt. with regards to the precise number of such staff transferred on 1.4.78 to the M.C.D.

- v) All the assets and liabilities of the Slum and JGR Schemes as on 15.5.80 will stand transferred to the DDA and the concerned Departments of the DDA and the MCD will prepare inventories of assets and liabilities jointly, and the decision of the Lt. Governor of Delhi will be final with regard to any disputes. The order of transfer of the Slum and JGR Establishment will also take effect from 15.5.80.

Sd/-
(S. Shrivastava)
Secretary (LSG)
Delhi Administration

Dated the 14th May, 1980.

No:

Copy to:

1. Shri V.S. Ailawadi, Vice Chairman, DDA, Vikas Nagar.
2. Shri J.N. Singh, Commissioner, MCD, Town Hall, Delhi.
3. Shri V.S. Khetri, Jt. Secretary to the Govt. of India, Ministry of Works & Housing, Birman Bhawan, N. Delhi.
4. The Secretary, M.H.S. New Delhi, S.O. 13, (L&H)
5. The Director of Audit, Central Revenue.
6. The Director of Audit, C.M. & M, New Delhi.
7. Dy. Commissioner (Slum), Jhandewalan, New Delhi.
8. Secretary to the Lt. Governor, Raj Niwas, Delhi.

Sd/-
(S. Shrivastava)
Secretary, (LSG)
Delhi Admin. D.

DELHI DEVELOPMENT AUTHORITY
(ADMINISTRATION BRANCH)

NO. P.2(1)/EO-Misc./Corr./DDA/Pt.I

Dated: 10.6.80

Copy forwarded to all heads of Departments for information and guidance.

Sd/-
(S. S. Jolly)
By. Secy - II.

Appendix 'P' to Item No.10

No. FE.16 (3)/80

Dated: 16th July, 80

Subject: Delegation of powers to the
Director (Slum and J.J.R's).

A reference is invited to the Authority's Resolution No. 208 dated 25.2.67 wherein certain powers were delegated to the Vice-Chairman and other officers of the Authority in the interest of smooth and efficient running of the administration. It was resolved that Vice Chairman may exercise all the powers that are delegated by the Government of India to the Heads of Department under the General Financial Rules, the Fundamental and Supplementary Rules and powers detailed in the Compilation of the Delegation of Financial Powers Rules 1958 with the Govt. of India's Decisions and the delegation Orders dated 1.5.1962 as amended from time to time. It was also laid down that delegation of administrative and financial powers should be on the pattern in vogue in Govt. Department where Head of Department is authorised to declare any subordinate officer to be Head of office so that routine administrative matters may be finally disposed of at his level up to the extent of delegation.

By virtue of the above authorisation and consequent transfer of Slum & JJR Scheme to Delhi Development Authority w.e.f. 15.5.80, the Vice Chairman, has been pleased to delegate to the Director (Slum & JJR) the powers of Head of Deptt., subject to overall control and supervision of Vice Chairman, Delhi Development Authority.

The powers delegated may be exercised subject to the condition that budget provision exists for meeting the expenditure. In case the expenditure is not provided for in the Budget and is intended to be incurred by reappropriation or supplementary grant, prior sanction of the Finance Deptt. may be obtained. Due regard must, of course, be paid to any general restriction, scales or limits as are prescribed in this behalf in the General Financial Rules Delegation of Financial Power Rules, Fundamental Rules and Supplementary

Contd..

Rules and other orders issued thereunder from time to time.
In case of administrative approval and expenditure sanction
for any development project of the Slum & JGR for any amount
exceeding Rs. 25 lacs, shall be recorded by Director (Slum & JGR)
with the prior approval of the Vice Chairman, Delhi Develop-
ment Authority.

Sd/-
(K.P. Jha) mb)
Accounts Officer (P&E)

Copy forwarded for information and necessary action to
all officers and Branches of the Authority.

Appendix 'Q' to Item No.10

DELHI DEVELOPMENT AUTHORITY
(FINANCE AND EXPENDITURE)

NO. FE.16 (3)/80/

Dated: 6.3.1986

OFFICE ORDER

Consequent upon the redesignation of the post of Director (Slum & JJ) into that of Commissioner (Slum & JJ) vide Estt. order no. D/3/S JJ/86 dt. 6.1.86, Vice Chairman, DDA has been pleased to delegate to the Commissioner (S&JJ) the powers already delegated to the Director (S&JJ) vide order no. FE.16 (3)80 dt. 16.7.80.

Sd/-
(S.K. MENDIRATTA)
ACCOUNTS OFFICER (F&E)

Copy forwarded to all officers and branches of the Authority.

Appendix 'R' to Item No. 10
JAG PARVESH CHANDRA

-95-

MOST IMMEDIATE
By Spl. M. S. R. C.
Authority: Agenda Item

CHIEF EXECUTIVE COUNCILLOR
DELHI ADMINISTRATION: DELHI
DELHI: Dated 26th Feb. 88

Dear Shri Om Kumarji,

I thank you for your letter dated 17.2.88 regarding conferment of powers on Commissioner(S&JG/R). Resolution No. 49 dated 2.7.1974 had delegated certain powers on Commissioner(S&JG/R) and I have been asking the question whether they are applicable as on date or not, be considered by the Delhi Development Authority. While I appreciate your efforts in putting up the matter to the Lt. Governor twice for seeking his advice and orders, but as this was the decision of Delhi Development Authority, I still consider it appropriate that the matter in its entirety should be placed before the Authority and should not be dealt exclusively at the administrative level. I, therefore, reiterate that the matter be placed in the meeting of the Delhi Development Authority. I understand that the meeting has been fixed for 1st March, 1988 and in case the agenda for the same has been circulated, supplementary agenda for this item may also be circulated.

With regards,

Yours sincerely,

SP/-

(JAG PARVESH CHANDRA)

Shri Om Kumar,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
I.B.A.,
NEW DELHI

(Signature)
Secretary
Delhi Development Authority

(Signature)
Chairman,
Delhi Development Authority

