

328

AGENDA ITEMS

FOR THE

MEETING

OF THE

DELHI DEVELOPMENT AUTHORITY

DATE: 10.08.2016

TIME: 10.00 AM

VENUE: RAJ NIWAS

DELHI

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SPECIAL INVITEES

1. Shri K.K. Sharma
Chief Secretary, GNCTD
2. Shri S.N. Sahai
Principal Secretary (Finance), GNCTD
3. Shri Vijay Kumar
Secretary to Lt. Governor, Delhi
4. Shri A. Anbarasu
Secretary (L&B), GNCTD
5. Shri S.S. Kanawat
Special Secretary (UD), GNCTD
6. Shri K.K. Joadder
Chief Planner, T.C.P.O.
7. Shri Puneet Kumar Goel
Commissioner, SDMC
8. Shri Mohanjeet Singh
Commissioner, EDMC
9. Shri Praveen Gupta
Commissioner, NDMC
10. Shri J.P. Agrawal
Principal Commissioner (LD, Housing & CWG), DDA
11. Shri Shripal
Principal Commissioner (Personnel, LM & Systems), DDA

Copy also to:

1. Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
2. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi
3. Dr. Simi Malhotra
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor, Delhi
4. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
5. Shri Vishwendra
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (UD), Office of the Minister of Urban Development, Govt. of India.

INDEX

Sl. No.	Item No.	Subject	Department
1.	90/2016	Confirmation of minutes of the meeting of the Delhi Development Authority held on 10.6.2016 at Raj Niwas. F. 2(2)2016/MC/DDA	CCS
2.	91/2016	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 27.4.2016. F.2(3)2016/MC/DDA	CCS
3.	92/2016 (A)	<p>Proposed Modifications in MPD-2021/Change of Land Use Cases for forwarding to MoUD for final notification.</p> <p>(i) Proposed change of land use of an area measuring 3019.5 sq.m. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D. F.20(03)2015/MP</p> <p>(ii) Proposed change of land use of an area measuring 1.83 ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F. F.3(32)96/MP</p> <p>(iii) Proposed change of land use of site area measuring 8.90 ha. from 'Recreational' to 'Public & Semi-Public Facilities'(PS3), Sports Complex in Rohini Project – Sector 33, Phase IV & V, Zone-M. F.20(18)/2015-MP</p> <p>(iv) Proposed change of land use of the primary school plot of an area 0.28 ha. from 'Residential' to 'Public & Semi-Public Facilities' for construction of multi-specialty hospital at Shanti Path along railway track near flyover Moti Bagh, New Delhi falling in Planning Zone-D. F.20(14)2015/MP</p> <p>(v) Proposal regarding change of land use of an area measuring 1.852 ha. from 'Recreational' (Neighbourhood Park/Open Space) to 'Transportation' (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone- A (Walled City). F.20(3)2016/MP</p>	PLANNING
	92/2016 (B)	<p>Proposed Modifications in MPD-2021/Change of Land Use Cases for issuance of Public Notice for inviting objections / suggestions.</p> <p>(i) Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land</p>	

		<p>use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB office building at Sarai Kalan Khan, New Delhi, falling in Planning, Zone-D. F.20(2)2014/MP</p> <p>(ii) Proposal regarding change of land use of an area measuring 1.264 ha. from 'Public and Semi-Public Facilities' to 'Commercial' (Non-Hierarchical Commercial Centre) (C1) located at Bungalow Road, falling in Planning Zone-C. F.20(04)/2016-MP</p>	
4.	93/2016	<p>Modification in Chapter 19 of MPD-2021 for final notification by Ministry of Urban Development (MoUD). F.3(53)2003/MP/Vol.II</p>	PLANNING
5.	94/2016	<p>Proposed modifications in Chapter 12: Transportation of MPD-2021 regarding provisions for multi-level parking buses in Bus Depots/Terminals. F.20(7)2015-MP</p>	PLANNING
6.	95/2016	<p>Creation of a Special Purpose Vehicle (SPV) named as the 'Biodiversity Mission and DDA Greens' a not-for-profit company, under Section 8 of the Companies Act, 2013. F.3(6)/2016/HUPW/SA/(Urban Parks & DUHF) + F.PS/AC(LS)/DDA/2015/73/Pt.-I</p>	LANDSCAPE/ ARCHITECTURE
7.	96/2016	<p>Modification in the Delhi Urban Heritage Foundation Regulations, 1999. F.3(114)/2013/HUPW/WZ&Dwk</p>	ARCHITECTURE
8.	97/2016	<p>Designation of 'Dinpanah Archeological Park' in Chapter 10.0 – Conservation of Built Heritage of MPD-2021. F.20(10)/2015-MP</p>	ARCHITECTURE
9.	98/2016	<p>Scrapping of allotment of alternative plots to evictees in New Kondli Resettlement Colony. F.1(121)89/DD/LPB/Pt.VIII</p>	LAND MANAGEMENT
10.	99/2016	<p>Transfer of building activities from DDA to MCD – Rehabilitation Ministry Employees Cooperative House Building Society Ltd., Malviya Nagar, Zone-F, New Delhi. F.4(AE-I)Bldg./Resdl./Misc./06-07/Pt.</p>	PLANNING
11.	100/2016	<p>Adoption of Annual Accounts for the financial year 2015-16. F.6(1)2016-17/A/cs(M)/Annual A/c 2015-16/DDA</p>	FINANCE
12.	101/2016	<p>Creation of Hindi posts. F.1(Misc.)PB-I/DDA/2015/Hindi</p>	PERSONNEL
13.	102/2016	<p>Creation of separate trusts for GP Fund, Leave Encashment Fund & PRMS Fund. F.6(9)2015-16/A/cs(M)</p>	FINANCE
14.	Other Items	<p>(i) RFP for consultancy to develop city level high density mix use Economic/Commercial/Residential Hubs in DDA's vacant land at Dwarka, Rohini & Narela. F.73(218)2016/CE/QAC</p>	ENGINEERING

	<p>(ii) Delegation of power for deployment of Security Guards. F.5(287)2014-15/PC/DDA/Pt.</p>	ENGINEERING
	<p>(iii) 100% interest waiver on dues/over-dues of the Kashmiri Migrants allottee of one room flats. F.312(3006)HSRKM/2004/Dwk</p>	HOUSING
	<p>(iv) Waiving off interest against the late payment on account of premium of land for the allotted site measuring 20.8 hect. for setting up National Institute of Technology at Sub city Narela, Delhi in favour of Ministry of Human Resources, Department of Higher Education, Govt. of India. F.32(56)10/IL</p>	LAND DISPOSAL
	<p>(v) Action Taken Reports on 'Other Points' raised by non-official Members of the Authority during the meetings of the Delhi Development Authority held on 27.4.2016 and 10.6.2016 at Raj Niwas, Delhi. No. F.2(2)2016/MC/DDA/Pt.</p>	CCS

Supplementary Agenda for the meeting of the Delhi Development Authority fixed for 10.8.2016

INDEX

Sl. No.	Item No.	Subject	Department
1.	103/2016	Proposed road infrastructure development to decongest traffic in and around District Centres, Community Centres, Non-Hierarchical Commercial Centres and Local Shopping Centres developed by DDA in Delhi by upgradation of road infrastructure of surrounding areas. F.15(10)/2016/MP	PLANNING

ITEM NO. 90/2016

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 10.6.2016.
File No. F.2(2)2016/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 10.6.2016 were circulated vide this office circular No. F.2(2)2016/MC/DDA/114 & 115 dated 10.6.2016 with the request that proposals for amendment, if any, should be submitted within 7 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 10.6.2016 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Authority held on 10.6.2016 were confirmed as circulated.

ITEM NO. 90/2016

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Minutes of the meeting of the Delhi Development Authority held on 10.6.2016 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Authority held on 10.6.2016 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 10th June, 2016 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Najeeb Jung
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Arun Goel

MEMBERS

- 1 Shri Venkatesh Mohan
Finance Member, DDA
- 2 Dr. Mahesh Kumar
Engineer Member, DDA
- 3 Shri Durga Shanker Mishra
Additional Secretary
Ministry of Urban Development, Govt. of India
- 4 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

DELHI DEVELOPMENT AUTHORITY

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- 6 Shri S K Bagga, MLA

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Shri S C L Das
Secretary to Lt. Governor, Delhi
- 2 Shri J P Agrawal
Principal Commissioner (LD & Housing), DDA
- 3 Shri Shripal
Principal Commissioner (LM, Personnel & Systems), DDA
- 4 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 5 Shri Praveen Gupta
Commissioner, North Delhi Municipal Corporation
- 6 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 7 Shri Mohanjeet Singh
Commissioner, East Delhi Municipal Corporation
- 8 Shri K K Joadder
Chief Town Planner, TCPO
- 9 Dr R M Chaturvedi
Dy. Director General (CS)
Department of Telecommunications, Govt. of India
- 10 Shri S P Pathak
Commissioner (Planning), DDA
- 11 Shri Vinod Dhar
Chief Architect, DDA
- 12 Shri Ajay Kumar Gupta
Chief Engineer (North Zone), DDA
- 13 Shri Sohan Singh Kanawat
Special Secretary (UD), GNCTD

- 14 Shri Amit Kumar Das,
Addl. Commissioner (Planning), DDA
- 15 Shri Sabyasachi Das
Addl. Commissioner (Planning), DDA
- 16 Shri Udit Ratna
Chief Town Planner, South Delhi Municipal Corporation
- 17 Shri A D Biswas
Chief Town Planner, North Delhi Municipal Corporation
- 18 Shri H K Bharti
Director (Planning), DDA
- 19 Shri Chandu Bhutia
Director (Planning) AP-II, DDA
- 20 Shri Rajesh Kumar Jain
Director (Planning), DDA
- 21 Shri Surajit Jaradhara
Director (Building), DDA
- 22 Shri V R Bansal
Suptdg. Engineer (HQ), North Delhi Municipal Corporation
- 23 Shri L D Joshi
Joint Secretary (Finance), GNCTD
- 24 Smt. Paromita Roy
Deputy Director (Arch.) UTTIPEC, DDA

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, special invitees and senior officers present in the meeting of the Authority.

Item No. 74/2016

Confirmation of minutes of the meeting of the Delhi Development Authority held on 27.4.2016 at Raj Niwas.
F. 2(2)2016/MC/DDA

Minutes of the meeting of the Authority held on 27.4.2016 were confirmed as circulated.

Item No. 75/2016

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 11.3.2016.
F.2(3)2016/MC/DDA

The action taken reports (ATRs) on the minutes of the meeting of the Authority held on 11.3.2016 were noted.

Item No. 76/2016

Proposed amendment in Para 9.2.5 of the Unified Building Bye-laws (UBBL) for Delhi, 2016 notified vide S.O. 1191 (E) dated 22.3.2016.
F.15(15)/2012-MP

The representatives of Department of Telecommunications briefed the members of the Authority about installation of communication/mobile towers on residential buildings and the proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for approval for its notification and thereafter the same be notified by DDA.

It was further decided Ministry of Urban Development may take up the matter with the Department of Telecommunications, Govt. of India, for incorporation of consultation with RWAs before such installations, in DOT guidelines on the subject.

Item No. 77/2016

Proposed modifications in the Unified Building Bye-laws (UBBL) for Delhi-2016, notified vide S.O. 1191(E) dated 22.03.2016.
F.15(06)2016/MP

The proposal contained in the agenda item was discussed and the agenda was approved with the amendments as annexed.

The matter be referred immediately to Ministry of Urban Development, Government of India for approval for its notification and thereafter the same be notified by DDA.

Item No. 78/2016

Draft Transit Oriented Development (TOD) Regulations as envisaged in Transportation Chapter of MPD-2021 notified vide S.O. no. 1914 (E) dated 14.07.2015.
F.20(7)2015/MP/Pt-I

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for approval for its notification and thereafter the same be notified by DDA.

Item No. 79/2016

Proposed modifications in Chapter 12: Transportation and other corresponding Chapters of MPD-2021 processed under Section 11-A of DD Act, 1957 with reference to the Transit Oriented Development (TOD) Regulations.
F.20(7)2015/MP/Pt.III

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

The word 'common' use shall be replaced by 'public' use in para 12.18.3: (i) and (ii) of Annexure 'D' of the agenda.

The matter be referred immediately to Ministry of Urban Development, Government of India for issue of final notification.

Item Nos. 80/2016 to 89/2016 could not be taken up for deliberation.

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

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

ANNEXURE TO MINUTES OF ITEM NO 77:2016

Authority Meeting dated 10th June 2016

Sub: Proposed modifications in the Unified Building Bye-Laws (UBBL) for Delhi 2016, notified vide S.O. 1191(E) dated 22.03.2016.

Sl. No	Agenda Item	Approved Item		
1	2.6.5.4 Certification in the Building Plans required for Sanction of High Risk Buildings:	2.6.5.4 Certification in the Building Plans required for Completion cum Occupancy of High Risk Buildings:		
2	7.11.2 Minimum width provisions for passageway/Corridor i. The area of passageway/ corridor constructed more than the prescribed /permissible limit, should not be counted towards FAR calculations. (See 7.17.2.t)	7.11.2 Minimum width provisions for passageway/Corridor i. The additional area of passageway/ corridor constructed over and above the prescribed /permissible limit, should not be counted towards FAR but shall be counted in Ground Coverage (See 7.17.2.t)		
3	7.17.2 t. The area of passageway/ corridor constructed more than the prescribed /permissible limit, should not be counted towards FAR calculations, but shall be counted towards ground coverage. (See 7.11.2.i)	7.17.2 t. For the additional area of passageway/ corridor constructed over and above the prescribed /permissible limit, See 7.11.2.i.		
4	8.4.8 Corridors b. The minimum width of a corridor in a residential building shall be 1.35m for single loaded and 1.8 m for double loaded and for all other buildings refer 7.11.2. For Assembly Buildings (refer 7.23.3) the minimum width of the Corridor shall be 2m. Corridor constructed more than the prescribed / required limit should not be counted towards FAR.	8.4.8 Corridors a) Exit corridors and passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel to the exterior. b) For other requirements of corridor, the provisions of Clause 7.11.2. (a) to (i) shall apply.		
5		8.4.9 Glass Façade/Service Ducts/Shaft/Refuse Area/Vents Table 8.3 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">16231:2014 (Part 4)</td> <td style="width: 50%; padding: 5px;">Code of Practice on use of Glass in Buildings – Safety Related to Human Impact</td> </tr> </table> <p><i>Note: BIS Codes & National Building Code of India concerning standards, as amended from time to time; unless otherwise specified in these bye-laws shall be followed.</i></p>	16231:2014 (Part 4)	Code of Practice on use of Glass in Buildings – Safety Related to Human Impact
16231:2014 (Part 4)	Code of Practice on use of Glass in Buildings – Safety Related to Human Impact			

ITEM NO. 91/2016

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 27.04.2016 AT RAJ NIWAS, DELHI.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 59/2016</u></p> <p>Change of landuse of area measuring 90 ha. proposed for IFC in Sector-25, Dwarka from 'Commercial'(C-2) to 'Public & Semi-Public' (PS-1). F.3(5)/2011/MP/Vol.-I</p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Govt. of India for issuance of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Notified vide S.O. No. 1713 dated 12.05.2016 by MoUD.</p>
2.	<p><u>Item No. 60/2016</u></p> <p>Proposal for change of land use of plot measuring 8670.88 sq.m. at Sector -2, Dwarka, Project Zone K-II from 'Residential' to 'Public & Semi-Public' for DOPT, GOI. F.20(20)/2015-MP</p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Govt. of India for issuance of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Urban Development, GOI for its consideration and issuance of final notification vide letter dated 04.05.2016.</p>
3.	<p><u>Item No. 61/2016</u></p> <p>Proposed change of land use of the primary school plot of an area 0.28 ha. from 'Residential' to 'Public & Semi-Public Facilities' for construction of</p>	

	<p>multi-specialty hospital at Shanti Path along railway track near flyover Moti Bagh, New Delhi falling in Planning Zone-D. F.20(14)2015/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>As a follow up action to the decision of the Authority, public notice was issued on 04.05.2016 for inviting objections/suggestions.</p> <p>The meeting of Board of Enquiry & Hearing was held on 05.07.2016. Based on the recommendations of the Board, the agenda is being put up for approval and consideration in the next Authority meeting.</p>
4.	<p><u>Item No. 62/2016</u></p> <p>Proposal regarding change of land use of an area measuring 1.852 ha. from 'Recreational' (Neighborhood Park/Open Space) to 'Transportation' (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone- A (Walled City). F.20(3)2016/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p>Commissioner, North Delhi Municipal Corporation was asked to study similar projects, particularly at Hauz Khas which have been executed in the past and incorporate relevant features based on learnings from these experience especially architectural work and quality control. He was also asked to consult officials of Shahjahanabad Redevelopment Corporation (SRDC).</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>As a follow up action to the decision of the Authority, public notice was issued on 04.05.2016 for inviting objections/suggestions.</p> <p>The meeting of Board of Enquiry & Hearing was held on 05.07.2016. Based on the recommendations of the Board, the agenda is being put for approval and consideration in the next Authority meeting.</p>

<p>5.</p>	<p><u>Item No. 63/2016</u></p> <p>Proposed change of land use of an area measuring 7.76 acres (3.14 ha.) from 'Government Office' to 'Residential (Guest House)' located at Janpath Road, New Delhi, falling in Planning Zone-D. F.20(12)2015/MP</p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Govt. of India for issuance of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Notified vide S.O. No. 1714 dated 12.05.2016 by MoUD.</p>
<p>6.</p>	<p><u>Item No. 64/2016</u></p> <p>Modifications/Amendments in the LDRA provisions of MPD-2021 & Regulations for regularization of existing farm houses. F.3(103)96/MP</p> <p>The proposal contained in the agenda item was approved with the following modification: The text in Para 4.4.3 (G) (vi) last para be modified as under:- 3 EWS/Community Service Personnel units of max. 30 sq. mts. each allowed irrespective of number of main dwelling units on 1 acre size of LDR plot in addition to permitted FAR.</p> <p>Concerned local bodies to ensure that all LDRP areas adhere to the statutory provisions and guidelines regarding recycling of water to be used for non potable purposes, rain water/roof top water harvesting etc.</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Urban Development, GOI for its consideration and issuance of final notification vide letter dated 04.05.2016.</p>

	<p>The matter be referred immediately to the Ministry of Urban Development, Govt. of India.</p> <p style="text-align: center;">ACTION: PLANNING</p>	
7.	<p><u>Item No. 65/2016</u></p> <p>Proposed modification to the Development Control Norms for International Convention Centre in MPD 2021. F.15(17)2015/MP</p> <p>The proposal contained in the agenda item was approved with the following modification in Table 13.17.:</p> <p>“Height restrictions as per UBBLs and subject to clearances from all concerned statutory bodies and other statutory authorities not mentioned herein” be added.</p> <p>The matter be referred immediately to Ministry of Urban Development, Govt. of India for issue of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Notified vide S.O. No. 1901 dated 26.05.2016 by MoUD.</p>
8.	<p><u>Item No. 66/2016</u></p> <p>Proposal for modification in Chapter 13 Social Infrastructure of MPD-2021 w.r.t. Development Control Norms for plots under Public Semi-Public land use category for Government sector and Socio-Cultural Activities. F.20(01)/2016-MP</p> <p>The proposal contained in the agenda item was approved with the following modifications: -</p> <p>i) The maximum FAR for Use Premises located in Zone O, and</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Urban Development, GOI for its consideration and issuance of final notification vide letter dated 06.05.2016.</p>

	<p>The matter be referred immediately to the Ministry of Urban Development, Govt. of India.</p> <p style="text-align: center;">ACTION: PLANNING</p>	
7.	<p><u>Item No. 65/2016</u></p> <p>Proposed modification to the Development Control Norms for International Convention Centre in MPD 2021. F.15(17)2015/MP</p> <p>The proposal contained in the agenda item was approved with the following modification in Table 13.17.:</p> <p>“Height restrictions as per UBBLs and subject to clearances from all concerned statutory bodies and other statutory authorities not mentioned herein” be added.</p> <p>The matter be referred immediately to Ministry of Urban Development, Govt. of India for issue of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Notified vide S.O. No. 1901 dated 26.05.2016 by MoUD.</p>
8.	<p><u>Item No. 66/2016</u></p> <p>Proposal for modification in Chapter 13 Social Infrastructure of MPD-2021 w.r.t. Development Control Norms for plots under Public Semi-Public land use category for Government sector and Socio-Cultural Activities. F.20(01)/2016-MP</p> <p>The proposal contained in the agenda item was approved with the following modifications: -</p> <p>i) The maximum FAR for Use Premises located in Zone O, and</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Urban Development, GOI for its consideration and issuance of final notification vide letter dated 06.05.2016.</p>

	<p>Bungalow Area of Zone C and Zone D, will be 200, along with other provisions given in Zonal Development Plan under Table 8.2.</p> <p>ii) "Subject to clearances from all concerned statutory bodies and other statutory authorities not mentioned herein" be added in the provisions for height in all the categories.</p> <p>The matter be referred immediately to the Ministry of Urban Development, Govt. of India for issue of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	
9.	<p><u>Item No. 67/2016</u></p> <p>Extension of time for completing construction on the residential, commercial, industrial and institutional plots allotted by DDA. F.PA/DD/LAB/RO/07/DDA/EOT/38</p> <p>The proposal contained in the agenda item was approved and it was further decided that it be implemented immediately.</p> <p>In addition, the provision of para 3 (a) under Analysis component of the agenda item should be clearly defined and brought before the Authority in the next meeting.</p>	<p>A circular regarding policy on Extension of time was issued vide No. PA/DD/LAB/Ro/07/DDA/EOT/38/132 dated 05.05.2016 which contains detailed provisions regarding extension of time for various categories, i.e., residential, institutional, commercial, industrial & group housing societies.</p> <p>In continuation to the above circular, the sub-para 3(a) of Para II under component Analysis is clarified as under: -</p> <p>The request of the allottee for waiver of composition fee shall be entertained in following cases/circumstances: -</p> <p>(i) Where the Department could not provide water, sewerage, storm-</p>

	<p style="text-align: center;">ACTION: LAND DISPOSAL</p>	<p>water drains and approach road to the plot.</p> <p>(ii) In case temporary electric connection for enabling the allottee(s) for carrying out construction activities in the vicinity of the plots is unavailable.</p> <p>(iii) If the land so allotted is under unauthorized encroachment and the department is unable to clear such encroachment due to reasons beyond its control.</p> <p>(iv) If there is any stay/litigation pending, attributable to DDA. Any dispute between/among allottee(s) shall not entitle this waiver.</p> <p>(v) In case any adverse order from any statutory authority for taking up construction on the plot prior to handing over of physical possession of the land is there.</p> <p style="text-align: center;">The above provisions are placed before the Authority for kind approval.</p>
10.	<p><u>Item No. 68/2016</u></p> <p>Regarding transfer of parking sites of DDA in the Commercial Centers to the concerned MCDs. F.99(100)LPC/Parking/2014-15</p> <p>The proposal contained in the agenda item was approved as a matter of policy.</p> <p>Parking sites other than those listed in Annexure-I, but which belong to the same category would be also transferred to Municipal Corporations of Delhi without bringing it before the</p>	<p>As per the decision of the Authority, a preliminary exercise was done regarding existing parking studies done, if any, for Delhi. Also, the parking policy is highlighted in the decongestion report. This is to mention that as per the Master Plan and Zonal Development Plan, parking sites are part of the commercial centers such as Distt. centers and community</p>

	<p>Authority after due examination by DDA.</p> <p>It was further decided that DDA shall get a professional study conducted for identification and utilization of parking sites across Delhi in coordination with Govt. of NCT of Delhi, Delhi Police and local bodies for a policy formulation.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL</p>	<p>centers and multilevel parking provisions have been indicated in the approved Zonal Development Plan by various Planning Zones of Delhi.</p> <p>Recently, an exercise is being undertaken by UTTIPEC for placing a policy paper on decongestion of commercial centers such as Distt. centers & community centers for which a policy paper will be presented to the Authority for further work on decongestion of these commercial centers. Since parking sites are part of these commercial centers, the parking sites shall be made part of detailed study of decongestion proposal of various commercial centers.</p>
11.	<p><u>Item No. 69/2016</u></p> <p>Proposed amendment in Para 9.2.5 of the Unified Building Bye-laws (UBBL) for Delhi, 2016 notified vide S.O. 1191 (E) dated 22.3.2016. F.15(15)/2012-MP</p> <p>The proposal as contained in the agenda was discussed in detail. It was viewed by the non-official members of the Authority, that installation of communication/mobile towers on residential buildings has immense public concern on account of perceived health hazards. It was decided that the Secretary, Department of Telecommunication, Govt. of India and/or concerned officials or anyone so deputed by Secretary, Telecom, GOI be invited in the next Authority meeting to brief the Members about the subject so that the Authority may take a considered view.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>The amendment in para 9.2.5 of the Unified Building Bye-laws (UBBL) for Delhi, was put up as an agenda to the Authority meeting vide item no. 76/2016 in its meeting held on 10.06.2016 wherein it was approved to the MoUD for approval.</p> <p>The MoUD vide letter no K-12016/3/2014-DD-I dated 12.07.2016 has conveyed the approval and subsequently, the notification vide S.O. 2479(E) was issued on 21.07.2016 by DDA.</p>

12.	<p><u>Item No. 70/2016</u></p> <p>Rationalization of procedure and formulation of a comprehensive policy in suppression of all previous policies for levying misuse charges. F.PS/Dir(RL)/2016/Misuse Policy.</p> <p>The proposal contained in the agenda item was approved and it was further decided that it be implemented immediately.</p> <p>For public awareness, this procedure of calculation of misuse charges should be widely publicized through caps, hoardings and advertisements etc.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL</p>	<p>In this connection, circular no. PS/Dir.(RL)/2016/Misuse Policy/164 dated 05.05.2016 has been issued and also uploaded on DDA's website.</p>
13.	<p><u>Item No. 71/2016</u></p> <p>Modification in Chapter-19 of MPD-2021 for final Notification by Ministry of Urban Development (MoUD). F.3(53)2003/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.</p> <p>The Chief Secretary, GNCTD, was requested to urgently take up the matter with Revenue and Urban Development Departments of GNCTD for declaration of relevant villages as Development Area and Urban Villages to expedite operationalization of the land policy.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>As a follow up action to the decision of the Authority, public notice was issued on 04.05.2016 for inviting objections/suggestions.</p> <p>The meeting of Board of Enquiry & Hearing was held on 05.07.2016. Based on the recommendations of the Board, the agenda is being put up for approval and consideration in the next Authority meeting.</p>
14.	<p><u>Item No. 72/2016</u></p> <p>Proposed modifications in MPD-2021 regarding Motels. F.20(04)/83-MP/Vol.II</p>	

	<p>The proposal contained in the agenda item was approved with the following modification:</p> <p>Para (f)(ix)(e) under Table 5.4 be replaced as:-</p> <p>“The guidelines of Ministry of Urban Development, Govt. of India, Govt. of NCT of Delhi, Delhi Police, Delhi Fire Service (DFS), concerned local bodies, Delhi Disaster Management Authority (DDMA) and any other concerned statutory Authority not mentioned herein shall be ensured by the Owner”.</p> <p>The matter be referred immediately to Ministry of Urban Development, Govt. of India, for issue of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>As per the decision of the Authority, the matter has been referred to the Ministry of Urban Development, GOI for its consideration and issuance of final notification vide letter dated 03.05.2016.</p>
<p>15.</p>	<p><u>Item No. 73/2016</u></p> <p>Proposed change of land use of an area measuring 2.63 Ha. from ‘Recreational (District Park)’ to ‘Public & Semi-Public Facilities’ for construction of a building for the National Museum of Natural History, behind Purana Quila at Bhairon mandir Road, opposite Pragati Maidan, New Delhi, Zone-D. No. F.20(5)2015/MP</p> <p>The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Govt. of India for issue of final notification.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Notified vide S. O. No. 2085(E) dated 13.06.2016 by MoUD.</p>

RESOLUTION

The action taken reports (ATRs) on the minutes of the meeting of the Authority held on 27.4.2016 were noted.

The proposal contained in the ATR for item No. 67/2016 was approved.

Item No. 92/2016 (A) (i)

Sub: Proposed change of land use of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D.

File No. F.20 (03)2015/MP

1.0 BACKGROUND

- i. Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide D.O. No. D.31013/04/2011-GS dated 14.01.2015 has forwarded the D.O. letters dated 24.11.2014 & 06.01.2015 of Home Secretary, Govt. of India and requested DDA to initiate the process for change of land use from 'Residential' to 'Institutional'. In response to this, DDA sent a letter dated 07.04.2015 to RG & CCI to send the project report indicating proposed activities, area and boundary for examining the proposal with respect to proposed change of land use as per MPD-2021.
- ii. The office of Registrar General of India (RGI) vide letter dated 17.04.2015 sent the proposed activities, area, boundary description along with the location and survey plans and requested DDA to change the land use from 'Residential' to 'Government Office'. Further, DDA vide letter dated 19.05.2015 requested for the requisite information for further examination and para-wise reply to the MoUD letter dated 07.04.2015 with respect to the proposed change of land use.
- iii. Subsequently, MoUD vide letter No. K-13011/7/2015-DD-I dated 19.05.2015 requested DDA to examine the case for initiating action under Section 11A of DD Act, 1957 for the proposed change of land use.
- iv. In response to DDAs letter dated 19.05.2015, the office of RGI vide letter dated 10.06.2015 has sent the requisite information with respect to the proposed change of land use.

2.0 FOLLOW UP ACTION

- i. The proposed change of land use of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D, is being processed on the basis of the request received from MoUD vide letter dated 19.05.2015 and put up before the Authority in its meeting held on 23.09.2015 vide item No. 95/2015 as per Section 11A of DD Act, 1957. The minutes of the Authority meeting are reproduced below (refer Annexure 'A'):

"The Proposal contained in the agenda item was approved with the following directions:

The Authority was also informed of the observations of the MoUD in which it has been directed as under:

"The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP, as being prepared by DDA, for prior clearance from PMO in

accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences.

You are, accordingly, requested to furnish a copy of draft ZDP for Zone-D to this Ministry for onward transmission to PMO before the same is placed in public domain for inviting objections/ suggestions."

It was decided that the agenda item would stand approved for forwarding to the Ministry of Urban Development for further processing of the change of land use as per Section 11-A of Delhi Development Act, 1957. It was underlined that any final notification could be issued only after the Ministry of Urban Development has obtained the approval from the PMO."

- ii. As a follow up action of the Authority meeting dated 23.09.2015, a DDAs letter dated 13.11.2015 was sent to MoUD, Gol requesting for taking further necessary action, as per the minutes.
- iii. In response to DDAs letter dated 13.11.2015, MoUD, Gol vide letter No. K-13011/7/2015-DD-I dated 18.03.2016 has forwarded the PMO letter dated 14.03.2016 vide which PMO has accorded approval for inviting objections/ suggestions from the public on the proposed change of land use. MoUD, Gol further requested DDA to take immediate necessary action under intimation to the Ministry (refer Annexure 'B').
- iv. Accordingly, public notice for inviting objections/ suggestions from the public within the stipulated time period of 30 days was issued vide S.O. No. 1159 (E) dated 19.03.2016 (Annexure -'C'). In response to the public notice, no objections/ suggestions have been received.
- v. Since no objections & suggestions have been received within the stipulated time period, the meeting of Board of Hearing and Enquiry shall not be required.

3.0 EXAMINATION

- i. As per Ministry of Home Affairs (MHA) letter dated 14.01.2015, the office of the Registrar General & Census Commissioner, India Ministry of Home Affairs, 2/A, Mansingh Road is functioning in the barracks of Kota House Hutments for last 60 years. Presently, it is a single storey building which is very old and in a dilapidated condition. Further, the Government has decided to construct a new multi-storey building and the proposal has already been sanctioned by Ministry of Home Affairs, Government of India.
- ii. The plot under reference (i.e. 2-A, Mansingh Road, New Delhi) falls within the Lutyens' Bungalow Zone (LBZ) and outside the Central Vista area.
- iii. The land use of the plot under reference is 'Residential' as per MPD-2021.
- iv. L&DO vide letter 18.06.2015 has allotted the said plot under reference measuring an area of 3019.5 sq.m. (0.301 ha.) to Ministry of Home Affairs for construction of office of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi on as is where is, basis.
- v. As per table 8.2 of MPD-2021, the Development Control Norms for the 'Government Office' as per MPD-2021 are as follows:

Category	Ground Coverage (%)	FAR	Height (m)	Parking Standard ECS/100 sq.m. of floor area	Definition	Activities permitted
Integrated Office Complex	30	200	NR, subject to approval of AAI, Fire Department and other statutory bodies	1.8	Premises used for the office of Central Government, Local Government and Local Bodies	Government Offices, Watch And Ward Residence/ Residential Maintenance Staff (Maximum 5% of FAR), Retail Shop Of Chemist, Book and stationery, Consumer Store, Canteen, Post Office, Bank Extension Counter etc. Public sector Undertaking/ Commercial Offices (restricted to 10% of the total floor area)

4.0 Justification & public purpose to be met through this proposed change of land use

The site under reference is the office of Registrar General & census Commissioner is operating for the last 60 years and is in a dilapidated barracks and beyond repairs. It has been decided by the Government of India to construct a multi-storey office building. This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.

5.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MoUD, GOI vide letter dated 07.04.2015 has issued the following instructions with respect to the proposal sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

The information with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and Land & Development Office (L & DO) is the land owning agency..
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide letter dated 14.01.2015 as stated in para 1.1 & 1.2., above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and	Yes, the site under reference was inspected and following was observed: - The office of the Registrar General & Census

	a copy of inspection report be provided.	Commissioner is functioning in the barracks of the Kota House Hutments. - This is a single storey building which is very old and in a dilapidated condition
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	This office will act as a Headquarter for 33 subordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	Mostly site under reference is surrounded by Government offices. This proposal will have an additional impact on the physical infrastructure, which may be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The present premises will be utilized for official purpose and no adverse impact is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

The information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	The site under reference is the office of Registrar General & census Commissioner is operating for the last 60 years and is in a dilapidated barracks and beyond repairs. It has been decided by the Government of India to construct a multi-storey office building. This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	This is regarding the proposal of change of land use. Earlier also, DDA has initiated proposals for the change of land use under Section 11A of DD Act, 1957 on the basis of the request received from the Ministry of Urban Development & land owning agency (i.e. L&DO).

Draft Agenda for Authority Meeting

3.	What are the specific recommendations of the Authority with regard to the proposal?	<ul style="list-style-type: none"> - The matter was initiated on the basis of the request received from MoUD, Gol vide dated 19.05.2015 that the matter may be examined for initiating action under Section 11A of DD Act, 1957. - The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	<ul style="list-style-type: none"> - The matter was initiated on the basis of the request received from MoUD, Gol vide dated 19.05.2015 that the matter may be examined for initiating action under Section 11A of DD Act, 1957. - The site under reference is the office of Registrar General & census Commissioner is operating for the last 60 years and is in a dilapidated barracks and beyond repairs. It has been decided by the Government of India to construct a multi-storey office building. This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul style="list-style-type: none"> - This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	<ul style="list-style-type: none"> - The proposal will meet the accommodation requirement of the Directorate of Census operations located in various States and Union Territories.
7.	How the proposal will benefit in the development and economic growth of the city	The proposal will provide the accommodation requirement of the Directorate of Census operations located in various States and Union Territories.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries	Not applicable.

6.0 PROPOSAL

In view of the public notice dated 19.03.2016, the proposed change of land use in respect of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi is placed before the Authority for its consideration, in order to process the change of land use further as per section 11-A of Delhi Development Act 1957. The details are as follows: (Refer location at Annexure 'D'):

Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Registrar General and Census Commissioner, India, Ministry of Home Affairs, Government of India at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-'D'	3019.5 sq.m. (0.3019 ha.)	'Residential'	'Government (Government Office)'	North: Naval Officers Mess South: Existing Petrol Pump & Existing Road East: Office of the Ministry of Corporate Affairs & Shahjahan Road West: Mansingh Road

7.0 RECOMMENDATION

The proposal at para 6.0 above may be considered by the Authority for issuance of the final notification by the Ministry of Urban Development, Government of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

97/c 162/c

1
ANNEXURE-A

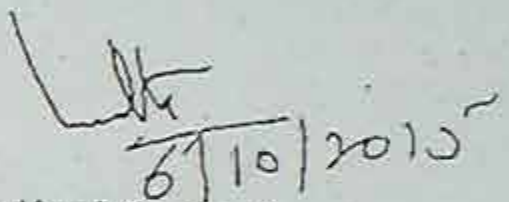
DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2015/MC/DDA/138

Dated: the 6th October, 2015

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 23rd September, 2015 at Raj Niwas. Amendments to the minutes, if any, may kindly be proposed within 7 days.


(Rajiv Matta)
Asstt. Director (Meetings)

Encl: As above.

Copy to:

1. Chief Vigilance Officer
2. Commissioner (Personnel)
3. Commissioner (LM)
4. Commissioner (LA & Housing)
5. Commissioner (Planning)
6. Chief Architect
7. Chief Legal Advisor
8. Chief Accounts Officer
- ~~9. Addl. Commissioner (Landscape)~~
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)
13. Director, UTTIPEC
14. Advisor (SA&GR)

94/E-161/C

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 23rd September, 2015 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi.

VICE CHAIRMAN

2. Shri Arun Goel

MEMBERS

3. Shri Venkatesh Mohan
Finance Member, DDA
4. Shri Abhai Sinha
Engineer Member, DDA
5. Shri D.S.Mishra,
Addl. Secretary, MOUD
6. Shri P.K.Tripathi,
Member Secretary, NCRPB
7. Shri Vijender Gupta, MLA
8. Shri S.K.Bagga, MLA
9. Shri O.P.Sharma, MLA
10. Shri Satish Upadhyay
Municipal Councillor, SDMC
11. Dr. (Smt.) Rajni Abbi
Municipal Councillor, NDMC

45/E 160/C

Item No. 90/2015

Confirmation of minutes of meeting of the Delhi Development Authority held on 16.6.2015 at Raj Niwas.
F. 2(2)2015/MC/DDA

1. Addl. Secretary, Ministry of Urban Development stated that since he was not present in the meeting of the Authority held on 16.6.2015, certain changes are required in the bicycle sharing policy contained in the agenda item no. 84/2015.
 - i) Hon'ble Lt. Governor observed that this was only confirmation of the minutes of the meeting of the Authority held on 16.6.2015 and the Ministry of Urban Development may write to DDA for re-examination of the policy, if it so desires, so that the same can be deliberated upon in the next meeting of the Authority.
2. The minutes of the meeting of the Authority held on 16.6.2015 were confirmed as circulated.

Item No. 91/2015

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 24.04.2015 at Raj Niwas.
F.2(3)2015/MC/DDA

The action taken report on the minutes of the meeting of the Authority held on 24.4.2015 was noted.

Item No. 92/2015

Re-appropriation of funds for organizing Raahgiri Day.
F.4(3)91/Budget/2015-16/Raahgiri

The proposal contained in the agenda item was approved.

Item No. 93/2015

Adoption of Annual Accounts for the financial year 2014-15.
F.6(6)2015-16/A/es(M)/DDA/Annual Account 2014-15.

The proposal contained in the agenda item was approved.

94/c 159/c
Item No. 94/2015

Change of land use of land measuring 8367.10 sq.m. from 'Recreational' (P-2 District Park) to 'Transportation' (T-3-MRTS Circulation) in Shivaji Park at Basai Darapur, Ring Road for construction of Metro Station for Mukundpur-Yamuna Vihar corridor of Delhi MRTS Project, Phase-III.
F.20(05)2013/MP

The proposal contained in the agenda item was approved.

Item No. 95/2015

Proposed change of land use of an area measuring 3019.5 sq.m. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi falling in Planning, Zone-D.
F.20(03)2015/MP

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

The Authority was also informed of the observations of the MOUD in which it has been directed as under:

"The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences.

You are, accordingly, requested to furnish a copy of draft ZDP for Zone-D to this Ministry for onward transmission to PMO before the same is placed in public domain for inviting objections/suggestions."

It was decided that the agenda item would stand approved for forwarding to the Ministry of Urban Development for further processing of the Change of Land Use as per Section 11-A of Delhi Development Act, 1957. It was underlined that any final notification could be issued only after the Ministry of Urban Development has obtained the approval from the PMO.

158/c-142 ✓
 Contd. (P. 2)
 Diary No. I-932
 Date. 21/3/16

MOST IMMEDIATE



No. K-13011/7/2015-DD-I
 भारतसरकार/Government of India

निदेशक (गो) एम० पी०
 डा० सं० 577
 दिनांक 22/3/16

उप निदेशक (गो) एम० पी० शहरी विकास मंत्रालय /Ministry of Urban Development

डा० सं० 866
 दिनांक 23/3/16

निर्माण भवन/Nirman Bhawan

नई दिल्ली/New Delhi

Dated 18th March, 2016

The Vice Chairman,
 Delhi Development Authority,
 Vikas Sadan, INA,
 New Delhi.

3/60

697-B
18.3.16

Subject: DDA's proposal for change of land use of an area measuring 3019.5 sqm from 'Residential' to 'Government (Government Office)' to construct a new office building at 2-A Mansingh Road, New Delhi.

Sir,

I am directed to refer to DDA's letter no. F.20(03)2015/MP/227-G dated 13.11.2015 on the subject mentioned above and to say that PMO has accorded approval for inviting objections/suggestions from the public on the proposed change of land use. It is, therefore, requested to take immediate necessary action under intimation to this Ministry.

Yours faithfully,

Encl. As above

Sunil Kumar
 (Sunil Kumar)

Under Secretary to the Govt. of India
 Telefax.: 23061681

Copy for information to:

Registrar General & Census Commissioner, India, Ministry of Home Affairs, 2-A, Man Singh Road, New Delhi-110011.

DD/MP
 23/3/16

Muammy
 28/3/16

02

157/c ~~11/11~~

OUT AT ONCE

PRIME MINISTER'S OFFICE

South Block,
New Delhi - 110 011

2174

Reference is invited to the ID no. K-13011/07/2015-DD-1 dated 17.12.2015 of Ministry of Urban Development seeking prior clearance of PMO for inviting objections/ suggestions from the public on proposed change of land use of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' at 2-A, Mansingh Road, New Delhi.

2. In this regard, the undersigned is directed to convey that the Ministry may go ahead with the proposal for inviting objections/ suggestions from the public on proposed change of land use (CLU) from 'Residential' to 'Government (Government Office)' at 2-A, Mansingh Road, New Delhi.

(Dr. Shrikar Pardeshi)
Director
Tel. No. 23018040

Secretary, Ministry of Urban Development
PMO ID no. 580/31/C/12/2008-E&S.2

Dated: March 14, 2016

AS(UD) ~~15/3~~

DIR(DD)
~~15/3~~

VS(DD-1)
~~15/3~~



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 697]

No. 697]

नई दिल्ली, शनिवार, मार्च 19, 2016/फाल्गुन 29, 1937

NEW DELHI, SATURDAY, MARCH 19, 2016/PHALGUNA 29, 1937

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 19 मार्च, 2016

फा.अ.1159(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का, दिल्ली विकास अधिनियम, 1957 की धारा 11-क' के अंतर्गत दिल्ली मुख्य योजना-2021/जोन 'डी' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों (30) की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नम्बर भी दें, जो पठनीय हो।

संशोधन :

अवस्थिति	क्षेत्रफल	दि.मु.यो.-2021 के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाएं
1	2	3	4	5
योजना जोन - 'डी' में आने वाले 2-ए मानसिंह रोड़, नई दिल्ली में भारत के महापंजीयक और जनगणना आयुक्त, गृह मंत्रालय, भारत सरकार, का प्रस्तावित कार्यालय भवन	0.301 हेक्टेयर (3019.5 वर्ग.मी.)	'आवासीय'	'सरकारी (सरकारी कार्यालय)'	उत्तर: नेवल ऑफिसर्स मेस दक्षिण: मौजूदा पेट्रोल पम्प एवं मौजूदा रोड़ पूर्व: कारपोरेट कार्य मंत्रालय का कार्यालय एवं शाहजहाँ रोड़ पश्चिम : मानसिंह रोड़

2. प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को, उप निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 20(03)2015/एमपी]
महेन्द्र कुमार गुप्ता, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 19th March, 2016

S.O. 1159(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021/Zonal Development Plan of Zone 'D' under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection /suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this notice. The person making the objection or suggestion should also give his/her name and address and telephone/ contact number(s) which should be legible.

Modifications:

Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Registrar General and Census Commissioner, India, Ministry of Home Affairs, Government of India at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-'D'	0.301 ha. (3019.5 sq.m.)	'Residential'	'Government (Government Office)'	North: Naval Officers Mess South: Existing Petrol Pump & Existing Road East: Office of the Ministry of Corporate Affairs & Shahjahan Road West: Mansingh Road

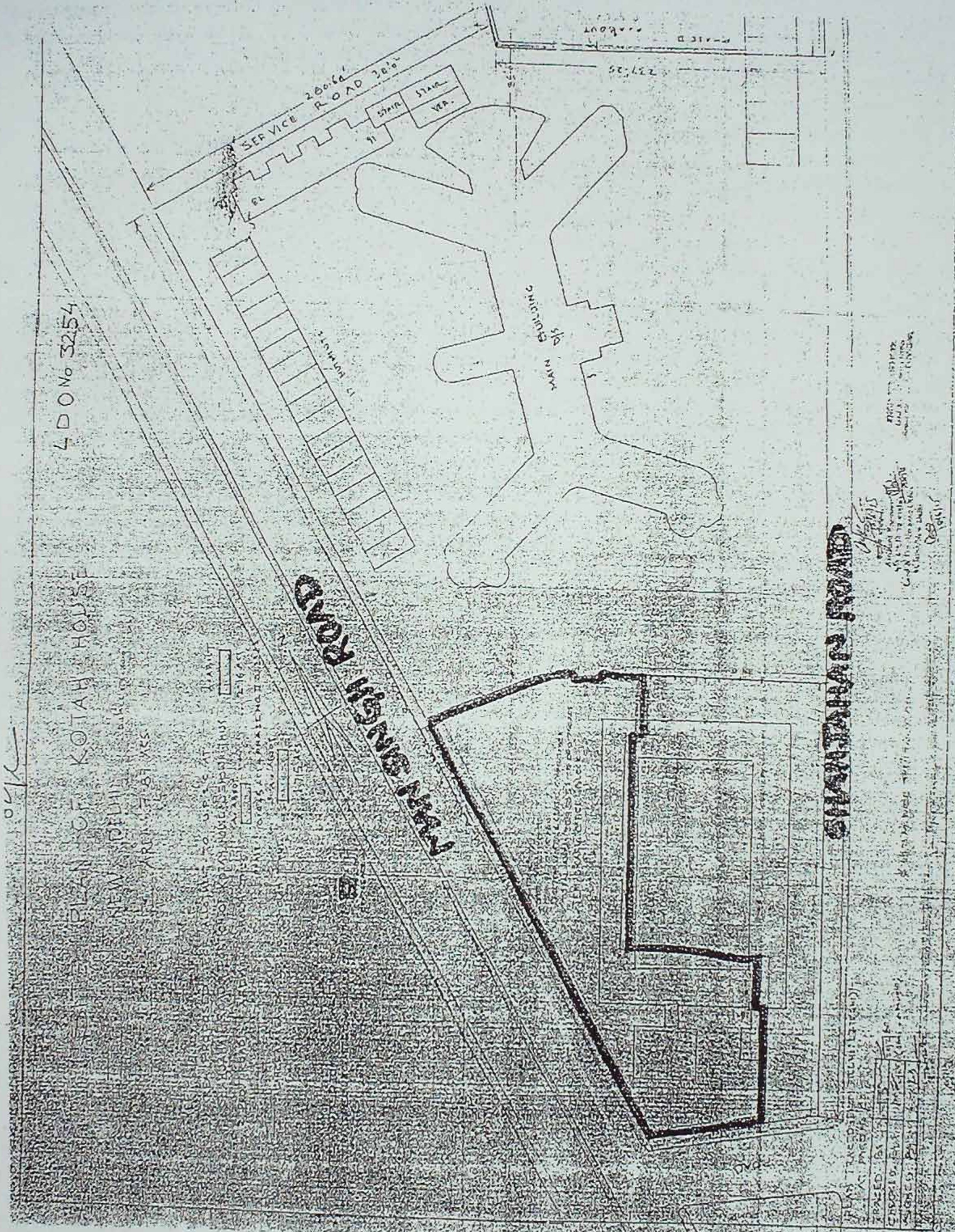
The text/plan indicating the proposed modification shall be available for inspection at the office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above. The text/ plan indicating the proposed modifications is also available on DDAs website i.e. www.dda.org.in.

[F. No. F.20 (03)2015/MP]
MAHENDRA KUMAR GUPTA, Commissioner-cum-Secy.

154/c

51

ANNEXURE-D



400 No 3254

PLAN OF KOTAH HOUSE

NEW DELHI

KOTAH HOUSE ROAD

KOTAH HOUSE ROAD

Item No. 92/2016 (A) (ii)

Subject: Proposed change of land use of area measuring 1.83 Ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.

File No.: F.3(32)96/MP)

1. Background:

The proposal for change of land use of area measuring 1.83 Ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F was considered and approved by Authority in its meeting held on 11/03/2016 vide Item no. 56/2016 for processing under Section 11-A of DD Act 1957.

2. Public Notice

As a follow up action to the decision of the Authority, a public notice was issued in Gazette of India vide S.O. 1256(E) dated 30/03/2016 for inviting public objections/suggestions (Refer Annexure-A). In response to the said Public Notice, one objection/suggestion was received.

3. Meeting of Board of Enquiry & Hearing:

The Board of Enquiry & Hearing (BoEH) in its hearing/meeting held on 19/05/2016 under the Chairmanship of Engineer Member, DDA considered the objection/suggestion received, whereas the person who filed objection/suggestion did not attend the hearing. The Board recommended to put up the proposal for Change of land use of area measuring 1.83 Ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road in Zone-F, to Authority, for further processing under Section 11-A of Delhi Development Act, 1957. The copy of minutes of hearing/meeting of the Board of Enquiry and Hearing is annexed (Refer Annexure-B).

4. Status Report

The updated information based on the format provided by MoUD vide letters dated 07.04.2015 & 04.09.2015 is given below:

Sl. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency	The land is in possession/jurisdiction of DDA.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	Sh. Parvez Hashmi, MP (Rajya Sabha) requested for allotment of land for Sr. Secondary School and Community Hall (Barat Ghar) for residents of Aali Village on 03.07.2013 and this change of land use is processed to provide land for these public facilities.

iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Joint site inspections were held on 09.04.2015, 01.12.2015, 19.02.2016 & 26.02.2016 with Planning, Engineering, Land Management Departments of DDA and representatives of Hon'ble MP.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed change of land use being for PSP (Sr. Sec. School & Community Hall, etc.), the same will serve the public purpose of residents of Aali Village & adjoining areas.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposed Change of Land use is providing the facility of PSP (Sr. Sec. School & Community Hall, etc.) and therefore there is no impact on ZDP/MPD.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposed Change of Land use being processed for provision of public facility of Sr. Sec. School & Community Hall, etc for general public, this will not have any impact on Law & Order.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	No court case has been reported during the joint site inspection held with concerned departments of DDA.
viii)	Background note indicating the current situation/provisions;	Background is given at Para-1 of the agenda.
ix)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	Similar proposals have been considered by DDA/Ministry.
x)	What were the specific recommendations of the Authority with regard to the proposal;	Authority had not recommended any specific recommendations.
xi)	How and why the proposal was initiated;	The change of land-use has been processed on the request of Sh. Parvez Hashmi, Hon'ble MP (Rajya Sabha).
xii)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal has been carefully examined and it is for the benefit of the society for the provision public facility of education and community facility.
xiii)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As the proposal is for providing public & semi-public facilities in the area, it has both short and long-term outcomes.
xiv)	How the proposal will benefit in the development	The proposal will facilitate the general public by providing adequate educational facilities

	and economic growth of the city;	and public facility of Community Hall in turn contributing to economic growth in long term.
xv)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The procedure followed in other cities does not differ.
xvi)	What will be the public purpose served by the proposed modification;	Same as above at para-iv.
xvii)	What is the number of people/ families/household likely to be affected by the proposed policy;	No people/families/household will be affected.
xviii)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposed land use is not in consonance with the land use of ZDP of Zone-F/Master Plan for Delhi-2021 & therefore, the change of land use is being processed under section 11-A of DD Act, 1957 to bring it in consonance with the ZDP of Zone-F/MPD-2021.
xix)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No such change is required in rules and provisions of Master Plan, etc.
xx)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	As per the Section 11-A of DD Act, 1957, there is a provision of inviting objections/ suggestions of public/ organisations/ departments after the approval of Authority.
xxi)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/Zonal Development Plan.
xxii)	The name, designation and contact information of an officer of the level of	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I, DDA, 4th floor, Vikas

Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Minar, New Delhi -110002. Contact telephone No.: 23378167.
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5. Proposal:

Based on the recommendation of the Board of Enquiry and Hearing mentioned at para-3 above, the proposal for change of land use of the site under Section-11A of DD Act, 1957 is as under:

Location	Area	Land use as per MPD-2021/ZDP	Land use proposed to be changed to	Boundaries
Proposed change of land use of DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.	1.83 Ha.	'Commercial' (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).	PS-'Public and Semi-Public' Facilities.	North: District Park. South: IFC. East: IFC. West: DMRC Sarita Vihar Depot.

The drawing with above detail is attached (Refer Annexure-C).

6. Recommendation:

The proposal contained in para-5 above is placed before the Authority for further processing under Section 11-A of DD Act, 1957 for final notification by MoUD, GOI.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban, Development, Government of India for issuance of final notification.

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L.-33004/99


भारत का राजपत्र
The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—दृप-खण्ड (II)

PART II—Section 3—Sub-section (II)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 770]

नई दिल्ली, बुधवार, मार्च 30, 2016/चैत्र 10, 1938

No. 770]

NEW DELHI, WEDNESDAY, MARCH 30, 2016/CHAITRA 10, 1938

दिल्ली विकास प्राधिकरण

सार्वजनिक सूचना

नई दिल्ली, 30 मार्च, 2016

का. आ. 1258 (अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का, दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना/जोन 'एफ' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति साफ-साफ अक्षरों में अपना फोन, फैक्स, मोबाइल नंबर और ई-मेल आईडी के साथ-साथ अपना नाम और पता भी दें।

संशोधन :

अवस्थिति	क्षेत्रफल	दि.नु.यो.-2021/क्षे.दि.यो. के अनुसार भूमि उपयोग	प्रस्तावित भूमि उपयोग जिसमें परिवर्तन किया जाना है	सीमारं
डीएमआरसी सरिता विहार डिपो, मथुरा रोड़, जोन-एफ के पीछे स्थित दि.वि.प्रा. की भूमि के भूमि उपयोग का प्रस्तावित परिवर्तन	1.83 हेक्टेयर	व्यावसायिक (सी-2: होलसेल, वेयरहाउसिंग, कोल्ड स्टोरेज और ऑयल डिपो)	पीएस-सार्वजनिक एवं अर्ध-सार्वजनिक सुविधारं।	उत्तर : जिला पार्क दक्षिण : आई.एफ.सी. पूर्व : आई.एफ.सी. पश्चिम : डीएमआरसी सरिता विहार डिपो

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को, उप निदेशक (योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 3(32) 98/एनपी]
डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

New Delhi, the 30th March, 2016

S.O.1256(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi/Zonal Development Plan of Zone-F under Section-11-A of Delhi Development Act, 1957, is hereby published for Public Information. Any person having any objection or suggestion with respect to the proposed modification may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/hor name and address, in addition to phone, fax, mobile number and E-mail ID.

Modification:

Locations	Area	Land use as per MPD-2021 / ZDP	Land use changed to	Boundaries
Proposed change of land use of DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.	1.83 Ha.	Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).	PS-Public and Semi-Public Facilities	North: District Park. South: IFC. East: IFC. West: DMRC Sarita Vihar Depot.

The text / plan indicating the proposed modification is available for inspection at the office of Dy. Director (Plg.) MP, 6th floor, Vikas Minar, IP Estate, Delhi Development Authority, New Delhi on all working days during the period referred above. The text / plan indicating the proposed modification is also available on DDAs website www.dda.org.in.

[F. No. F. 3(32)96/MP]

D. SARKAR, Commissioner-cum-Secy.

DELHI DEVELOPMENT AUTHORITY

Date: 30.05.2016

No.: F.3 (32)96/MP/ - -

Sub.: Minutes of the meeting of the Board of Enquiry and Hearing held on 19.05.2016 regarding proposed change of land use in response to Public Notice dated 30.04.16 in Zone-F.

The meeting of the Board of Enquiry and Hearing was held on Thursday 19.05.2016 at 3.30 pm in the Conference Hall, B Block Vikas Sadan, New Delhi, for processing the change of land use in MPD-2021 and ZDP of Zone-F in response to public notice S.O.1256 (E) dated 30/03/2016 published in Gazette of India regarding the proposal for change of land use of area measuring 1.83 Ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road.

2. In response to the Public Notice, only one Objection/Suggestion was received in DDA. The issues raised by the applicant in the objection/suggestions are given in brief below:
- Delhi Development Authority granted lease for the site at Village Madanpur Khadar to the applicant on 20/10/1999 vide file no. F.13 (13)88/CRC and the requisite NOC's were granted by the Police Authorities and Fire Department etc. The license was granted by IOC in favour of the applicant's firm i.e. Petro India, through its Proprietor Sh. Alind Kumar.
 - The present business activity at above-mentioned site is already under MPD-2021. The change of the provision/master plan as proposed would seriously impair the business of the applicant as the applicant has invested his entire capital and money. It is further submitted that maximum number of business are being carried on as per the provision of MPD-2021.
 - That the proposed modification of the plan is not in the public interest.
 - It is suggested that the above mentioned proposal for the modification of the plan be not carried out in public interest and in case any modification is made the applicant be allotted alternative allotment.

The applicant Sh. Alind Kumar did not attend the hearing.

The officers from Planning Department informed that while preparing the detailed layout plan on DDA land, the issue of accessibility of the unacquired land will be duly examined.

After considering the objection/suggestion and the facts given by the office of Planning Department, the Board has recommended to put up the proposal for Change of land use of area measuring 1.83 Ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road in Zone-F, to Authority, for further processing under Section 11-A of Delhi Development Act, 1957.

Commissioner (Plg.) DDA
(Convener & Secretary)

Sh. Vijendra Gupta
Authority Member, DDA
(Member)

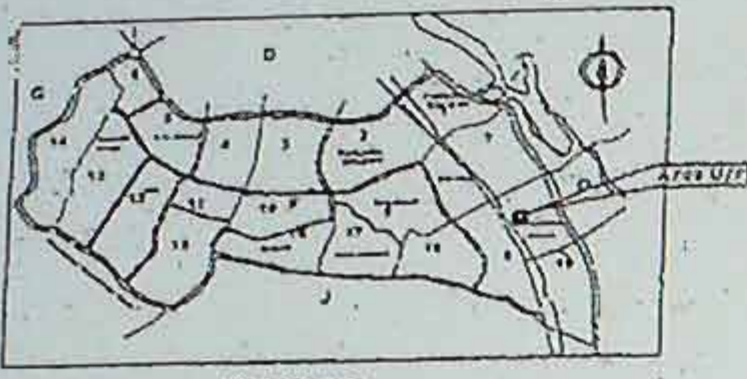
Sh. O.P. Sharma
Authority Member, DDA
(Member)

Finance Member, DDA
(Member)

Engineering Member, DDA
(Chairman)

D.D.A.

AREA PLANNING - I



LOCATION MAP

- NOTES:**
1. LAND OWNERSHIP SHALL BE CHECKED BY LAND MEASUREMENT DEPARTMENT BEFORE HANDING OVER TO THE PERFORMER.
 2. THE PERFORMER (S) LANDS SHALL CHECK THE EXISTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER TO THE PERFORMER.
 3. PERMISSION OF THE COMPETENT AUTHORITY IS OBTAINED BEFORE CUTTING OF TREES IF ANY.
 4. FIRE EXPLLOSIVE NORMS & VERTICAL CLEARANCES SHALL BE MAINTAINED AS PER PREVALENT REGULATIONS.
 5. ALL DIMENSIONS TO BE FOLLOWED.
 6. THIS DRAWING IS PREPARED ON THE BASIS OF THEALTA SURVEY (TSS) PROVIDED BY CS. ENGINEER (COC) IN A VIDE LETTER DATED 29.02.2014.
 7. AREA & DIMENSION MENTIONED IN THIS DRAWING ARE BASED ON THE ABOVE T.S.S.
 8. ALL DIMENSIONS ARE IN METER.

PROPOSAL:

Present Use	Area	Land use as per MPD (2013)	Land use proposed to be changed to	Comments
Commercial	14223.80 sqm	Commercial	Public & Semi-Public	Change from Commercial to Public & Semi-Public

FILE NO.: F.3 (32) 96 /MP

DRC TITLE:
 PROPOSED CHANGE OF LAND USE FROM 'COMMERCIAL' (C-2) TO 'PUBLIC & SEMI-PUBLIC' FACILITIES FOR DDA VIHAR LOCATED BEHIND DMRC SARITA VIHAR DEPOT, MATHURA ROAD, ZONE - F.

SCALE: 1:1000

City	Dist. No.	Zone	Plot No.

DISTRICT PARK

OPEN LAND

OPEN LAND

AGRICULTURE LAND

SARITA VIHAR METRO DEPOT

PLAN FOR APPROVAL

PLOT AREA = 17041.561 SQM

PLOT AREA = 14223.80 SQM

Asst. Dir. (Zone-F)

Dy. Dir. (Plg.) (Zone-F)

Di. (Plg.) (AP-I)

42

Item No. 92/2016 (A) (iii)

Subject: Proposed Change of Landuse of Site area measuring 8.90 Ha. from "Recreational" to "Public & Semipublic Facilities" (PS3) ,Sports Complex in Rohini Project- Sector-33, Ph-IV & V, Zone-M.

File No. F.20 (18)/2015-MP

1. Background:

The proposal for change of land use of site under reference in Rohini Sector-33, Ph-IV was considered and approved by Authority in its meeting held on 11/03/2016 vide Item no 32/2016 for processing under Section-11 A of DD Act 1957.

2. Public Notice:

As a follow up action to the decision of the Authority, a public notice was issued in Gazette of India vide S.O. 1255 (E) dated 30/03/2016 for inviting Objection/ Suggestions (Refer Annexure- A). In response to the said Public Notice one objection/suggestions was received.

3. Meeting of Board and Enquiry and Hearing:

The Board of Enquiry Hearing (BoEH) in its Meeting held on 19/05/2016 Under the Chairmanship of Engineering Member, DDA heard the oral submissions of the invitees who filed the objections and the facts given by the officers of Planning Department. The Board recommended to put up the proposal for Change of land use of area Measuring 8.90 Ha. from "Recreational" to "Public and Semi Public facilities" (PS3) Sports facilities/ Complex/Stadium/ Sports Centre at Sector-33, Rohini Ph-IV, Zone-M. Minutes of meeting of Board of Enquiry of Hearing is annexed (Refer Annexure-B)

4. Status Report:

The information based on the format provided by MoUD vide letter dated 07.04.2015 & 04.09.2015 is given below:

Sl.No	Queries	Status
I.	Whether the land is government or private and who is the land owning agency?	Land acquired and is in possession with DDA for planned development of Rohini Ph.-III, IV & V. Land is available and with Engineering Wing DDA.
II.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	A request from RWA's has been received for development of Sports Complex in this area. At present DDAs Sport Complex is located opposite Sector-IX. As per ZDP for Zone-M, Sports Facility has been proposed in Sector-34 which is located at distance of about 5-6 km & is yet to be developed.
III.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report	Total Station Survey has been provided by the Engineering Wing. The site has been inspected by Asstt. Dir(Plg.), Dy. Director (Plg.) & Dy. Director (Survey) of Rohini Project. The site is

	be provided.	without any development.
IV.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	This facility will cater to the population residing in Sectors-20 to 25 and population of Sector-32, 36, 37, 38 where the plots have been allotted recently.
V.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is within the provision of MPD-2021. The FAR & Ground coverage for Sports facility is comparatively low and will also provide for large open spaces & landscape areas with tree plantation.
VI.	What will be proposal's impact/implications on general public e.g. Law & order etc.?	This will be facility for the general public & will not have any impact on Law & order.
VII.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As per the report provided by Dy. Dir.(NL)-I vide letter no. F9(04)/2016/CRC/North/921 dated 04.02.2016 No court case/ownership dispute has been reported.
VIII.	Background note indicating the current situation/provisions.	Background is given at Fara 1 of the Agenda.
IX.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed and if Yes, When and how?	Similar proposal have been considered by DDA/Ministry.
X.	What were the specific recommendations of the authority with regard to the proposal?	Authority had not recommended any specific recommendations.
XI.	How and why the proposal was initiated.	The change of landuse has been processed on the request of Confederation of RWAs of Sector-20 to 25 forwarded by Hon'ble Member of Parliament and Raj Niwas for development of Sports Complex in this area.
XII.	What are the pros and cons of the proposal, whether they have been carefully examined and if yes, the outcome thereof.	The proposal has been carefully examined and it is for benefit of the society to encourage the sports & psychological health.
XIII.	What are the expected Short-terms and long-term outcomes if the proposal is approved and implemented?	As the proposal for Sports Complex is to encourage the sports & psychological health, it has both short and long-term outcomes.
XIV.	How the proposal will benefit in the development and Economic growth of the city.	Proposal can increase aggregate demand of the economy, creating new jobs, thus increasing employment.
XV.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and	The procedure followed in other cities does not differ.

	other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	
XVI.	What will be the Public purpose served by the proposed modification.	Same as above at para iv.
XVII.	What is the number of people/families/Households likely to be affected by the proposed policy?	No people/ families/ households will be affected.
XVIII.	Whether the proposal is in consonance with the existing plans, laws, bye laws, rules etc.	It is in conformity with the provision of MPD-2021/Zonal Development Plan and Delhi Development Act, 1957.
XIX.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan etc. and if yes, what action has been taken to bring about such changes?	It is in conformity with the provision of MPD-2021/Zonal Development Plan and Delhi Development Act, 1957.
XX.	Whether the Department / Organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	As per the Sec. 11-A of DD Act 1957, there is provision of inviting objections/ suggestion of public/ organization/departments after the approval of Authority.
XXI.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other Nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/Zonal Development Plan.
XXII.	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the Proposal.	Sh. H.K. Bharti, Director (Plg) Rohini, Rohini Planning Office. Contact No. 27557296.

5. Proposal:

Based on the recommendation of Board of Enquiry and Hearing mentioned at Para-3 above, the proposal for change of land use of the site Under Section-11 A of DD Act.1957 is as under

Location	Area (in Ha.)	Landuse (as per MPD-2021 & ZDP of Zone-M)	Proposed Landuse	Boundaries
Sector-33 Rohini, Ph-IV.	8.90	Recreational	Public & Semi Public Facilities. (PS3) Sports Facilities/ Complex/ Stadium/ Sports Centre	North- Sector-32, Rohini. East- 30.0 m. wide green belt, and 80 m wide road R/W(UER-III) South- Under Ground Reservoir (existing) West- Sector-33, Rohini.

The drawing with above detail is attached (Refer Annexure-C)

6. Recommendation:

The proposal contained in para-5 is placed before the Authority for further processing under section-11A of DD Act, 1957 for final notification by MoUD, GOI.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.


भारत का राजपत्र
The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 769]

नई दिल्ली, बुधवार, मार्च 30, 2016/चैत्र 10, 1938

No. 769]

NEW DELHI, WEDNESDAY, MARCH 30, 2016/CHAITRA 10, 1938

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 30 मार्च, 2016

का.आ. 1255 (अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का, दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना-2021/जोन 'एम' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों (30) की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नम्बर भी दें, जो पठनीय हो।

संशोधन

अवस्थिति	क्षेत्रफल	दि.मु.यो.-2021/ क्षे.वि.यो. के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाएं
1	2	3	4	5
सेक्टर-33 रोहिणी, फेज-IV	8.90 हेक्टेयर	मनोरंजनात्मक	सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाएं। (पी.एस.3) खेल सुविधाएं/ परिसर/ स्टेडियम/ खेल केन्द्र	उत्तर: सेक्टर-32, रोहिणी पूर्व: 30.0 मीटर चौड़ी हरित पट्टी, और 80.0 मीटर चौड़ी सड़क मार्गाधिकार (यूईआर- III) दक्षिण: भूमिगत जलाशय (मौजूदा) पश्चिम : सेक्टर-33 रोहिणी

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों को, उप निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 20(18)2015/एमपी]
डी. सरकार, आयुक्त एवं सचिव

358/L
361/L

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 30th March, 2016

S.O. 1255(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021 / Zonal Development Plan of Zone 'M' under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this notice. The person making the objection or suggestion should also give his/her name and address and telephone/ contact number(s) which should be legible.

Modification:

Location	Area (in Ha.)	Landuse (as per MPD-2021/ ZDP)	Landuse Changed to	Boundaries
Sector-33 Rohini, Ph-IV.	8.90 Ha.	Recreational	Public & Semi Public Facilities. (PS3) Sports Facilities/Complex/ Stadium/Sports Centre	North- Sector-32, Rohini. East- 30.0 m. wide green belt, and 80.0 m wide road R/W (UER-III) South- Under Ground Reservoir (existing) West- Sector-33, Rohini.

The text/plan indicating the proposed modification shall be available for inspection at the office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above. The text/plan indicating the proposed modifications is also available on DDAs website i.e. www.dda.org.in.

[F. No. F.20 (18)2015/MP]
D. SARKAR, Commissioner-cum-Secy.

N/L

DELHI DEVELOPMENT AUTHORITY
Office of Commissioner (Planning)
5th Floor, Vikas Minar, I.P. Estate
New Delhi-110002, 23379416

File No.F.20 (18)2015/MP/

Date: __/05/201

Sub: Minutes of the meeting of Board of Enquiry and Hearing held on 19.05.2016 w.r.t. Public notice dated 30/03/2016 for Zone-M.

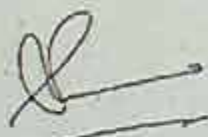
The meeting of the Board of Enquiry and Hearing was held on Thursday 19.05.2016 at 3.00 pm in the Chamber of EM, DDA for processing the change of landuse in MPD-2021 and ZDP of Zone-M in response to public notice S.O.1255(E) dated 30/03/2016 published in Gazette of India regarding the proposal for the Change of land use of area Measuring 8.90 Ha. from "Recreational" to "Public and Semi Public facilities" (PS3) Sports facilities/ Complex/Stadium/ Sports Centre at Sector-33, Rohini Ph-IV. The issues raised by the applicant are mentioned in brief summary of objections/suggestions enclosed as Annexure-I.

The applicant Sh. Rahul Gupta, raised the following points before the Board:

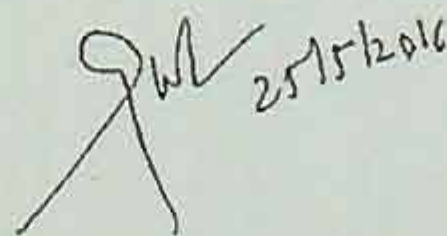
- i. DDA should clear the allotment of land for plotted Rohini Residential Scheme 1981 in the first instance as per applicants/application forms for the category & area applied for & plot size as promised. Thereafter, they should identify the land for taking up of other projects/schemes i.e. Heliport and Solid Waste Management Facilities etc.
- ii. Instead of allotting the land for Heliport and Solid Waste Management Facilities, it should have been utilized to clear the backlog of Rohini Residential Scheme 1981.
- iii. There was no provision in the initial Rohini Plan of "8.90 hectare land for public & Semi Public Facilities.(PS3) Sports Facilities/Complex/Stadium/Sports Centre Purpose", nor such plan existed up to the last amended and already approved Zonal Plan of Zone "M" of Rohini area/ Master Plan of Delhi.

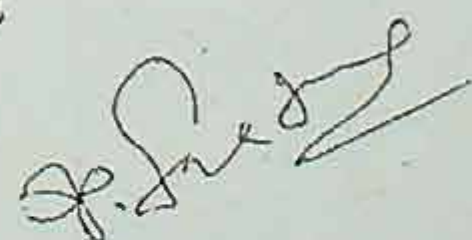
Subsequently, Officers from Planning Deptt., DDA informed various aspects pertaining to Rohini Project:

- i) The Scheme for Sports Complex has already been approved by 231st Screening Committee held on 15.03.2004 vide item no. 33:2004 as per Recreational Land use category of MPD-2001.
- ii) As per the MPD-2021 the sports complex comes under the category of PSP Land use hence the land use of site under reference is proposed to be changed so that the same is in consonance with MPD-2021 from Recreational to PSP for development of Sports Complex.


25/5/16


26/5/16


25/5/2016

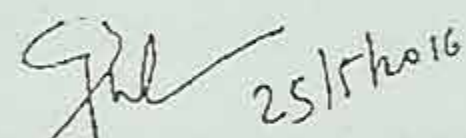


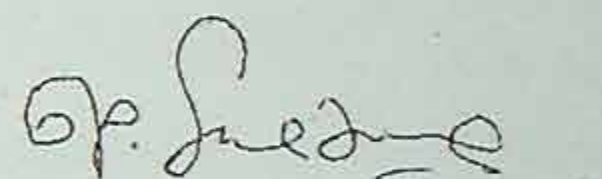
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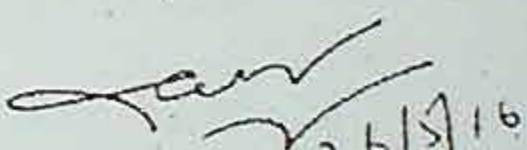
- iii) Rohini, Zone-M (phase-III, IV & V) is a sub city planned for approximately 9.8 lacs population with all facilities as per MPD-2021. As per MPD-2021, there is provision to provide one District Sports Complex of area measuring 3 to 10 ha. for the population of 5lacs. Accordingly, two District Sports Complexes are to be provided in Zone-M. In view of this, the proposal for Sports Complex in Sector-33, Rohini is to facilitate the population of Sector-33, Rohini and its nearby sectors for development of Sports Complex facility.
- iv) The change of land use for Heliport and Solid Waste Management at Rohini were not from residential use and were processed as per provisions of DD Act 1957 through Public consultation.

After considering the oral observations of the invitee who filed the objections and the facts given by the office of Planning Department, the Board recommended the proposal for Change of land use of area Measuring 8.90 Ha. from "Recreational" to "Public and Semi Public facilities" (PS3) Sports facilities/ Complex/Stadium/ Sports Centre at Sector-33, Rohini Ph-IV, Zone-M for placing before the Authority for consideration.


25/5/16
Commr. (Plg.) DDA
(Convener & Secretary)

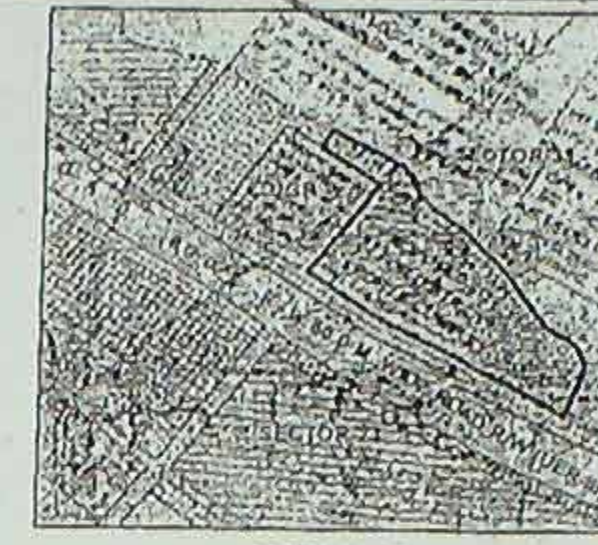
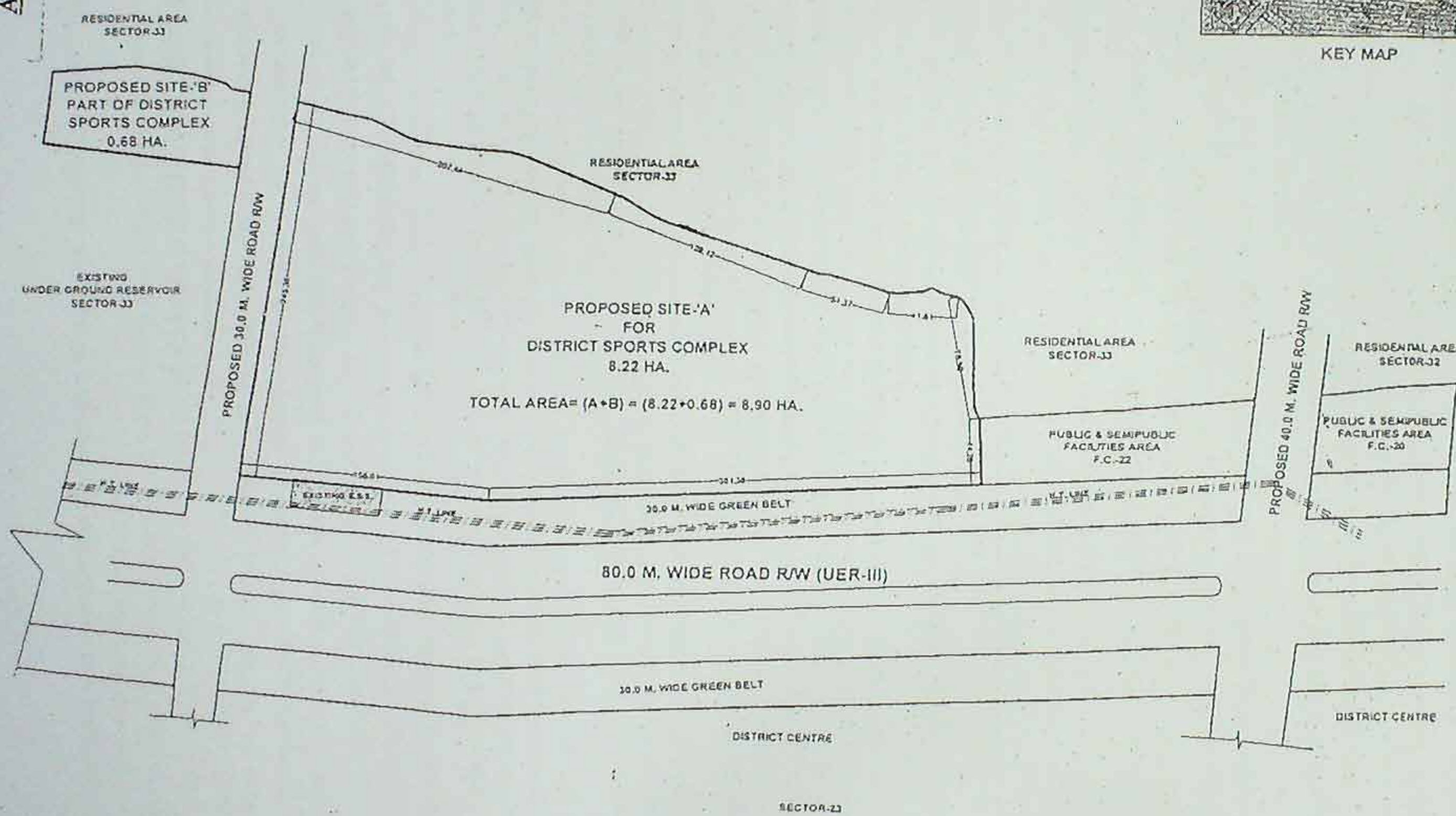

Sh. O.P. Sharma
Authority Member, DDA


25/5/16
Finance Member, DDA
(Member)


26/5/16
Engineering Member, DDA
(Chairman)

358/C

ANNEXURE-C



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
 रोहिणी योजना कार्यालय
ROHINI PLANNING OFFICE

DETAIL OF CHANGE OF LANDUSE				
LOCATION	Area (In Hac.)	Landuse (As per 1957 Act)	Proposed Landuse	Boundaries
Sector-33, Rohini Phase-IV	8.22+0.68 = 8.90 HA.	Recreational	Public & Semipublic Facilities (PS3) Sports Facilities/Complex/ Stadium/ Sports Centre	North- Sector-33, Rohini East - 30.0 m. wide Green Belt and 80.0 m. wide road R/W (UER-III) South- Under Ground Reservoir (existing) West - Sector-33, Rohini

NOTE:

- THIS DRAWING IS BASED ON TOTAL STATION SURVEY FORWARDED BY DY. DIRECTOR, (ARCH.)-4 WIDE LETTER NO.F.10/12/15/15/15/15/15/15 DATED 24.02.2015.
- ALL DIMENSIONS ARE IN METERS.
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- THE PROPOSAL WAS CONSIDERED BY THE 1ST TECHNICAL COMMITTEE IN ITS MEETING HELD ON 07.01.2015 WIDE ITEM NO. 04/2015 AND AGREED TO RECOMMEND THE PROPOSAL FOR FURTHER PROCESSING UNDER SECTION 11-A OF DDA ACT, 1957.
- THE SAID ITEM WAS CONSIDERED AND APPROVED BY THE AUTHORITY IN MEETING HELD ON 11.03.2015 WIDE ITEM NO. 22/2015 FOR FURTHER PROCESSING UNDER SECTION 11A OF DDA ACT, 1957 FOR INVITING OBJECTION/SUGGESTION.
- ACCORDINGLY, A PUBLIC NOTICE WAS ISSUED ON 30.03.2015 WIDE S.O. 1256/15. IN RESPONSE TO SAID PUBLIC NOTICE CH# 011 OBJECTION/SUGGESTION WAS RECEIVED.
- A MEETING OF BOARD OF ENQUIRY AND HEARING WAS HELD ON 19.05.2015 UNDER THE CHAIRMANSHIP OF ENGINEERING MEMBER, DDA TO HEAR THE OBJECTION/SUGGESTIONS. THE BOARD RECOMMENDED THE PROPOSAL FOR FURTHER PROCESSING OF CHANGE OF LANDUSE UNDER SECTION-11A OF DDA ACT, 1957.

FILE NO.: F.32(18/2015-MP)

CHANGE OF LANDUSE FROM "RECREATIONAL" TO "PUBLIC & SEMIPUBLIC FACILITIES" (PS3) SPORTS COMPLEX IN SECTOR-33, ROHINI, PHASE-IV

वर्ग (CLASS)	NTS	
दिनांक (DATE)	MAY, 2016	
नगरपालिका/सुपरवाइजर (CITY ENGINEER)		
नगरपालिका/सुपरवाइजर (CITY ENGINEER)		
प्रमुख अभियंता (CHIEF ENGINEER)		
प्रमुख अभियंता (CHIEF ENGINEER)		
	रोहिणी ROHINI	पृष्ठ संख्या (PAGE NO.)
	प्लानिंग ऑफिस नई दिल्ली-110083 PLANNING OFFICE NEW DELHI-110083	1

51

Item No. 92/2016 (A) (iv)

Sub: Proposed change of land use of the Primary School plot of an area 0.28 ha. from "Residential" to "Public & Semi-Public Facilities" for construction of multi- specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi falling in Planning Zone D.

File No. F.20 (14)2015/MP

Synopsis:

- i. NDMC is in possession of two adjoining plots measuring 0.28 hectare and 0.96 hectare respectively. On the 0.28 hectare plot, a primary school was constructed while on the 0.96 hectare plot, a Veterinary Hospital was constructed. Now, on the request of NDMC, the two plots have been amalgamated by L&DO for the construction of a new hospital. The land use of Veterinary Hospital plot is 'PSP' while the land use of Primary School plot is 'Residential'.
- ii. In view of this, NDMC vide letter no. CA/HA/2016/D-67 dated 21.03.2016 had submitted the Technical Committee agenda for the proposed change of land use of the Primary School plot from 'Residential' to 'Public & Semi-Facilities' for the construction of multi- specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi.
- iii. The proposal was recommended by the Authority in its meeting held on 27.04.2016 vide item no. 61/2016 for inviting objections/suggestions from General Public under Section 11A of DD Act, 1957.
- iv. A Public Notice for inviting objections/suggestions within a stipulated time period of 30 days was issued on 04.05.2016. In response to this public notice, one (01) objection/suggestion was received.
- v. The meeting of the Board of Enquiry and Hearing was held on 05.07.2016. The Board recommended that "the proposal may be processed further as per Section 11A of DD Act, 1957 in response to public notice vide S.O. 1630 (E) dated 04.05.2016".
- vi. The proposal is for the consideration of the Authority for issuance of the final notification by the Ministry of Urban Development, Government of India

1.0 Background

- i. NDMC vide letter No. CA/HA/2016/D-67 dated 21.03.2016 had submitted the Technical Committee Agenda for the proposed change of land use of the Primary School plot from 'Residential' to 'Public & Semi-Facilities' for construction of multi- specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi in response to DDA's letter dated 04.01.2016.
- ii. The background as mentioned in the NDMC letter dated 21.03.2016 is as follows :

"NDMC was allotted two plots of land on Shanti Path adjoining the flyover for a Primary School (0.28 hec) and a Veterinary Hospital (0.96 hec). NDMC has another plot in west Moti Bagh on the Southern side of the railway line where presently a general Hospital known Charak Palika Hospital is running. In the year 2006 owing to the growing pressure of the patients visiting this hospital, a need was felt for its urgent expansion but as the existing hospital is a very old masonry structure constructed in an adhoc manner and therefore it was not possible to make addition and alterations in this building. Moreover, the hospital could not be demolished as the facility cannot be closed even for one day. As such it was decided by NDMC to construct a new Multi Speciality Hospital at the location of the present Primary School / Veterinary Hospital site. The site is otherwise also ideal due to its location on the main road and its proximity to the Ring Road near Moti Bagh crossing. This facility shall also be used as an emergency facility in case of epidemics / disasters, road accidents, etc and also as a Trauma Centre. Accordingly the design of the proposed Multi Speciality

226/c

Hospital was prepared and after approval of the NDMC (Council) it was duly submitted for approval from Statutory Bodies."

- iii. Further, the proposed change of land use of the subject was recommended by the 4th Technical Committee held on 06.04.2016 vide item No. 19/2016/TC for further processing under Section 11A of DD Act, 1957.

2.0 Follow up Action

- i. The proposed change of land use of the Primary School plot of an area 0.28 ha. from "Residential" to "Public & Semi-Public Facilities" for construction of multi- specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi falling in Planning Zone D, is being processed on the basis of the Technical Committee agenda received from NDMC vide letter dated 21.03.2016 and put up before the Authority in its meeting held on 27.04.2016 vide item no. 61/2016 for inviting objections/suggestions from General Public.
- ii. Accordingly, a Public Notice for inviting objections/suggestions within a stipulated time period of 30 days was issued on 04.05.2016. In response to this public notice, one (01) objection/suggestion was received.
- iii. The meeting was attended by the Board members. The person who filed objection/suggestion was present to attend the meeting in person. The Board recommended that "the proposal may be processed further as per Section 11A of DD Act, 1957 in response to public notice vide S.O. 1630 (E) dated 04.05.2016". (minutes of the Board meeting are at Annexure 'A').

3.0 Examination

- i. The site is located on the eastern side of Moti Bagh flyover having an area 0.28 ha and it is approachable from Shanti Path (45.72 M R/W) through a service road having a road width 20m-21m wide from one side and 10 m – 12m wide from the other side.
- ii. As per MPD-2021 and notified Zonal Development Plan of Zone-D prepared under MPD-2001, the land use of the site under reference is 'Residential' and is outside Lutyens Bungalow Zone (LBZ).
- iii. The plot under reference has been amalgamated by the L&DO with the adjoining plot of Veterinary Hospital, in the meeting held on 2nd March, 2015 as conveyed to the NDMC vide letter dated 09th March, 2015.
- iv. As per NDMC letter dated 21.03.2016, the proposal has already been cleared by the AAI with a height restriction of 31 mtrs. and is also approved from the Delhi Fire Services.
- v. Since the total area of the proposed hospital is 1.24 ha.(0.28ha.+0.96 ha.), as stated in para 1.0 ii. above, therefore, it falls in the category of 'Tertiary Health Care Centre' as per MPD-2021 modified vide notification dated 23rd September 2013 table 13.1 as under:

Category	Population / Unit	Plot Area (Approx.)
Tertiary Health Care Centre	1.00 Lakh	0.2 ha to 1.5 ha

- vi. As per MPD-2021, modified vide notification dated 23rd September 2013 table 13.2, the Development Control norms for Health Facilities are as follows:-

225k

Category	Maximum			Other Controls						
	Ground Coverage	FAR	Height							
Hospital / Tertiary Health Care Centre	Ground coverage to be decided by interse building to building distances as per Building Bye Laws and fire tender movement requirements, subject to a maximum 40% excluding 5% Additional ground coverage for multi-level parking	<p>FAR on plot facing ROW should be subject to NOC from all concerned agencies depending on locations shall be as under:</p> <table border="1"> <tr> <td>a. RoW less than 24m</td> <td>250</td> </tr> <tr> <td>b. RoW 24M UP TO 30M</td> <td>300</td> </tr> <tr> <td>c. RoW 30M and above</td> <td>375</td> </tr> </table> <p>For plots falling under Influence Zones of MRTS/ Major Transport Corridors such as Metro and BRT Corridors, 50% more FAR should be available.</p>	a. RoW less than 24m	250	b. RoW 24M UP TO 30M	300	c. RoW 30M and above	375	No height restriction subject to clearance from AAI, DFS, DMA, NMA. NBC to process the proposed revision of NBC as soon as possible. Till the time the NBC is revised, Delhi Fire Services (DFS) may allow no restriction of height for health care facilities with commensurate fire and life safety measures, subject to clearance from AAI, DFS, DMA, NMA and other statutory provisions.	<ol style="list-style-type: none"> Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc. Parking standard @ 2.0 ECS/100 Sqm of floor area. Maximum 10% ground coverage shall be allowed for providing atrium*. In case, the permissible additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR Multi Level Podium parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR. Service floor of height 1.8m shall not be counted In FAR
a. RoW less than 24m	250									
b. RoW 24M UP TO 30M	300									
c. RoW 30M and above	375									

4.0 Justification with respect to the proposed change of land use

- As explained earlier that the present Charak Palika Hospital is not in a position to take any horizontal/vertical expansion. Moreover, the existing running hospital cannot be closed even for a single day. NDMC has no other land in the immediate vicinity other than the present Veterinary Hospital/ primary school. The campus of Veterinary hospital is only serving as a Pet Clinic and is presently severely underutilized.
- The existing facilities of Veterinary Hospital are proposed to be shifted to another location in Sarojini Nagar.
- Regarding the housing constructed by the NDMC in the veterinary hospital campus, the allottees will be shifted to alternative locations.

224/k

- iv. The Primary School which was running below capacity, as per earlier decision of NDMC, the students has already been shifted to a nearby school.
- v. As such, the present location of Primary school/Veterinary Hospital is more viable, easily approachable and has the capacity to develop into a modern Multi Speciality Hospital which will be useful for all categories of people. NDMC has already prepared the design of the proposed hospital which has also been approved by the Airport Authority of India but with a height restriction of 31.0 mtrs curtailing its vertical construction.

5.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letter dated 07.04.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

The information, as received from NDMC vide letter dated 21.03.2016, with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	The land is government land allotted to NDMC by L&DO and Land & Development Office (L&DO), MOUD, Gol is land owing agency.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	On the request of NDMC vide letter dated 21.03.2016 & as per the minutes of the meeting dated 09.03.2015 wherein the two plots of Primary School and Veterinary Hospital have been amalgamated into one by L&DO.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was visited by the officers from DDA alongwith the officers from NDMC wherein following was observed: i. The site is bounded by the road from Shanti Path (45.72 M R/W) towards Ring Road on west side, a existing road (10 m – 12 m width) on the north side and government housing on the east and south side. ii. It is approachable from Shanti Path (45.72 M R/W) through a service road having a road width 20m-21m wide from one side and 10 m – 12m wide from the other side. iii. Primary School plot having a number of grown up trees existing at present.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	The location where the Multispecialty Hospital is being proposed is a very strategic location as there is no other hospital of this magnitude. The hospital is going to cater to a wide spectrum of population living in the Chankyapuri area, Moti Bagh, Sarojini Nagar, Netaji Nagar, R.K. Puram., etc.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/policies?	There will be no perceived impact on the ZDP/MPD and the changes will bring the proposal in consonance with the approved plans/policies

223/C

6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	General public will be benefited by the proposal as this hospital shall also serve as a niche facility in case of accidents and disasters. There is no perceived impact on the Law & Order.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No, there are no such cases pending in any court.

Based on the inputs received from NDMC, the information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	NDMC is in possession of two adjoining plots measuring 0.28 hectare and 0.96 hectare respectively. On the 0.28 hectare plot a primary school was constructed while on the 0.96 hectare plot a Veterinary Hospital was constructed. Now presently on the request of NDMC the two plots have been amalgamated by L&DO for the construction of a new hospital. The land use of Veterinary Hospital plot is PSP while the land use of Primary School plot is Residential. In view of above, NDMC has requested DDA for change of land use of the Primary School plot from Residential to PSP.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	This proposal is regarding change of land use which is a mandate of DDA as per DD Act, 1957. Earlier also, DDA has initiated proposals for the change of land use under Section 11-A of DD Act, 1957 on the basis of the request received from the local bodies.
3.	What are the specific recommendations of the Authority with regard to the proposal?	The matter was initiated by NDMC after the amalgamation was accepted by L&DO and on the basis of the request received from NDMC vide dated 21.03.2016 that the matter may be examined for initiating action under Section 11-A of DD Act, 1957'. - The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated.	This proposal was initiated for change of land use after the plots had been amalgamated by L&DO.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	For the Multispecialty Hospital being proposed it is an ideal and strategic location. A Hospital of this magnitude is going to cater to wide spectrum of population living in this area. We don't envisage any negative impact of this proposal.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	In the short term, with the approval of change of land use, the pressure on the existing Charak Palika Hospital which is not in a condition to sustain addition /alteration will be eased. There will be clarity that new hospital is coming up at the new location and there won't be any need for adhoc solutions. In the long term a multi-specialty hospital facility shall be created at this strategic

222/c

		location to benefit all strata of society.
7.	How the proposal will benefit in the development and economic growth of the city	The proposal is very beneficial for the development of this area as there is no hospital in the immediate vicinity. It is not only the social responsibility of the Municipality but also the mission of Govt. to provide health for all. Once created such a facility shall also generate a number of jobs for the unemployed in this field.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries	Change of land for a social cause is an accepted norm everywhere. Moreover this facility is for the general well being of public.
9.	What will be the public purpose served by the proposed modification	The location where this Multispecialty Hospital is being proposed is a very strategic location as there is no other hospital of this magnitude in this area. This hospital is going to cater to a wide spectrum of population living in the nearby areas such as Chankyapuri area, Moti Bagh, Sarojini Nagar, Netaji Nagar, R.K. Puram etc.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	For the residents in the immediate vicinity for Chankypuri, Moti Bagh, R.K. Puram, Sarojini Nagar and even those transiting who cannot afford private medical facilities, this is going to be a boon as most of the facility would be free of cost.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	<ul style="list-style-type: none"> - Yes, this proposal was initiated after the plots had been amalgamated by L&DO, MoUD, Gol. - The proposal of NDMC has been discussed in the Technical Committee in which representatives of the various Departments/ local bodies are the members.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	<p>The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.</p> <p>This is a project entirely funded by NDMC and NDMC is not seeking any financial help from any other Ministry. However, the proposal of NDMC was discussed in the Technical Committee in which representatives of the various Departments/ local bodies are the members.</p>
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	<ol style="list-style-type: none"> 1. Ms. Saroj Sethi, Dy. Architect, NDMC, Ph: 9810769161. 2. Director (Plg.), Zone F, H & D-Zone, DDA. Ph: 011-23378167.

221/c

6.0 Proposal

In view of the public notice dated 04.05.2016 and recommendations of the Board, the proposed change of land use of the Primary School plot of an area 0.28 ha. from "Residential" to "Public & Semi-Public Facilities" for construction of multi- specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi, is placed before the Authority for its consideration, in order to process the change of land use further as per Section 11A of DD Act,1957 . The details are as under: (Refer location at Annexure 'B'):

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed Multi-Specialty Charak Palika Hospital at Shanti Path along Railway track near Moti Bagh, Flyover, New Delhi	0.28 (Ha) 2800 Sq.m.	Residential	Public & Semi-Public Facilities	North: Along Railway Track, Moti Bagh South: Veterinary Hospital, Moti Bagh East: NDMC Qtrs. East Moti Bagh West: Near flyover, Shanti Path, Moti Bagh

7.0 Recommendation

The proposal at para 6.0 above may be considered by the Authority for issuance of the final notification by the Ministry of Urban Development, Government of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

File No. F.20(14)2015/MP/

Date: 12/07/2016

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 05.07.2016 in response to Public Notice dated 04.05.2016 issued vide S.O. 1630(E) Gazette of India.

The proposal is regarding proposed change of land use of an area 0.28 ha from "Residential" to "Public & Semi-Public Facilities" for construction of multi- specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi, which was approved by the Authority in its meeting held on 27.04.2016 vide item no. 61/2016 for inviting objections/suggestions from General Public. A Public Notice for inviting objections/suggestions within a stipulated time period of 30 days was issued on 04.05.2016. In response to this public notice, one (01) objection/suggestion was received. The meeting was attended by the Board members (Refer Annexure 'A'). The person who filed objections/suggestions was invited to present her submission before the Board meeting held under the Chairmanship of EM, DDA on 05.07.2016.

The applicant raised the following points before the Board:

1. Ms. Poonam Prakash, Associate Professor, SPA, New Delhi (who filed the objection/suggestion) submitted the following point before the Board:
 - i. There is no Master Plan or Zonal Plan available that shows the proposed modification.
 - ii. The proposed modification of such a small chunk of land cannot be identified on the Zonal Plan. The same can be done at the Layout plan level.

2. Submission made by Officers from Planning Department, DDA

The officer from Planning Department, DDA explained the following:

- i. The proposal has been received from New Delhi Municipal Council (NDMC).
- ii. This plot which is proposed for 'Hospital' is a part of total area of 1.24 ha. Out of this, the land use of the area measuring 0.96 ha. is already 'Public & Semi-Public facilities' as per MPD-2021/ approved Zonal Development Plan of Zone-D prepared under MPD-2001. Only the portion of land measuring 0.28 ha. is proposed to be changed from 'Residential' to 'Public & Semi-Public facilities'.
- iii. The objection has been noted and it was informed that the draft Zonal Development Plan of Zone-D as per MPD-2021 has been forwarded to MoUD, Gol for consideration in April, 2015. The modifications in MPD-2021 regarding change of land use cases related to Zone-D, that are processed separately under Section - 11 A of DD Act, 1957 and are notified by Central Government, will be incorporated in the draft Zonal Development Plan while processing further as per DD Act, 1957.

ans.

Ran 13/7/2016

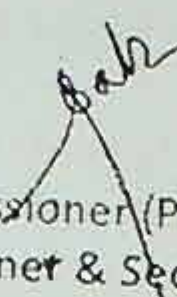
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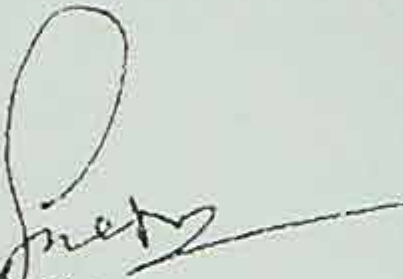
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3. Recommendations:


In view of the submission made by the applicant and status provided by the Department of DDA, the Board recommended that the proposal may be processed as per Section 11A of DD Act, 1957 in response to public notice vide S.O. 1400/04.05.2016.

13/7/2016

Commissioner (Plg.) DDA
(Convener & Secretary)

Chief Planner, TSP
(Member)


O.P. Sharma
Authority Member, DDA
(Member)

13/07/2016

Finance Member, DDA
(Member)


Engineer Member
(Chairman)



218/c
207/c

DELHI DEVELOPMENT AUTHORITY
PLANNING WING, ZONE 'D' UNIT
12TH Floor, Vikas Minar, New Delhi

ATTENDANCE SHEET

Subject: Proposed change of land use of the Primary School plot of an area 0.28 ha. from "Residential" to "Public & Semi-Public Facilities" for construction of multi-specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi falling in Planning Zone D.

Date/Time : 05.07.2016 at 04:00 PM.
Venue : Conference Hall, Ground Floor, B-Block, Vikas Sadan, INA, New Delhi
File No : F.20 (14)2015/MP

S.No.	Name & Designation	Tel. No., Fax, E-mail	Signature
1.	Engineer Member, DDA		In Chair
2.	Finance Member, DDA Member	-	
3.	Sh. Vijender Gupta Member		
4.	Sh. O.P.Sharma Member		
5.	Chief Planner, TCPO Member	9868124616	
6.	SH. SOMNATH BHARTI MLA (AAP) AUTHORITY MEMBER	9910044233	
7.	COMMR. (Plg), DDA CONVENER & SECRETARY		 5/7/2016

217/c
206/c



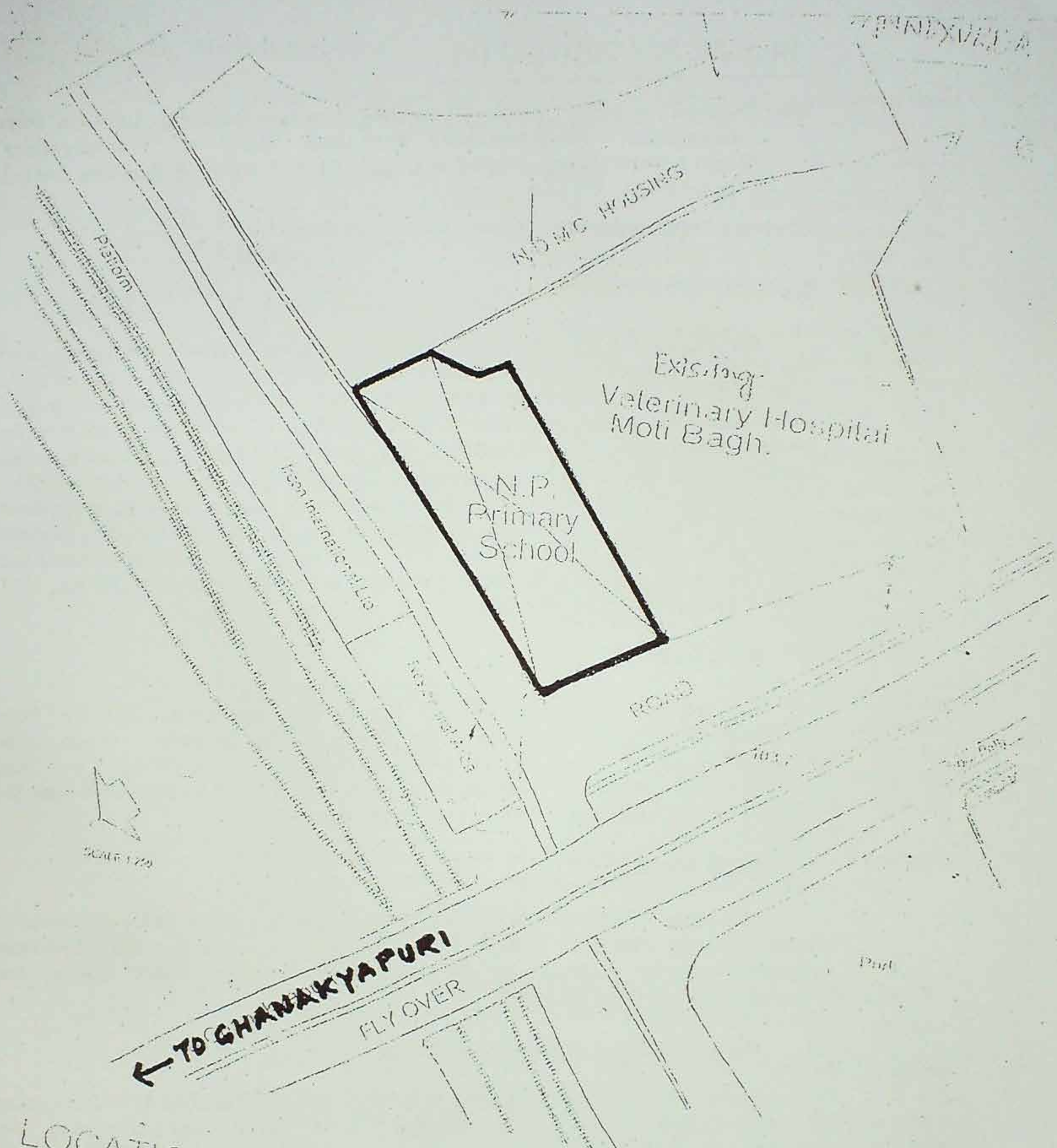
DELHI DEVELOPMENT AUTHORITY
PLANNING WING, ZONE 'D' UNIT
12TH Floor, Vikas Minar, New Delhi

ATTENDANCE SHEET

Subject: Proposed change of land use of the Primary School plot of an area 0.28 ha. from "Residential" to "Public & Semi-Public Facilities" for construction of multi-specialty hospital at Shanti Path along Railway track near Flyover Moti Bagh, New Delhi falling in Planning Zone D.

Date/Time : 05.07.2016 at 04:00 PM.
Venue : Conference Hall, Ground Floor, B-Block, Vikas Sadan, INA, New Delhi
File No : F.20 (14)2015/MP

S.No.	Name & Address	Tel. No., Fax, E-mail	Signature
Applicants			
1.	Poonam Malhotra	9716619999	
2.			
3.			



LOCATION PLAN OF PRIMARY SCHOOL PLOT

Item No. 92/ 2016 (A) (v)

Sub.: Proposal regarding Change of Land Use of an area measuring 1.852 Ha. from "Recreational" (Neighbourhood Park/Open Space) to 'Transportation' (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone-A (Walled City).

File No.: F.20(03)/2016-MP

Synopsis:

The request for this change of land use has been received from North Delhi Municipal Corporation with reference to the Order of Hon'ble High Court of Delhi dated 28.03.16. The proposal as approved by Technical Committee and Authority, a public notice was issued in Gazette of India vide S.O. 1629(E) dated 04.05.2016 for inviting public objections/ suggestions. The Board of Enquiry & Hearing in its hearing/meeting held on 05.07.2016 under the Chairmanship of Engineer Member, DDA heard and considered the objection/suggestion received in response to public notice dated 04.05.2016 vide S.O. 1629(E) and recommended that the proposal may be processed further as per Section 11A of DD Act, 1957. Accordingly, the agenda is prepared and placed before the Authority for further processing under Section 11-A of DD Act, 1957 for final notification by MoUD, GOI.

1. Background:

The proposal for change of land use of area measuring 1.852 Ha. from "Recreational" (Neighbourhood Park/Open Space) to 'Transportation' (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone-A (Walled City) was considered and approved by Authority in its meeting held on 27.04.2016 vide item no. 62/2016 for processing under Section 11-A of DD Act 1957.

2. Public Notice

As a follow up action to the decision of the Authority, a public notice was issued in Gazette of India vide S.O. 1629(E) dated 04.05.2016 for inviting public objections/ suggestions (Refer Annexure-A). In response to the said Public Notice, one objection/suggestion was received.

3. Meeting of Board of Enquiry & Hearing:

The Board of Enquiry & Hearing in its hearing/meeting held on 05.07.2016 under the Chairmanship of Engineer Member, DDA heard and considered the objection/suggestion received in response to public notice dated 04.05.2016 vide S.O. 1629(E). The Board recommended that the proposal may be processed further as per Section 11A of DD Act, 1957 in response to public notice vide S.O. 1629(E) dated 04.05.2016. The copy of minutes of hearing/meeting of the Board of Enquiry and Hearing is annexed (Refer Annexure-B).

4. Status Report

The updated information based on the format provided by MoUD vide letters dated 07.04.2015, 04.09.2015 & 17.06.2016 is given below:

Sl. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency	The land is in possession/jurisdiction of North Delhi Municipal Corporation and the existing parking facility is under the management and control of North DMC.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	The request for change of land use has been received from North Delhi Municipal Corporation with reference to the Order of Hon'ble High Court of Delhi dated 28.03.16.
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	The site has been visited by the officers of North DMC who submitted agenda for Technical Committee and recorded in the agenda that an open parking area with one level basement for parking is existing at site measuring about 1.852 Ha. The site is functioning as a open parking area since 1993 and is being managed by North DMC.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	On development of Multi level parking facility there will be increased availability of space for parking purpose in the congested Chandhi Chowk area in addition to commercial usage permitted there-by generating revenue for Corporation.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The changes in the zonal development plan will reflect the actual position at site.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	There will be no implication regarding Law & order on the general public.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	The court case titled "Manushi Sangathan Delhi Vs Govt. of Delhi & ors {W .P. (C) 4572/2007 & CM 20073/2015} is being contested by North DMC and DDA is also a party. On 28.3.16 the Hon'ble High Court of Delhi has directed the North DMC & DDA to get the land use of the site under reference i.e. Gandhi Maidan changed from "Green to Parking" within four months. The change of land use is being processed

		as per the orders of Hon'ble High Court as requested by North DMC.
viii)	Background note indicating the current situation/provisions;	Background is given at Para-1 of the agenda.
ix)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	Similar proposals have been considered by DDA/Ministry.
x)	What were the specific recommendations of the Authority with regard to the proposal;	Authority had not recommended any specific recommendations.
xi)	How and why the proposal was initiated;	As per para-1 of the agenda and point vii) above.
xii)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal has been carefully examined and it is for the benefit of the society for the provision of public facility of parking.
xiii)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As the proposal is for providing public facility of parking in the area, it has both short and long-term outcomes.
xiv)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate the general public by providing adequate parking facilities to de-congest area in terms of transportation problems and in turn contributing indirectly to economic growth in long term through improving the transport network in Delhi
xv)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is being processed as requested by North Delhi Municipal Corporation as per the existing conditions at site and the procedure followed in other cities does not differ.
xvi)	What will be the public purpose served by the proposed modification;	Same as above at point-iv.
xvii)	What is the number of people/families/household likely to be affected by the proposed policy;	No people/families/household will be affected.
xviii)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposed land use is not in consonance with the land use of ZDP of Zone-A/Master Plan for Delhi-2021 & therefore, the change of land use is being processed under section 11-A of DD Act, 1957 to bring it in consonance with the ZDP of Zone-A/MPD-2021.

xix)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No such change is required in rules and provisions of Master Plan, etc.
xx)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	As per the Section 11-A of DD Act, 1957, there is a provision of inviting objections/ suggestions of public/ organisations/ departments after the approval of Authority.
xxi)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/Zonal Development Plan of Zone-A (Walled City).
xxii)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter in North DMC is the Senior Town Planner, NDMC, 13 th floor, Civic Centre, Minto Road, New Delhi - 110002. Contact telephone No.: 23226323. The concerned Officer presently dealing with this matter in DDA is the Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact telephone No.: 23378167.
xxiii)	What is the change proposed in MPD-2021/Change of land use cases?	Recreational" (Neighbourhood Park/Open Space) to 'Transportation' (Multi Level Parking)
xxiv)	Why is the change proposed i.e. the context and justification?	As the Hon'ble High Court of Delhi has directed the North DMC & DDA to get the land use of the site under reference i.e. Gandhi Maidan changed from "Green to Parking" within four months, the change of land use is being processed under section 11-A of DD Act, 1957 to bring it in consonance with the ZDP of Zone-A/MPD-2021.
xxv)	With the proposed changes/ amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
xxvi)	How they are going to be benefitted from the proposed amendment / change?	The proposal will facilitate the general public by providing adequate parking facilities in the area.

xxvii)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No
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5. Proposal:

Based on the recommendation of the Board of Enquiry and Hearing mentioned at para-3 above, the proposal for change of land use of the site under Section-11A of DD Act, 1957 is as under:

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Gandhi Maidan	1.852 Ha.	'Recreational' (Neighbourhood Park/Open Space)	'Transportation' (Multi Level Parking)	North: Hardayal Singh Library & Chandni Chowk Police station; South: Road; East: H. C. Sen road; West: Metro station Chandni Chowk.

Conditions:

- NDMC should design the Multi level parking and allied buildings on this site with all components of green buildings (such as use of solar panels, re-cycling of water, zero-waste discharge etc.). In addition to this, NDMC should also develop vertical gardens having green walls living walls with climbing plants or cascading ground covers both in the interiors as well as the exteriors. NDMC should also adopt other methods by which plants/green cover can be integrated in the proposed built-up micro environment created by these structures by placing potted plants, flowering plants in the interior/ exterior and planting climbers and hanging plants along the pillars.
- The design including the colour scheme of the multilevel parking to ensure blending with the surroundings in view of the heritage value of the area.
- The multilevel parking to be developed as per the norms available for existing/ earmarked parking sites.

The drawing with above detail is attached (Refer Annexure-C).

6. Recommendation:

The proposal contained in para-5 above is placed before the Authority for further processing under Section 11-A of DD Act, 1957 for final notification by MoUD, GOI.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.



भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1071]

नई दिल्ली, बुधवार, मई 4, 2016/वैशाख 14, 1938

No. 1071]

NEW DELHI, WEDNESDAY, MAY 4, 2016/ VAISAKHA 14, 1938

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 4 मई, 2016

का.आ. 1629(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-‘क’ के अंतर्गत मुख्य योजना-2021/जोन ‘ए’ (चार दीवारी शहर) की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों (30) की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नं. भी दें, जो पठनीय हो।

संशोधन :

अवस्थिति	क्षेत्रफल	दि.मु.यो.-2021/क्षे.वि. यो. के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाएं
1	2	3	4	5
गांधी मैदान	1.852 हेक्टेयर	‘मनोरंजनात्मक’ (समीपवर्ती पार्क/खुला स्थान)	‘परिवहन’ (बहुस्तरीय पार्किंग)	उत्तर : हरदयाल सिंह पुस्तकालय, चांदनी चौक पुलिस स्टेशन दक्षिण : सड़क पूर्व : एच.सी. सेन रोड पश्चिम : मेट्रो स्टेशन, चांदनी चौक

शर्तें :

- उत्तरी दिल्ली नगर निगम इस स्थल पर बहु-स्तरीय पार्किंग और सम्बद्ध भवनों की योजना (डिजाइन) बनाए जिनमें हरित भवनों के सभी घटक (जैसे सौर ऊर्जा पैनलों का उपयोग, जल का पुनर्चक्रण, शून्य अपशिष्ट उत्सर्जन इत्यादि) हों। इसके अतिरिक्त, उत्तरी दिल्ली नगर निगम ऊर्ध्वाधर उद्यान भी विकसित करें, जिसमें इन भवनों की आंतरिक एवं बाह्य दीवारें पौधों और लताओं से आच्छादित हों। उत्तरी दिल्ली नगर निगम ऐसे अन्य तरीके भी अपनाए जिससे कि ऐसे स्ट्रक्चर द्वारा प्रस्तावित निर्मित वातावरण में अंदर/बाहर गमलों में पौधे, फूलों वाले पौधे लगाकर और पीलर्स पर लताएं चढ़ाकर और लटके हुए गमलों में पौधे लगाकर हरियाली को शामिल किया जा सके।

- ii) ऐसे भवनों की डिजाइन में बहुस्तरीय पार्किंग की रंग योजना भी शामिल है, जो उस क्षेत्र के, विरासत संबंधी महत्व को ध्यान में रखते हुए वातावरण के अनुरूप हो।
- iii) बहुस्तरीय पार्किंग को मौजूदा/निर्धारित पार्किंग स्थलों के उपलब्ध मानदंडों के अनुसार विकसित किया जाएगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छद्मा तल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 20(03)2016/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 4th May, 2016

S.O. 1629(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021/Zonal Development Plan of Zone 'A' (Walled City) under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this notice. The person making the objection or suggestion should also give his/her name and address and telephone/contact number(s) which should be legible.

Modifications:

Location	Area	Land use as per MPD-2021/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Gandhi Maidan	1.852 Ha.	'Recreational' (Neighbourhood Park/Open Space)	'Transportation' (Multi Level Parking)	North: Hardayal Singh Library & Chandni Chowk Police Station; South: Road; East: H. C. Sen road; West: Metro station Chandni Chowk.

Conditions:

- NDMC should design the Multi level parking and allied buildings on this site with all components of green buildings (such as use of solar panels, re-cycling of water, zero-waste discharge etc.). In addition to this, NDMC should also develop vertical gardens having green walls living walls with climbing plants or cascading ground covers both in the interiors as well as the exteriors. NDMC should also adopt other methods by which plants/ green cover can be integrated in the proposed built-up micro environment created by these structures by placing potted plants, flowering plants in the interior/ exterior and planting climbers and hanging plants along the pillars.
- The design including the colour scheme of the multilevel parking to ensure blending with the surroundings in view of the heritage value of the area.
- The multilevel parking to be developed as per the norms available for existing/ earmarked parking sites.

The text /plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above. The text/plan indicating the proposed modifications is also available on DDAs website i.e. www.dda.org.in.

[F. No. F.20 (03)/2016-MP]

D. SARKAR, Commissioner-Cum-Secy.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

No.: F.20(03)/2016-MP

Date: 12/07/2016

Sub.: Minutes of the meeting of the Board of Enquiry & Hearing held on 05.07.2016 in response to Public Notice dated 04.05.2016 issued vide S.O. 1629(E) Gazette of India.

The proposal is regarding proposed change of land use of an area measuring 1.852 hac. from "Recreational" (Neighbourhood Park/Open Space) to "Transportation" (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone 'A' (Walled City) which was approved by the Authority in its meeting held on 27.04.2016 vide item no. 62/2016 for inviting objections/suggestions from General Public. A Public Notice for inviting objections/suggestions within a stipulated time period of 30 days was issued on 04.05.2016. In response to this public notice, one (01) objection/suggestion was received. The meeting was attended by the Board members (Refer Annexure 'A'). The person who filed objections/suggestions was invited to present her submission before the Board meeting held under the Chairmanship of EM, DDA on 05.07.2016. The applicant raised the following points in the objection/suggestion.

2. Summary of written & oral submission of objections/suggestions:

Ms. Poonam Prakash, Associate Professor, SPA, New Delhi (who filed the objection/ suggestion) submitted the following points in the written and oral submissions before the Board:

1. Plan shown on the web related to this public notice does not show master plan or zonal plan modification as mentioned in the public notice but is some kind of a sketch.
2. Plan placed on the web showing location has no scale, north, reference point and is essentially unreadable by common public.
3. Table 3.3 of the Master Plan (P.3-4) shows a table which requires Neighbourhood level facilities including parks and open spaces to be shown in the Layout Plan. How is this proposal which is changing a NH Park been placed under section 11A modification or else if for some zones we are showing NH level facilities at the Zonal Plan level then the Master Plan Table needs to be modified.
4. According to the Zonal Plan the open space available in the Zone is .33 Sq.m. per person as against the requirement of 4 to 5 sq.m. per person, how is the parking facility a greater requirement than open space. If this site is to be allocated for parking then where is the compensatory land use showing recreational space in the Zone.
5. MoUD in one of the office orders has specifically stated that recreational use should not be changed, however, DDA has perhaps undertaken change of use the most in recreational areas.

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13/7/2016

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- 6. Zonal Plan also mentions that six parking sites have been identified, it is not clear whether this site is one of those identified sites or what is the status of those six sites before taking up this proposal.
- 7. As per the MPD-2021, local Area Plans were to be prepared with participation of the people to identify the local requirements and these changes should have been emanating from the local area plans.

3. **Submission made by Officers from Planning Department, DDA:**

The officers from Planning Department DDA made following submission before the Board:

- i. The request for change of land use has been received from North Delhi Municipal Corporation with reference to the Order of Hon'ble High Court of Delhi dated 28.03.16.
- ii. All the issues were discussed in detail in meetings and thus the modification has been proposed along with conditions looking into its location in Walled City.
- iii. The Officer from North DMC were invited for the Board's hearing/meeting but could not attend due to other meetings.

4. **Recommendations:**

In view of the submission made by the applicant and status provided by Planning Department of DDA, the Board recommended that the proposal may be processed further as per Section 11A of DD Act, 1957 in response to public notice vide S.O. 1629 (E) dated 04.05.2016.

[Signature] 13/17/2016
 Commissioner (Plg.) DDA
 (Convener & Secretary)

[Signature]
 Chief Planner, TCPO, GOI
 (Member)

[Signature]
 O. P. Sharma
 Authority Member, DDA
 (Member)

[Signature]
 13/07/2016
 Finance Member, DDA
 (Member)

[Signature]
 Engineer Member, DDA
 (Chairman)

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR, I.P. ESTATE,
NEW DELHI-110002

ATTENDANCE SHEET-05.07.2016

Sub: Meeting of Board of Enquiry and Hearing for processing of Change of land use of area measuring 1.852 hac. from "Recreational" (Neighbourhood Park/Open Space) to "Transportation" (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone 'A' (Walled City), in response to Public Notice dated 04.05.16 vide S.O.1629(E).

Sr. No	Name/Designation	Address and Mobile No./email	Signature
1.	Engineer Member, DDA, Chairman, Board of Enquiry & Hearing	93560 67500	
2.	Finance Member, DDA, Member of Board of Enquiry & Hearing	n: 8180380222	
3.	Chief Planner, TCPO, Member of Board of Enquiry & Hearing,	M: 9868124616	
4.	Sh. Vijener Gupta, Authority Member/MLA, Member of Board of Enquiry & Hearing.		
5.	Sh. O.P. Sharma, Authority Member/MLA, Member of Board of Enquiry & Hearing		
6.	Commissioner(Plg.), DDA, Member Secretary of Board of Enquiry & Hearing.		
7.	Chief Town Planner, North MCD- Special Invitee		
8.	Addl. Commr. (Plg.) AP & B		
9.	Director (Plg.) MP, DDA.		
10.	Director (Plg.) Zone A & B/ DDA	mob 9818842304	
11.	SH. SOM NATH BHARTI MLA, AAP, AUTHORITY MEMBER	9910044233	
12.			
13.			
14.			
15.			

METRO LANE
140455



7A

4070

121590

TOTAL SITE AREA = 18524.07 SQM

30000

27115

9000

81650

ANNEXURE-C

HARDAYAL LIBRARY

56050

68000

39200

H.C. SEN. MARG

TO RAILWAY STATION

146/C

EE

AE

JE

Prabhu

PROJECT
SITE FOR MULTILEVEL UNDERGROUND CAR
PARKING AT GANDHI MAIDAN, CITY ZONE

Item No. 92/2016 (B) (i)

Sub: Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.

File No. F.20 (2)2014/MP

1.0 Background

- i. Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from 'Residential' to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
- ii. In response to this, DDA sent a letter dated 15.05.2015 requesting to send the requisite information/ documents like ownership, approved layout plan, justification of the proposal etc.
- iii. Thereafter, Member (Engineering), DUSIB vide letter dated 16.07.2015 sent the ownership status, layout plan, Survey Plan, information with respect to the MoUD letter dated 07.04.2015. In response, DDA vide letter dated 19.10.2015 requested DUSIB to provide the existing ROW of the Road and the present availability of the Road width and entry & exit and information with respect to MoUD letter dated 04.09.2015.
- iv. Subsequently, DUSIB vide letter dated 01.12.2015 sent the information regarding MoUD letter dated 04.09.2015 and Plane Table (PT) Survey showing the existing ROW & present availability of the Road width. The same was examined by DDA and a letter dated 12.02.106 was again sent to DUSIB to clarify the exact boundary of the plot under reference and status of DMRC work, existing access to the village and shifting of high tension line.
- v. In response to this, DUSIB vide letter dated 28.03.2016 has sent the Total Station Survey showing the temporary land under the possession of DMRC work and status of the shifting of high tension line. Also, DUSIB has clarified the exact boundary of the plot under reference.

2.0 Examination

- i. The site under reference is located very near to the existing Inter State Bus Terminal (ISBT) at Sarai Kale Khan, New Delhi and is outside 'Lutyens Bungalow Zone (LBZ)'.
- ii. The land use of the site under reference is 'Residential' as per MPD- 2021 and the approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. The site is accessible from the Ring Road (91.44m ROW) and is approaching towards Nizamuddin Railway Station from the Eastern side to Western side with varying Road width from 19.5m-35m wide.
- iv. At present, there is temporary DMRC work going on one side of the site under reference and High Tension line is also passing through the site under reference.

- v. As communicated by DUSIB vide per letter dated 16.07.2015, the site under reference was acquired vide award No. 35/79-80 dated 20.03.1980 and is permanently in possession of DUSIB.
- vi. The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
- vii. There is no approved layout plan of the area under reference as per available records.
- viii. The Ministry of Culture, National Monument Authority, Govt. of India has already issued NOC vide letter dated 15.01.2013. The proposal was also discussed in DUAC meeting.
- ix. As per letter dated 28.03.2016 of DUSIB, following has been communicated:
- Part portion of the site (2895 sq.nm.) is allotted to DMRC for prefabrication till April 2016.
 - The issue of 33 KV high tension wire within the site in question will be shifted to other location, as soon as the land under reference is handed over to DUSIB by DMRC and survey work completed by NDPL.
 - As soon as the land under reference is handed over to DUSIB, the site will become in its original size and shape, deviation will be removed by constructing boundary wall on the site periphery. The existing 9m wide road towards East side towards Sarai Kale will also be repaired.
 - No defined boundary wall on the Eastern side. Earlier, there was a boundary wall in the Eastern side, which was removed by DMRC to carry out their prefabrication work as the land under reference was allotted to DMRC on temporary basis. Boundary will be constructed as soon as the land will be handed over back to DUSIB by DMRC.

3.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letter dated 07.04.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

The information with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	As per DUSIB letter dated 16.07.2015, the land where office building has been proposed is a Government land and DUSIB of GNCTD is the owner of the said land.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from 'Residential' to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of	The site was inspected by Addl. Commr. (Plg.) AP, Director (Plg.) F,H & D-Zone & Asstt. Director (Plg.) Zone-D along with Planning Assistant, Zone-D.

173/c

	inspection report be provided.	<p>Following are the observations:</p> <ul style="list-style-type: none"> i. The site under reference is located very near to the existing ISBT at Sarai Kale Khan, Delhi. It is accessible from 30m existing road. At site, there are temporary shops, vehicles are parked along the road. In the layout plan, this road has been shown as 13m ROW. ii. A vacant unoccupied building exists at one side of the site under reference. iii. At present, there is temporary DMRC work going on one side of the site under reference due to the proposed metro station at ISBT, Sarai Kale Khan, Delhi. iv. An access of about 6-7m to the nearby village is passing through the site. v. At present, there is no entry/ exit to the site as a grilled boundary exists on all sides and HT line is also passing through the site under reference
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per DUSIB letter dated 16.07.2015, DUSIB on entity of GNCTD does not have its own office building and in one of the meetings of the Board held under the Chairmanship of the Hon'ble Chief Minister of Delhi, it was agreed to construct DUSIB Office building at Sarai Kale Khan. Presently, the DUSIB office is at scattered locations and the public moves from one place to another at arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and the working will improve.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	<ul style="list-style-type: none"> i. The site under reference having access from 30m wide Road leading from Ring Road to Nizamuddin Railway Station in the North side and 9m wide Road also exists between the proposed site and Sarai Kale Khan in the East side. ii. The parking issue will be taken care by providing basement parking as per the provision of MPD-2021. The necessary approvals of all the statutory authorities as required will also be obtained before the execution of the proposal. There will be no negative impact on MPD-2021 if the land use of the site has been changed from 'Residential' to 'Government Office' building.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The proposed premise will be for the office building of DUSIB and there will be no adverse impact/ implications on general public. Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and it will also improve working of DUSIB.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case ongoing on the land under reference.

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The information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	<ul style="list-style-type: none"> - At present, a dilapidated /dangerous building (G+2) storied is existing at site which is not in use. Earlier, this building was utilized as DUSIB office building. - Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. - The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - This is regarding the proposal of change of land use. Earlier also, DDA has initiated proposals for the change of land use under Section 11A of DD Act,1957 on the basis of the request received from the Ministry of Urban Development & land owning agency (i.e. L&DO). - The request for this proposed change of land use has been received from Member (Engineering), DUSIB, GNCTD and the land is under the possession of DUSIB as per letter dated 16.07.2015.
3.	What are the specific recommendations of the Authority with regard to the proposal?	- The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	<ul style="list-style-type: none"> - The matter was initiated on the basis of the request received from DUSIB vide letter dated 16.07.2015. - The proposal was initiated since DUSIB is not having its own office building. Presently, the DUSIB offices are at scattered locations.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- This proposal will serve public residing in JJ Colonies and resettlement colonies since DUSIB is not having its own building in Delhi. This dilapidated building earlier use as office building and lying unused since decade. The piece is located in the prime location and is well connect with upcoming Metro & city bus service.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies. - The proposed premise will be for the office of DUSIB there will be no adverse impact/ implications on general public. Presently the office of DUSIB is at scattered locations and public also moves from one place to another to arrange information. By constructing office building at the proposed site, public will get their information at one place and it will also improve working of DUSIB.
7.	How the proposal will benefit in the development and economic growth of the city	The proposed building plan designed to accommodate approx.800 officers having an working space of approx. 7000.0sq.mts. The proposal will benefit in the development

173/4

	inspection report be provided.	<p>Following are the observations:</p> <ol style="list-style-type: none"> i. The site under reference is located very near to the existing ISBT at Sarai Kale Khan, Delhi. It is accessible from 30m existing road. At site, there are temporary shops, vehicles are parked along the road. In the layout plan, this road has been shown as 13m ROW. ii. A vacant unoccupied building exists at one side of the site under reference. iii. At present, there is temporary DMRC work going on one side of the site under reference due to the proposed metro station at ISBT, Sarai Kale Khan, Delhi. iv. An access of about 6-7m to the nearby village is passing through the site. v. At present, there is no entry/ exit to the site as a grilled boundary exists on all sides and HT line is also passing through the site under reference
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per DUSIB letter dated 16.07.2015, DUSIB on entity of GNCTD does not have its own office building and in one of the meetings of the Board held under the Chairmanship of the Hon'ble Chief Minister of Delhi, it was agreed to construct DUSIB Office building at Sarai Kale Khan. Presently, the DUSIB office is at scattered locations and the public moves from one place to another at arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and the working will improve.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	<ol style="list-style-type: none"> i. The site under reference having access from 30m wide Road leading from Ring Road to Nizamuddin Railway Station in the North side and 9m wide Road also exists between the proposed site and Sarai Kale Khan in the East side. ii. The parking issue will be taken care by providing basement parking as per the provision of MPD-2021. The necessary approvals of all the statutory authorities as required will also be obtained before the execution of the proposal. There will be no negative impact on MPD-2021 if the land use of the site has been changed from 'Residential' to 'Government Office' building.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The proposed premise will be for the office building of DUSIB and there will be no adverse impact/ implications on general public. Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and it will also improve working of DUSIB.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case ongoing on the land under reference.

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The information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	<ul style="list-style-type: none">- At present, a dilapidated /dangerous building (G+2) storied is existing at site which is not in use. Earlier, this building was utilized as DUSIB office building.- Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information.- The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none">- This is regarding the proposal of change of land use. Earlier also, DDA has initiated proposals for the change of land use under Section 11A of DD Act, 1957 on the basis of the request received from the Ministry of Urban Development & land owning agency (i.e. L&DO).- The request for this proposed change of land use has been received from Member (Engineering), DUSIB, GNCTD and the land is under the possession of DUSIB as per letter dated 16.07.2015.
3.	What are the specific recommendations of the Authority with regard to the proposal?	<ul style="list-style-type: none">- The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	<ul style="list-style-type: none">- The matter was initiated on the basis of the request received from DUSIB vide letter dated 16.07.2015.- The proposal was initiated since DUSIB is not having its own office building. Presently, the DUSIB offices are at scattered locations.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul style="list-style-type: none">- This proposal will serve public residing in JJ Colonies and resettlement colonies since DUSIB is not having its own building in Delhi. This dilapidated building earlier use as office building and lying unused since decade. The piece is located in the prime location and is well connect with upcoming Metro & city bus service.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	<ul style="list-style-type: none">- This proposal will serve public residing in JJ Colonies and resettlement colonies.- The proposed premise will be for the office of DUSIB there will be no adverse impact/ implications on general public. Presently the office of DUSIB is at scattered locations and public also moves from one place to another to arrange information. By constructing office building at the proposed site, public will get their information at one place and it will also improve working of DUSIB.
7.	How the proposal will benefit in the development and economic growth of the city	The proposed building plan designed to accommodate approx.800 officers having an working space of approx. 7000.0sq.mts. The proposal will benefit in the development

n/c

		since almost every department of DUSIB, will get complete space for conference and coordination with each other. This will in term, help to get maximum output.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries	Not applicable.
9.	What will be the public purpose served by the proposed modification	The land use of the proposed site as per zonal development plan is residential. The request before the Master Plan division, Zone D, DDA, New Delhi has been made for change of land use from residential to Govt. office building. This change of land use will help our organization, DUSIB to serve general public of Govt. of NCT of Delhi, as the site in question is well connected and the public can approach via public transport such as city bus service, railway & upcoming metro.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Presently, there is a dilapidated/ dangerous building (G+2 storey) existing which is not in use.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D. Therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	- Yes, no objection for the construction of office has been received from Ministry of Culture National Monument Authority, Govt. Of India. - The proposal was also discussed in DUAC meeting.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The proposal to construct multistoried office building for DUSIB at Sarai Kale Khan has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide item no 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi/Chairperson, DUSIB.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	Sh. Jeet Ram, Director (TP), K-1 Vikas Kutir, I.P Estate, New Delhi-11002 Mobile No: - 9717999158

4.0 Decision of the Technical Committee

The Proposed was considered by the 5th Technical Committee in its meeting held on 04.05.2016 vide item No. 23/2016. The decision of the Technical Committee is as follows:

"The proposal was presented by Director DUSIB. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section 11A of DD Act, 1957."

5.0 Proposal

As recommended by the Technical Committee in its meeting held on 04.05.2016 vide item No. 23/2016, the proposed change of land use in respect of an area measuring 4771.12 sq.m. for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D may be changed 'Residential' to 'Government (Government Office)' under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed Delhi Urban Shelter Board (DUSIB) Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D	4771.12 sq.m.	'Residential'	'Government (Government Office)'	North: Approx. 24.0 m wide Road leading to Nizamuddin Railway Station from Ring Road South: Existing Building of Community hall belongs to SDMC East: 9.0 m wide Road at DTC Terminal, Sarai Kale Khan West: open land belongs to DUSIB

6.0 Recommendation

The proposal in para 5.0 above is placed before the Authority for its consideration for inviting objections and suggestions from the public under Section 11A of DD Act, 1957.

RESOLUTION

After detailed discussions, in the matter, decision on the agenda item was deferred. It was decided that detailed information would be obtained from DUSIB before the matter is again brought before the Authority for consideration.

Minutes of the Technical Committee Meeting
Held on 4.5.2016. 7- ITEM No 23/TC/2016

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AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.

File No. F.20 (2)2014/MP

1.0 Background

- I. Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from 'Residential' to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
- II. In response to this, DDA sent a letter dated 15.05.2015 requesting to send the requisite information/ documents like ownership, approved layout plan, justification of the proposal etc.
- III. Thereafter, Member (Engineering), DUSIB vide letter dated 16.07.2015 sent the ownership status, layout plan, Survey Plan, Information with respect to the MoUD letter dated 07.04.2015. In response, DDA vide letter dated 19.10.2015 requested DUSIB to provide the existing ROW of the Road and the present availability of the Road width and entry & exit and information with respect to MoUD letter dated 04.09.2015.
- IV. Subsequently, DUSIB vide letter dated 01.12.2015 sent the information regarding MoUD letter dated 04.09.2015 and Plane Table (PT) Survey showing the existing ROW & present availability of the Road width. The same was examined by DDA and a letter dated 12.02.106 was again sent to DUSIB to clarify the exact boundary of the plot under reference and status of DMRC work, existing access to the village and shifting of high tension line.
- V. In response to this, DUSIB vide letter dated 28.03.2016 has sent the Total Station Survey showing the temporary land under the possession of DMRC work and status of the shifting of high tension line. Also, DUSIB has clarified the exact boundary of the plot under reference.

2.0 Examination

- I. The site under reference is located very near to the existing Inter State Bus Terminal (ISBT) at Sarai Kale Khan, New Delhi and is outside 'Lutyens Bungalow Zone (LBZ)'.
II. The land use of the site under reference is 'Residential' as per MPD-2001 and the approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- III. The site is accessible from the Ring Road (91.44m ROW) and is approaching towards Nizamuddin Railway Station from the Eastern side to Western side with varying Road width from 19.5m-35m wide.
- IV. At present, there is temporary DMRC work going on one side of the site under reference and High Tension line is also passing through the site under reference.

- v. As communicated by DUSIB vide per letter dated 16.07.2015, the site under reference was acquired vide award No. 35/79-80 dated 20.03.1980 and is permanently in possession of DUSIB.
- vi. The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
- vii. There is no approved layout plan of the area under reference as per available records.
- viii. The Ministry of Culture, National Monument Authority, Govt. of India has already issued NOC vide letter dated 15.01.2013. The proposal was also discussed in DUAC meeting.
- ix. As per letter dated 28.03.2016 of DUSIB, following has been communicated:
 - (a) Part portion of the site (2895 sq.m.) is allotted to DMRC for prefabrication till April 2016.

(b) The issue of 33 KV high tension wire within the site in question will be shifted to other location, as soon as the land under reference is handed over to DUSIB by DMRC and survey work completed by NDPL.

(c) As soon as the land under reference is handed over to DUSIB, the site will become in its original size and shape, deviation will be removed by constructing boundary wall on the site periphery. The existing 9m wide road towards East side towards Sarai Kale will also be repaired.

(d) No defined boundary wall on the Eastern side. Earlier, there was a boundary wall in the Eastern side, which was removed by DMRC to carry out their prefabrication work as the land under reference was allotted to DMRC on temporary basis. Boundary will be constructed as soon as the land will be handed over back to DUSIB by DMRC.

3.03 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MoUD, GOI vide letter dated 07.04.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

The information with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	As per DUSIB letter dated 16.07.2015, the land where office building has been proposed is a Government land and DUSIB of GNCTD is the owner of the said land.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from Residential to Government (Government Office) for the site proposed for office building at Sarai Kale Khan, New Delhi.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of	The site was inspected by Adl. Commr. (Plg.) AP, Director (Plg.) F,H & D-Zone & Asstt. Director (Plg.) Zone-D along with Planning Assistant, Zone-D.

<p>Inspection report be provided.</p>	<p>Following are the observations:-</p> <ol style="list-style-type: none"> i. The site under reference is located very near to the existing ISBT at Sarai Kale Khan, Delhi. It is accessible from 30m existing road. At site, there are temporary shops, vehicles are parked along the road. In the layout plan, this road has been shown as 13m ROW. ii. A vacant unoccupied building exists at one side of the site under reference. iii. At present, there is temporary DMRC work going on one side of the site under reference due to the proposed metro station at ISBT, Sarai Kale Khan, Delhi. iv. An access of about 6-7m to the nearby village is passing through the site. v. At present, there is no entry/ exit to the site as a grided boundary exists on all sides and HT line is also passing through the site under reference.
<p>4. What is the public purpose proposed to be served by modification of MPD and/ or change of land use?</p>	<p>As per DUSIB letter dated 16/07/2015, DUSIB an entity of GNCTD does not have its own office building and in one of the meetings of the Board held under the Chairmanship of the Hon'ble Chief Minister of Delhi, it was agreed to construct DUSIB Office building at Sarai Kale Khan. Presently, the DUSIB office is at scattered locations and the public moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and the working will improve.</p>
<p>5. What will be impact of proposal on the ZDP/ MRD and whether the changes are in consonance with the approved plans/ policies?</p>	<ol style="list-style-type: none"> i. The site under reference having access from 30m wide Road leading from Ring Road to Nizamuddin Railway Station in the North side and 9m wide Road also exists between the proposed site and Sarai Kale Khan in the East side. ii. The parking issue will be taken care by providing basement parking as per the provision of MPD-2021. The necessary approvals of all the statutory authorities as required will also be obtained before the execution of the proposal. There will be no negative impact on MRD-2021 if the land use of the site has been changed from 'Residential' to 'Government Office building'.
<p>6. What will be proposal's impact/ implications on general public eg. Law & order etc.?</p>	<p>The proposed premise will be for the office building of DUSIB and there will be no adverse impact/ implications on general public. Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and it will also improve working of DUSIB.</p>
<p>7. Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.</p>	<p>No court case ongoing on the land under reference.</p>

The information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

Sl.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1	Background note indicating the current situation/ provisions	<ul style="list-style-type: none"> - At present, a dilapidated /dangerous building (G+2) stored is existing at site which is not in use. Earlier, this building was utilized as DUSIB office building. - Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. - The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
2	Whether similar proposal have earlier been considered by DDA/Ministry and/or disposed and if yes, when and how?	<ul style="list-style-type: none"> - This is regarding the proposal of change of land use. Earlier also, DDA has initiated proposals for the change of land use under Section 11A of DD Act, 1957 on the basis of the request received from the Ministry of Urban Development & land owning agency (i.e. L&DO). - The request for this proposed change of land use has been received from Member (Engineering), DUSIB, GNCTD and the land is under the possession of DUSIB as per letter dated 16.07.2015.
3	What are the specific recommendations of the Authority with regard to the proposal?	<ul style="list-style-type: none"> - The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DP Act, 1957 and further action will be taken as per the recommendations of the Authority.
4	How and why proposal was initiated	<ul style="list-style-type: none"> - The matter was initiated on the basis of the request received from DUSIB vide letter dated 16.07.2015. - The proposal was initiated since DUSIB is not having its own office building. Presently, the DUSIB offices are at scattered locations.
5	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies since DUSIB is not having its own building in Delhi. This dilapidated building earlier use as office building and lying unused since decade. The place is located in the prime location and is well connect with upcoming Metro & city bus service.
6	What are the expected short term and long term outcomes if the proposal is approved and implemented	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies. - The proposed premise will be for the office of DUSIB there will be no adverse impact/ implications on general public. Presently the office of DUSIB is at scattered locations and public also moves from one place to another to arrange information. By constructing office building at the proposed site, public will get their information at one place and it will also improve working of DUSIB.
7	How the proposal will benefit in the development and economic growth of the city	<p>The proposed building plan designed to accommodate approx. 800 officers having an working space of approx. 7000 sq. mts. The proposal will benefit in the development</p>

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		since almost every department of DUSIB will get complete space for conference and coordination with each other. This will in term, help to get maximum output.
8	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries	Not applicable.
9	What will be the public purpose served by the proposed modification	The land use of the proposed site as per zonal development plan is residential. The request before the Master Plan division, Zone D, DDA, New Delhi has been made for change of land use from residential to Govt. office building. This change of land use will help our organization, DUSIB to serve general public of Govt. of NCT of Delhi, as the site in question is well connected and the public can approach via public transport such as city bus service, railway & upcoming metro.
10	What is the number of people/families/ households likely to be affected by the proposed policy	Presently, there is a dilapidated/dangerous building (G+2 storey) existing which is not in use.
11	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D. Therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13	Whether the department/organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	<ul style="list-style-type: none"> - Yes, no objection for the construction of office has been received from Ministry of Culture National Monument Authority, Govt. Of India. - The proposal was also discussed in DUAC meeting.
14	Whether the relevant guidelines/ orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The proposal to construct multistoried office building for DUSIB at Saraj Kale Khan has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item no 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi/Chairperson, DUSIB.
15	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	Sh. Jeet Ram, Director (TP), K-1 Vikas Kutr, I.P Estate, New Delhi-11002 Mobile No: - 9717999158

4.0 Proposal

In view of the above, the land use in respect of an area measuring 4771.12 sq.m. for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D may be changed 'Residential' to 'Government (Government Office)' under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
	2	3	4	5
Proposed Delhi Urban Shelter Board (DUSIB) Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.	4771.12 sq.m.	'Residential'	'Government (Government Office)'	North: Approx. 24.0 m wide Road leading to Nizamuddin Railway Station from Ring Road South: Existing Building of Community hall belongs to SDMC East: 9.0 m wide Road at DTC Terminal, Sarai Kale Khan West: open land belongs to DUSIB

5.0 Recommendation

The proposal at para 4.0 above is placed before the Technical Committee for consideration.

DECISION

23/2016	Proposal of Delhi Urban Shelter improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from "Residential" to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning Zone-D.	The proposal was presented by Director, DUSIB. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone -D
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DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
VERIFIED
 Proposal was Considered in
 5th Technical Committee
 Meeting held on 04.05.2016
 Item No. 23/2016
 Signed 05.05.2016
 Director
 Master Plan

By Director
 Master Plan
 Page 6 of 6

Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.

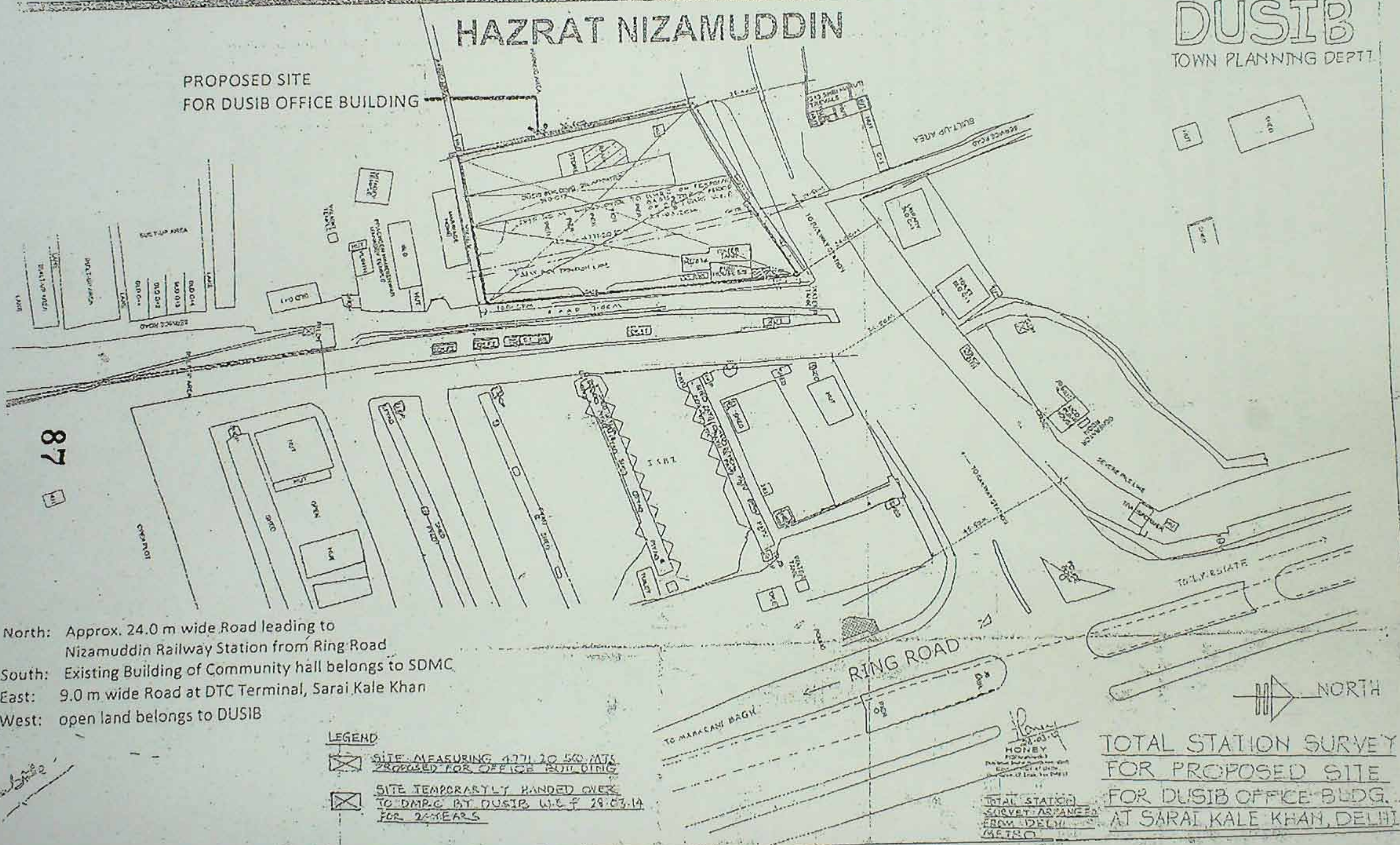
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HAZRAT NIZAMUDDIN

DUSIB
TOWN PLANNING DEPT.

PROPOSED SITE
FOR DUSIB OFFICE BUILDING



87

North: Approx. 24.0 m wide Road leading to Nizamuddin Railway Station from Ring Road
 South: Existing Building of Community hall belongs to SDMC
 East: 9.0 m wide Road at DTC Terminal, Sarai Kale Khan
 West: open land belongs to DUSIB

- LEGEND**
- SITE MEASURING 4771.20 SQ. MTS PROPOSED FOR OFFICE BUILDING
 - SITE TEMPORARILY HANDED OVER TO D.M.P.C BY DUSIB W.E.F 29.03.14 FOR 2 YEARS

R. Honey
21.03.14
HONEY
TOTAL STATION SURVEY AS ORDERED FROM DELHI METRO

TOTAL STATION SURVEY FOR PROPOSED SITE FOR DUSIB OFFICE BLDG. AT SARAI KALE KHAN, DELHI.

ANNEXURE-A

Item No. 92/2016 (B) (ii)

Sub.: Proposal regarding Change of Land Use of an area measuring 1.264 Ha. from 'Public and Semi Public Facilities' to Commercial (Non-Hierarchical Commercial Centre) (C1) located at Bungalow Road, falling in Planning Zone-C.

(File No.: F.20(04)/2016-MP)

Synopsis:

The request for this change of land use from 'Public and Semi Public Facilities' to Commercial (Non-Hierarchical Commercial Centre) (C1) has been received from North Delhi Municipal Corporation. The proposal has been considered by the Technical Committee and recommended for modification in MPD 2021 & ZDP for further processing under Section 11-A of DD Act, 1957 with two conditions. Accordingly, the agenda is prepared and placed before the Authority for consideration and approval so that a public notice inviting objections/suggestions could be issued for the proposed change of land use under Section 11-A of DD Act 1957.

1.0 Background:

The Town Planning Department of North Delhi Municipal Corporation referring the Resolution No. 201 dated 28.9.2015 forwarded the agenda for change of land use of a site measuring 1.264 ha. of Municipal Staff Quarters, at Bungalow Road from Public and Semi Public Facilities' use to Commercial (Non-Hierarchical Commercial Centre). The site under reference is near Kamla Nagar and abutting on Bungalow Road, which is a notified mixed use street.

The land use of this site under reference is 'Public and Semi Public Facilities' use zone as per the Zonal Development Plan of Zone-C (approved under MPD-2021). As per the Layout Plan titled 'Northern City Extension Scheme No.1 Kamla Nagar, Jawahar Nagar' use of site under reference is Bungalow Plots.

The proposed change of land use of site under reference is staff quarters with two storied double units comprising of 64 flats, one community hall and one lawn. Since the present existing staff quarters are in a dilapidated state, development of the same into commercial will provide the resident of nearby areas ample shopping needs. The Land & Estate Deptt., North DMC vide note dated 16/6/15, has stated that there is no litigation pending which may affect the proposed conversion of land use and future projects.

The North DMC has submitted the report vide letter dated 27.06.16 that the site does not fall in Natural Conservation Zone (Zone-C) (refer Annexure-A).

2.0 Decision of the Technical committee

The request of North DMC was considered by the 6th Technical Committee meeting held on 08.06.2016 vide Item No. 27/2016 and the recommendations of Technical Committee is as follows:

"The proposal was presented by Chief Town Planner of North Delhi Municipal Corporation. It was informed to the committee that the land under reference is being utilized by the Municipal Corporation of Delhi for staff quarters. After detailed deliberations, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for modification in MPD 2021 and ZDP for further processing under Section 11-A of DD Act, 1957 with the following conditions:

- i) As per approved format of submission of agenda for Technical Committee, North DMC to submit the report that the land under reference does not form part of NCZ sites identified as per NCRPB report.
- ii) While preparing the scheme for the commercial centre, North DMC will ensure the widening of the road from 18 M to 24 M within the scheme area".

The agenda of Technical Committee meeting is annexed as Annexure-B.

3.0 Information required as per the MOUD letters dated 07.04.2015, 04.09.2015 and 17.06.2016:

- (i) As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 07.04.2015, following is the status given by NDMC.

Sl. No.	Information sought by MOUD	Point-wise information
(i).	Whether the land is Government or private and who is the land owning agency?	The land measuring 1.264 ha. at Bungalow Road Delhi-07 is owned by North DMC where there exist staff quarters and a Community hall. The control & maintenance of quarters is with the Engineering Department of Civil Line Zone and allotment of staff quarters is made by the Land & Estate Department whereas the Community Centre / Hall is under the Community services department.
(ii).	On whose request the change of land use case or modification to MPD-2021 has been initiated.	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has resolved that site at Bungalow Road Municipal staff Quarters be utilized for Commercial use which is near to the Kamla Nagar and that too abutting on Bungalow Road.
(iii).	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of Town Planning Deptt., North DMC and Officers of Planning Department of DDA.
(iv).	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	The land located at a Prime location will be put to optimum utilization in consonance to the requirement of the area, Commercial, Parking, Residential, through PPP mode, or any other mode decided by the Corporation.

(v).	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Since the site falling in Mixed Use Street, the proposal for Commercial is made accordingly.
(vi).	What will be proposal's impact/implications on general public e.g. Law and order etc?	There will be no adverse impact / implications on general public e.g. Law & order etc. whether the new project will meet the requirements of the citizens of Delhi, de-congest the crowded market of Kamla Nagar, and will provide ample parking space for the nearby areas.
(vii).	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	There is no litigation pending which may affect the proposed conversion of land use and future projects.

(ii) As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012-DD-I, dated 04.09.2015, following is the status given by NDMC:

Sl. No.	Information sought by MOUD	Point-wise information
(i)	Background note indicating the current situation/ provisions;	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has resolved that site at Bungalow Road Municipal Staff Quarters be utilized for Commercial use. The site under reference is near to the Kamla Nagar and that too abutting on Bungalow Road, which is a notified Mixed Land Use street.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	Similar proposals of change of land use have been processed by DDA earlier.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Authority.
(iv)	How and why the proposal was initiated;	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has requested that site at Bungalow Road Municipal staff Quarters be utilized for Commercial use.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Since Bungalow road is already a declared Mixed Use street, changing the land use of Staff Quarters into Commercial will not have adverse impact.

(vi)	What are the expected short-term and long-outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Since the existing staff quarters are in a deteriorated condition at present, the development of the same into Commercial use will provide residents of nearby areas with ample shopping needs.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made to meet the use of Commercial needs / generate revenue to the Corporation.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	There are 64 flats existing in the staff quarters and they will be accommodated in the existing staff quarters at Model Town.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposal have been made in accordance with Master Plan provisions for Commercial [non Hierarchical Commercial Center (C-1)] requirement with reference to area, etc.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Since the existing staff quarters are in a deteriorated condition at present, the development of the same into Commercial use will provide the residents of nearby areas with ample shopping needs.
(xiii)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned departments of North DMC have been consulted before the proposal has been made accordingly.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The proposal does not require to take into consideration or any guidelines/ orders of DOP&T/Ministries.
(xv)	The name, designation and	On behalf of North DMC, Sh. P. Dinesh, Sr.

	<p>contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.</p>	<p>Town Planner shall be the Nodal Officer, NDMC, 13th floor, Civic Centre, Minto Road, New Delhi -110002. Contact telephone No.: 23226323. The concerned Officer presently dealing with this matter in DDA is the Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact telephone No.: 23378167.</p>
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(iii) As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DD-I dated 17.06.2016, following is the status:

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land use case?	'Public and Semi Public Facilities' use to Commercial (Non-Hierarchical Commercial Centre (C1)
(ii)	Why is the change proposed i.e. the context and justification?	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has resolved that site at Bungalow Road Municipal staff Quarters be utilized for Commercial use which is near to the Kamla Nagar and that too abutting on Bungalow Road
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	Since the existing staff quarters are in a deteriorated condition at present, the development of the same into Commercial use will provide residents of nearby areas with ample shopping needs.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

4.0 Proposal

Based on the recommendation of the Technical Committee at para-2 above, the proposal for change of land use of the site under reference with details and boundary descriptions, for processing under Section-11A of DD Act, 1957 is as under:

Location	Area (Ha.)	Land use as per MPD-2021/ZDP-C	Land use changed to	Boundaries
1	2	3	4	5
Bungalow Road Staff Quarters	1.264 ha	Public & Semi Public Facilities	Commercial (non-Hierarchical Commercial Centre (C-1).	North: Boundary wall / University South: Bungalow Road East: Malka Ganj Road West: Road

The part layout plan showing the location of site under reference is Annexed as **Annexure-C**.

5.0 Recommendation:

The above proposal is placed before the Authority for consideration and approval so that a public notice inviting objections/suggestions could be issued for the proposed change of land use under Section 11-A of DD Act 1957.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

108/c

ANNEXURE-A

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

No. TP/G/4134/2016

Dated 27/6/16

Dy. Dir. (Plg.) C&G

528C
4/7/16

To
The Director (Plg.),
Area Planning (Zone C), DDA,
3rd floor, Vikas Minar, New Delhi.

Sub:- Proposal regarding Change of Land Use of an area measuring 1.264 Ha. from "Public and Semi Public Facilities to Commercial Non- Hierarchical Commercial Centre (C1)" located at Bungalow Road, falling Zone-C.

Sir,

This is with the reference to the minutes of 6th Technical Committee meeting of DDA held on 08/6/2016 received in this office on 22/6/2016. As per agenda item no. 27/2016 on the above mentioned subject, the Technical Committee of DDA has approved the proposal subject to report submitted by North DMC that land under reference does not fall in Natural Conservation Zone (Zone-C).

As per the copy of Natural Conservation Zone delineated on satellite imagery of GNCTD - (Zone-C) made available by the Asstt. Director on 24/6/16, the site does not fall in Natural Conservation Zone (Zone-C).

The above report is submitted for kind reference.

Dir. (Plg.) C&G
Dy. No. 418
Date 29/6/16

Arindam
30/06/16

AD (Plg.) C

Yours faithfully,

Sr. Town Planner

Annexure - B
ITEM No. 27 / TC / 2016 84C

107/C

Minutes of the Technical Committee Meeting Held on 8.6.2016

ANNEXURE-B

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal regarding change of Land Use of an area measuring 1.264 Ha. from "Public and Semi Public Facilities" to 'Commercial' (Non-Hierarchical Commercial Centre) (C1) located at Bungalow Road, falling in Planning Zone "C".
Ref. is invited to the Sr. T.P. MCD (North) & letter No. TP/G/3908/2016 dated 26.5.2016. (Annexure - I)

1.0 Background:

1.1 North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has resolved that site at Bungalow Road Municipal Staff Quarters be utilized for Commercial use. The site at under reference is near to the Kamla Nagar and that too abutting on Bungalow Road, which is a notified mixed land use street. The said Staff Quarters consists of two storied double units comprising of 64 flats and one community hall.

1.2 The Bungalow Road Staff Quarters of erstwhile MCD have long been in existence. This colony is in a deteriorated condition at present, and requires proper utilization of land in the present context. The area of the site under reference at Bungalow Road is 1.264 Ha. and consists of 64 flats & other facilities. Being located at a strategic location near Kamla Nagar and that too abutting on Bungalow Road, the site is suitable to be developed as a commercial site. The North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has also decided to develop the site for commercial purpose (copy placed at annexure-1)

2.0 Examination:

2.1 As per the layout plan titled "Northern City Extension Scheme, No.-1, Kamla Nagar, Jawahar Nagar" use of site under reference is Bungalow Plots. The site under reference falls in 'Public and Semi Public Facilities' use zone as per the Zonal Development Plan of Zone-C approved under MPD-2021 (copy placed at annexure-11).

2.2 The site has been visited and it is found that the site tally as per layout plan of "Municipal Staff Residence at Bungalow Road". The staff quarters are two storied double units comprising of 64 flats, one community hall and one lawn. Since the present existing staff quarters are in a dilapidated state, development of the same into commercial will provide the resident of nearby areas ample shopping needs.

2.3 The Land & Estate Deptt., North DMC vide note dated 16/6/15, has stated that there is no litigation pending which may affect the proposed conversion of land use and future projects.

2.4 The site does not fall in water bodies.

2.5 Since the staff quarters are in dilapidated state, the development of the same into commercial will provide ample shopping needs to the residents of nearby area. The site requires change of land use in the Zonal Development Plan from 'Public and Semi Public Facilities' use to Commercial (Non-Hierarchical Commercial Centre (C1)).

3 Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015:

S.No.	Information required	Explanatory background
A. As per MoUD letter dated 04.09.2015		
(i)	Background Note indicating the current situation / provisions;	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has resolved that site at Bungalow Road Municipal Staff Quarters be utilized for Commercial use. The site at under reference is near to the Kamla Nagar and that too abutting on Bungalow Road, which is a notified mixed land use street.
(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or	Similar proposals of change of land use have been processed by DDA earlier.

83/C 106/19 -7

	disposed, and if yes, when and how;	
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee.
(iv)	How and why the proposal was initiated;	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015 has resolved that site at Bungalow Road Municipal Staff Quarters be utilized for commercial use.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Since Bungalow Road is already a declared mixed use street, changing the landuse of staff quarters into commercial will not have adverse impact.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Since the existing staff quarters are in a deteriorated condition at present, the development of the same into Commercial use will provide the resident of nearby areas with ample shopping needs.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made to meet the use of commercial needs / generate revenue to the Corporation.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	There are 64 flats existing in the staff quarters and they will be accommodated in the existing staff quarters at Model Town.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposal has been made in accordance with Master Plan provisions for Commercial (Non-Hierarchical Commercial Centre) (C1) requirement w.r.t. area, etc.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Since the existing staff quarters are in a deteriorated condition at present, the development of the same into Commercial use will provide the resident of nearby areas with ample shopping needs.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned Departments of North DMC have been consulted before the proposal has been made accordingly.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The proposal does not require to take into consideration or any guidelines / orders of DOP&T/ Ministries.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. town Planner shall be the nodal officer (Tel. No. 23226323).

B. As per MoUD letter dated 07.04.2015:		
a.	Whether the land is government or private and who is the land-owning agency?	The land measuring 1.264 Ha. at Bunglow Road, Delhi-7 is owned by North DMC where there exist Staff quarters and a Community hall. The control & maintenance of quarters is with the Engg. Deptt. of Civil Lines Zone and allotment of staff quarters is made by the Land & Estate Deptt. whereas the

[Handwritten signature]

22/e 105/C

		Community Centre/ Hall is under the Community Services Deptt.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	North Delhi Municipal Corporation vide Resolution No. 201 dated 28.9.2015. has resolved that site at Bungalow Road Municipal Staff Quarters be utilized for commercial use which is near to the Kamla Nagar and that too abutting on Bungalow Road.
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of town Planning Deptt., North DMC.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The land located at a prime location will be put to optimum utilisation in consonance to the requirement of the area; commercial, parking residential, through PPP mode, or any other mode to be decided by the Corporation.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/policies?	Since the site falling in mixed use street, the proposal for Commercial is made accordingly.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	There will be no adverse impact/ implications on general public eg. Law & order etc. rather the new project will meet the requirements of the citizens of Delhi, decongest the crowded markets of Kamla Nagar, and will provide ample parking space for the nearby areas.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no litigation pending which may affect the proposed conversion of landuse and future projects.

4 Proposal :

In view of the above, the land use in respect of an area measuring 1.264 Ha. located at Bungalow Road, Delhi, falling in Planning Zone- 'C' may be changed from 'Public and Semi Public Facilities' to Commercial (Non-hierarchical Commercial centre) (C1) under Section 11A of DD Act, 1957.

Location	Area .Ha (Acres)	Land use as per MPD-2021/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Bungalow Road Staff Quarters	1.264 Ha.	Public and Semi Public Facilities.	Commercial (Non-hierarchical Commercial centre) (C1)	North: Boundary wall/ University South: Bungalow Road. East: Malka Ganj Road. West: Road

P.T.O.

81/c 88/104/c
-10-
5 Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections / suggestions from public by issue of Public Notice.

DECISION

27/2016

Proposal regarding change of land Use of an area measuring 1.264 Ha. from "Public and Semi Public Facilities" to Commercial (Non-Hierarchical Commercial Centre) (C1) located at Bungalow Road, falling in Planning Zone "C".
F3(63)2007/MP/Part-1

The proposal was presented by Chief Town Planner, North Delhi Municipal Corporation. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for modification in MPD-2021 & ZDP for further processing under Section- 11A of DD Act, 1957 with the following conditions:

Action:
Director
(Zone-C)

- i) As per approved format of submission of agenda for Technical Committee North DMC to submit the report that the land under reference does not form part of the NCZ sites identified as per NCRPB Report.
- ii) While preparing the scheme for the commercial centre, North DMC will ensure the widening of the road from 18m to 24 m within the scheme area.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED

This Proposal was Considered in the 6th Technical Committee Meeting held on 08.06.2016 vide Item No. 2.7/2016

Sudhakar 15.06.2016
Asstt. Director
Master Plan

[Signature]
Dy. Director
Master Plan
16/6/16

प्रस्ताव संख्या 20) की प्रतिलिपि।
मुद्रा संख्या

Item No. 5 :— Revenue generating projects.

- (i) Resolution moved by Shri Yogender Chandolla.
- (ii) Resolution No. 121 of the Standing Committee dated 5-8-2015.

Resolved that it be recommended to the Corporation that the following resolution moved by Shri Yogender Chandolla and seconded by Shri Virender Babbar, be approved.

Whereas, the Municipal Corporation have a number of sites which can be explored for commercial purposes, but are lying unutilized or are not being used for the better revenue generating purposes and fullest use of their commercial.

Whereas, on personal inspection following sites are proposed for the use as mentioned against each of them :—

S. No.	Property	Area (in Sqm.)	Proposal
1.	Model Town	84013	Fully residential
2.	Azadpur	101264	Commercial
3.	Dakha	31525	Residential
4.	Bungalow Road	12640	Commercial ✓
5.	Minto Road	13500	Office/Commercial Complex
6.	Novalty Cinema	1091	Commercial
7.	Land of Idgah Slaughter House	32000 (Apprex)	Commercial (Shopping Complex) Car parking
8.	Ayurvedic Store, Jamna Bazar		Residential-cum-Commercial (e.g. Hostel etc.)
9.	Development of Land of Health Department at Gulabi Bagh	10000	Health facilities
10.	Sanjay Gandhi Transport Nagar	Vacant plots	Commercial

Whereas, on completion of the above projects the Corporation will become financially sound and even may not require outside financial help to meet its obligations, as per provisions of the DMC Act.

Whereas, a core project team be constituted for implementation of these projects. The officials of the core team be compensated by reasonable incentives on the analogy of the Civic Centre project.

Also, the staff once appointed on the core project team may not be transferred till completion of the project on which he has been posted.

Whereas, a project monitoring team be also constituted for regular monitoring and policy decision under the chairmanship of Addl. Comm. (Revenue) with higher officers as representative of Engineering, Land & Estate, Finance, Law, CTP & Architect.

[7(N)]

84/c

84/c -14-

Recd. Jallian
tenders

Whereas, considering the cost involved in above development projects two Projects Management Consultants, i.e. one for the planning stage (from the initial stage of project preparation) up to finalization of tender process (up to issuing of work order) and the other for execution stage, by invited global tenders for their appointment.

Whereas, the latest technology having shortest time for completion of the above projects, may be given preference.

Whereas, for requirement of the finances for the above projects, a consultant for exploring the lowest interest rates from PSU, government concerns, banking or non-banking financial and as per the provisions of the DMC Act may also be appointed on knowing the total estimated financial requirements.

Whereas, the Commissioner may put up a proposal for delegation of the powers of the Standing Committee/Corporation, except financial powers, considered necessary for speedy completion of the projects, to the Standing Committee.

This meeting of the Standing Committee, therefore resolves and recommends to the Corporation for, in principle, approval of the following and immediate action by the Commissioner:—

The following sites may be used as mentioned against each of them:—

S. No.	Property	Area (in Sqm.)	Proposal
1.	Model Town	84013	Fully residential
2.	Azadpur	101264	Commercial
3.	Dakha	31525	Residential
4.	Bungalow Road	12640	Commercial ✓
5.	Minto Road	13500	Office/Commercial Complex
6.	Novalty Cinema	1091	Commercial
7.	Land of Idgah Slaughter House	32000 (Approx.)	Commercial (Shopping Complex) Car parking
8.	Ayurvedic Store, Jamna Bazar		Residential-cum-Commercial (e.g. Hostel etc.)
9.	Development of Land of Health Department at Gulabi Bagh	10000	Health facilities
10.	Sanjay Gandhi Transport Nagar	Vacant plots	Commercial

A core project team be constituted for implementation of these projects. The officials of the core team be compensated by reasonable incentives on the analogy of the Civic Centre project.

Also, the staff once appointed on the core project team may not be transferred till completion of the project on which he has been posted.

A project monitoring team be also constituted for regular monitoring and policy decision under the chairmanship of Addl. Comm. (Revenue) with higher officers as representative of Engineering, Land & Estate, Finance, Law, CTP & Architect.

[8 (N)]

Considering the cost involved in above development projects two Projects Management Consultants; i.e one for the planning stage (from the initial stage of project preparation) up to finalization of tender process (up to issuing of work order) and the other for execution stage may be appointed by inviting global tenders for their appointment.

The latest technology having shortest time for completion of the above projects, may be given preference.

For requirement of the finances for the above projects, a consultant for exploring the lowest interest rates from PSU, government concerns, banking or non-banking financial and as per the provisions of the DMC Act may also be may be appointed on knowing the total estimated financial requirements.

The Commissioner may put up a proposal for delegation of the powers of the Standing Committee/Corporation, except financial powers, considered necessary for speedy completion of the projects, to the Standing Committee/Corporation. Also resolved that the Commissioner may put up an ATR in the matter, before the Standing Committee in the next meeting.

Further resolved that two properties (residential) in Kamla Nagar may also be included in the above list of properties.

1 acre plot (old age home) in the Shalimar Bagh may also be included in the above list.

Resolution No. 201 Resolved that as recommended by the Standing Committee vide its Resolution No. 121 dated 5-8-2015, the resolution moved by Shri Yogender Chandolia and seconded by Shri Virender Babbar, regarding revenue generating projects, be approved.

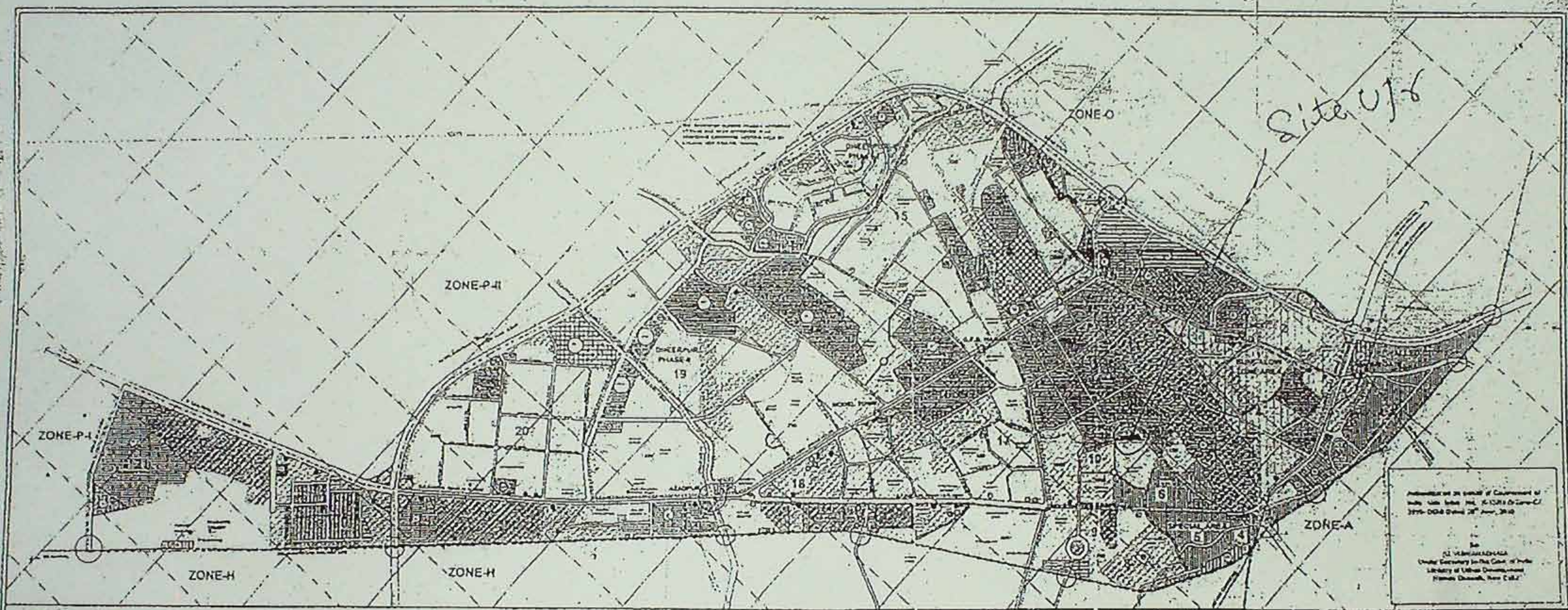
The motion was carried:

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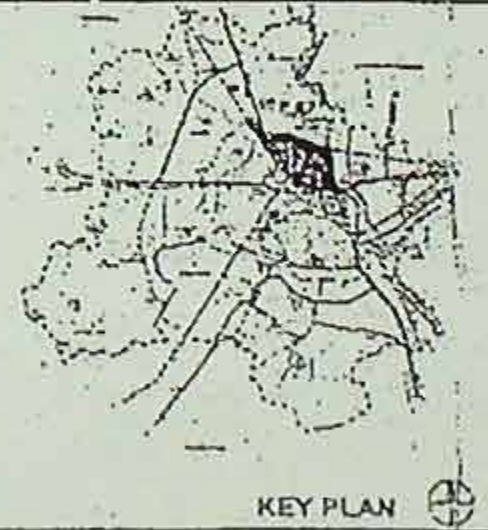
102

Site C/18



Approved on the behalf of Government of India vide letter No. 12/134/01 dated 27/11/2001
 In
 Lt. V. S. RAO
 Under Secretary to the Govt. of India
 Ministry of Urban Development
 New Delhi.

LEGEND / शीर्षक		8.0. PUBLIC AND SEMI PUBLIC FACILITIES सार्वजनिक वीर अर्ध-सार्वजनिक सुविधाएँ		9.0. GREEN BELT / WATER BODY रिंग बेल्ट / जल शरीर	
1.0 RESIDENTIAL / आवासीय (FACILITIES AT NEIGHBOURHOOD LEVEL) समूह स्तर के सुविधाएँ	4.0 RECREATIONAL / मनोरंजन	8.01 HOSPITAL	9.01 ALL OTHER AREAS WITHIN GREEN BELT	BOUNDARIES / AREAS सीमा / क्षेत्र	
2.0 COMMERCIAL / वाणिज्यिक	5.0 TRANSPORTATION / वाहन परिवहन	8.02 VOCATIONAL TRAINING CENTRE	RURAL BOUNDARY		
3.0 INDUSTRIAL / औद्योगिक	6.0 UTILITY / उपयोगिता	8.03 DISPENSARY / CLINIC	SUBURBAN BOUNDARY		
		8.04 SWAN LAGOON	MUNICIPAL BOUNDARY		
		8.05 WATER TREATMENT PLANT	SPECIAL AREA		
		8.06 WATER SUPPLY PLANT	SPECIAL AREA		
		8.07 ELECTRIC SUB STATION	SPECIAL AREA		
		8.08 POLICE STATION	SPECIAL AREA		
		8.09 FIRE STATION	SPECIAL AREA		
		8.10 GOVERNMENT OFFICE / COURT	SPECIAL AREA		
		8.11 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.12 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.13 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.14 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.15 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.16 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.17 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.18 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.19 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
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		8.25 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.26 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
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		8.29 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.30 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.31 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.32 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.33 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.34 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.35 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
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		8.37 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.38 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.39 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.40 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.41 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.42 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
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		8.49 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		
		8.50 GOVERNMENT LAND FOR INFRASTRUCTURE	SPECIAL AREA		

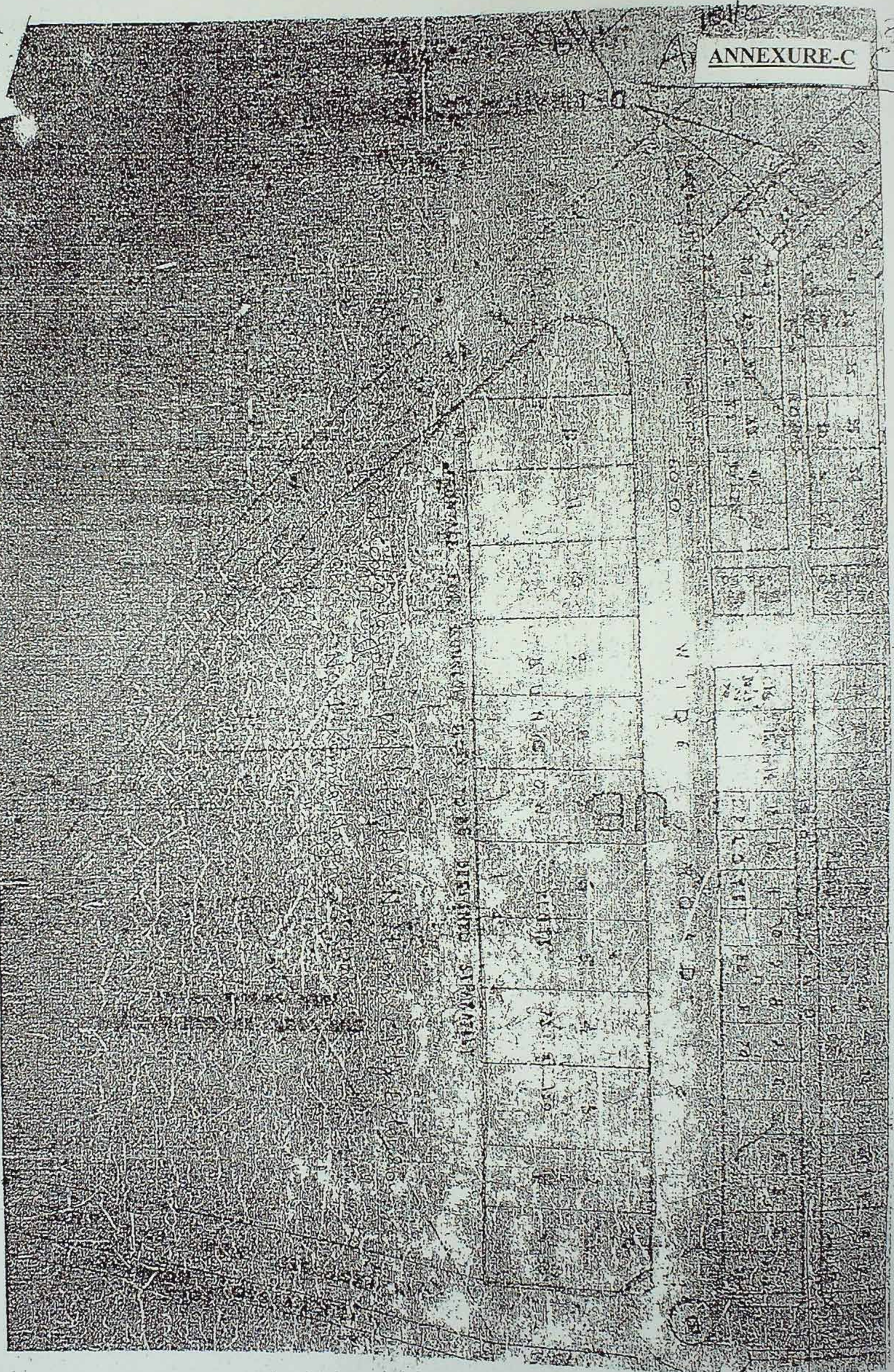


DATE OF APPROVAL	PLANNING AUTHORITY	DATE OF APPROVAL	PLANNING AUTHORITY
11/11/01	Dr. S. K. Singh	11/11/01	Dr. S. K. Singh
DATE OF APPROVAL	PLANNING AUTHORITY	DATE OF APPROVAL	PLANNING AUTHORITY
11/11/01	Dr. S. K. Singh	11/11/01	Dr. S. K. Singh

ZONAL DEVELOPMENT PLAN FOR ZONE - C (CIVIL LINES ZONE)
 क्षेत्रीय विकास योजना जोन 'सी' के लिए (सिविल लेन क्षेत्र)

DELHI DEVELOPMENT AUTHORITY
 दिल्ली विकास प्राधिकरण
 NARELA PROJECT & ZONE - C
 नरेला परियोजना एवं जोन

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- 3673/c -

Item No. 93/2016

Subject: Modification in Chapter-19 of MPD - 2021 for Final Notification by Ministry of Urban Development (MoUD)

(File No. F 3 (53) 2003 / MP/ Vol. - II)

SYNOPSIS

There are two Modifications in Chapter - 19 (Land Policy) of MPD - 2021 have been proposed i.e. for Transferable Development Rights (TDR) and Non-permissibility of Transit Oriented Development in Land Pooling areas.

1. **Transferable Development Rights (TDR):**

Earlier land owner having less than 2 ha land which is essential for roads, utilities/ physical infrastructure may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR in respect of such land and all rights are surrendered to the Land Pooling Agency. Now, it is proposed that *"Owner of any land may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR (Residential) and all rights therein are surrendered in whole to the Land Pooling Agency."*

2. **Non permissibility of TOD in Land Pooling Areas:**

Earlier, the development along influence zone of the MRTS and major Public Transport corridors in area shall be as per Master plan in designated facility corridors. Now, it is proposed that *"Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas"*.

The above proposal is for final notification by Ministry of Urban Development, Gol.

1. Background:

- The modifications to chapter 19.0 (Land Policy) of MPD-2021 under section 11-A of DD Act-1957 were approved vide item No. 165/2014 for calling objection and suggestions. Based on Authority's approval, the public notice was issued in Gazette of India vide S.O. 3006(E) on 28/11/14 and also in newspapers. In response to the public notice, 58 objections/suggestions were received and Board of Enquiry & Hearing was held on 24/03/15. Based on Board's recommendations, the Authority agenda was considered and approved by Authority in its meeting held on 16/06/15.
- As a follow up to the decision of the Authority, these modifications to chapter 19.0 were forwarded to MoUD on 24/07/2015 for consideration and final notification. Ministry vide letter dated 30/07/2015 has desired proper justification for each proposed modification to chapter 19.0 of MPD-2021 on land policy.
- While processing the justification, the deliberations took place at various levels and it emerged that there is a need of further modifications to bring more clarity in implementation of land policy. These were deliberated in meeting taken at Raj Niwas. Accordingly, an interim reply was sent to MoUD with reference to its letter dated 30/07/2015.

2. Examination:

During deliberations some observations were proposed for more clarity in implementation of the land policy which are as follows:-

- i) Opening up of the land pooling scheme for utilizing Transferable Development Rights (TDR) in all size of land with justification is to facilitate maximum No. of DEs to participate in pooling process.

- 3672/c -

- ii) Authority approval dated 16/06/15 on "Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas".

The aforesaid Two (02) observations need to undergo procedure for amendment in MPD-2021 under section 11 (A) of DD Act 1957 for calling objection and suggestion through public notice as these were not the part of earlier public notice dated 28/11/14.

3. **Proposal placed in the Authority meeting dated 27/04/2016:**

Based on Examination at para 2.0 above, following modifications are proposed w.r.t Modification in Chapter-19 of MPD-2021.

S.No.	Chapter/Para/ Sub-para of MPD 2021	Modifications approved by Authority on 16/06/15	Modifications proposed
1	19.6 Development Control Norms:- iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/license of projects more than 20 Ha.	19.6 Development Control Norms:- iv. Owner of a land whose size is less than 2 ha and which land is essential for roads, utilities/physical infrastructure such as water, sewerage, drainage, power and solid waste management development in a particular sector, may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR in respect of such land and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having approval/license on a final plot of not less than 2 ha. in the residential pockets of the same zone in which such land is situated.	19.6 Development Control Norms:- iv. Owner of a land whose size is less than 2 ha and which land is essential for roads, utilities/physical infrastructure such as water, sewerage, drainage, power and solid waste management development in a particular sector, any land may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR (residential) and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having approval/license on a final plot of not less than 2 ha. in the residential pockets of the same zone in which land is situated.
2	19.7 Other terms and conditions i. Land Pooling to be permitted as	19.7 Other terms and conditions i. Land Pooling to be permitted as per this	19.7 Other terms and conditions i. Land Pooling to be permitted as per this

	<p>per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy</p>	<p>policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. <u>However, development along influence zone of the MRTS and major Public Transport corridors in area shall be as per Master plan in designated facility corridors.</u></p>	<p>policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. <u>However, development along influence zone of the MRTS and major Public Transport corridors in area shall be as per Master plan in designated facility corridors. "Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas".</u></p>
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The above proposal was considered by the Authority in its meeting held on 27/04/2016 vide item no. 71/2016 for calling objections/ suggestions. The decision of the Authority is as follows:-

- The proposal contained in the agenda item was approved. Public notice inviting objections/ suggestions be issued immediately.
- The Chief Secretary, GNCTD was requested to urgently take up the matter with Revenue and Urban Development Departments of GNCTD for declaration of relevant villages as Development Area and Urban Villages to expedite operationlization of the Land Policy.

4. Follow Up Action:

As a follow up to the decision of the Authority, a Public Notice, was published in Gazette of India vide S.O. 1628 (E) dated 04/05/2016 for inviting objections/suggestions, from public within a stipulated time period of 30 days under Section 11-A of DD Act 1957.

5. Board of Enquiry & Hearing:

In response to the above Public Notice, 10 (Ten) number of objections/ suggestions from seven people received within the stipulated period.

The meeting of the Board of Enquiry & Hearing was held on 05/07/2016 under the chairmanship of Engineering Member – DDA.

The Board of Enquiry and Hearing after going though the written & oral submission of general public and clarifications given by Planning Officers recommends modification same as per the Public Notice dated 04/05/2016. The minutes of the meeting of the Board of Enquiry & Hearing are annexed as annexure – "A".

6. The details/ information of the above proposal w.r.t MoUD letter dt. 04.09.2015 are as follows:-

(i) Background Note indicating the current situation / provisions;	As given in Para 1 to 3 above of the Authority Agenda.
(ii) Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Yes, as a part of review exercise of MPD 2021, there are numbers of modifications have been considered and notified as part of MPD 2021.
(iii) What were the specific recommendations of the Authority with regard to the proposal;	<p>The decision of the Authority is as under:</p> <ul style="list-style-type: none"> • The proposal was approved for issuing Public notice for inviting objections/ suggestions. • The Chief Secretary, GNCTD was requested

3670/c-

	to urgently take up the matter with Revenue and Urban Development Departments of GNCTD for declaration of relevant villages as Development Area and Urban Villages to expedite operationalization of the Land Policy.
(iv) How and why the proposal was initiated;	Same as (i) above
(v) What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The Land Policy has been notified as an alternative to the large-scale acquisition, development & disposal policy. The proposed modification required for smooth implementation of the policy and simultaneously it will benefit to the landowners who are unable to develop their land at his own.
(vi) What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The city will get the desired affordable housing stock including adequate infrastructure and work centers with a better quality of life in a sustainable environment.
(vii) How the proposal will benefit in the development and economic growth of the city;	The proposed modifications in Land Policy will provide flexibility to landowners to utilize their land in land pooling scheme and the entire area will be developed as a self-sustained smart city.
(viii) What are the provisions corresponding to the proposed policy / change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposals are specific to the needs and requirements of NCT of Delhi and considering the paucity of land in the city. Hence, the study w.r.t other metropolitan cities in India and other countries is irrelevant.
(ix) What will be the public purpose served by the proposed modifications;	The modification regarding Transferable Right (TDR) will provide flexibility to the landowner in Land Pooling Areas who is unable to pool the minimum land or does not want to develop his land at his own. Non implantation of TOD in Land Pooling Areas will ensure uniform development as per land policy wherein an equitable return, irrespective of land uses is assigned to all the land holders.
(x) What is the number of people / families / households likely to be affected by the proposed policy;	No such impact has been assessed.
(xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Not applicable as the proposal being modification to the MPD-2021.
(xii) Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	The proposal is for the modifications to the provisions in the MPD 2021 and the same has been processed under Section 11A of DD Act 1957.
(xiii) Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The modifications to the MPD 2021 are processed as per Section 11A of DD Act, 1957 wherein various institutions / organizations / public representatives are involved by inviting objections / suggestions through Public Notice. Thereafter, the same has been approved by the Authority wherein representatives of Ministry, GNCTD, local bodies etc. are the Members.

- 3669/c -

(xiv) Ministries of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal and;	Not applicable
(xv) The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director(Plg.) LP/ MP/ DC 6 th Floor, Vikas Minar, I.P.Estate, New Delhi-110002, Phone No.23378870

7. Proposal:

The modifications to chapter 19.0 of MPD – 2021 as recommended by Board of Enquiry & Hearing in its meeting held on 05/07/2016 as given below is placed for consideration under Section 11(A) of DD Act 1957 for final notification by Ministry of Urban Development, Govt. of India.

Sl. No.	Existing Provisions	Proposed Modifications as per Public Notice dated 04/05/2016
	A	B
19.0 LAND POLICY		
1	19.6 Development Control Norms:- iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/license of projects more than 20 Ha.	19.6 Development Control Norms:- iv. Owner of any land may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR (residential) and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having approval/license on a final plot of not less than 2 ha. in the residential pockets of the same zone in which land is situated.
2	19.7 Other terms and conditions i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy	19.7 Other terms and conditions i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas.

8. Recommendation:

The proposal given at Para 7.0 above is placed before Authority for consideration and approval for final notification by Ministry of Urban Development, Govt. of India.

RESOLUTION

Discussion on the agenda item was deferred.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

No: F. 3 (53)/2003-MP/Vol.-II.

Date: 12/07/2016

MINUTES OF THE MEETING

Subject: Minutes of the Meeting of the Board of Enquiry & Hearing regarding modification 2021 to Chapter 19.0 (Land Policy) of Master Plan for Delhi (MPD) in response to Public Notice dated 04/05/2016 vide S.O. 1628 (E) in Gazette of India.

The Authority in its meeting held on 27/04/2016 approved the proposal of modification in Chapter-19 (Land Policy) of MPD-2021 for calling objections/ suggestions on the proposed modification in Land Policy. As a follow up, a Public Notice, was published in Gazette of India vide S.O. 1628 (E) dated 04/05/2016 for inviting objections/suggestions from public within a stipulated time period of 30 days under Section 11-A of DD Act 1957. In response to the above Public Notice, 10 (Ten) number of objections/ suggestions from seven people received within the stipulated period which were scrutinized for placing before the Board of Enquiry & Hearing. All the persons who had filed objections/ suggestions were invited to present their submission before the Board of Enquiry & Hearing meeting held on 05/07/2016. The basic issues, which arose from their written submission, are as follows:-

1. Summary of written submission of objections/suggestions submitted by general public:-

- i. As per the public notice, FAR is permissible @ 150. However, FAR @ 200 is already permissible for group housing society. If FAR is not increased then prices will increase and availability will decrease so FAR should be increased up to @ 250.
- ii. To include "an approachable space for installing 'Chef Cart' / 'Food Van' for Food services to the commuters in the parking areas, conforming to the local health trade policies" in Parking Policy - MPD 2021. This will provide additional services to the commuters as well as revenue to the concern department, and there will be no Traffic discomfort because located 'Chef Cart' / 'Food Van' is within parking limits.
- iii. The TOD Policy if made applicable in Land Pooling areas (i.e. urbanizable areas of urban extension) it will create disparity. These proposals would bring inequitable development practices across the notified Land Pooling Policy (LPP) zones and thereby defeat the purpose of Land Policy through Public Private Participation.
- iv. Declaration of Development Area, Urban Villages and Notification of Regulations for LPP and immediate opening of areas for Land Pooling are required.
- v. Identification of TOD zones in Brownfield areas, conducting EIA and TIA & placing this in public domain so that DE's can start Land Assembly. Make applicable the Unified byelaws recently published, which are comprehensive so that development in TOD can commence.
- vi. The proposed modification in Para 19.6 Development Control Norms (iv) is an important addition which will remove bottlenecks in implementation of the policy and a landmark modification.
- vii. To receive TDR, the Land Pool area of 2 hact. be considered instead of 2 Hact. of final plot.
- viii. The proposed modification in Para 19.7 on Other Terms and Conditions (i) is in the right spirit of implementing the policies of TOD and LPP without any clash. This will prove to be a landmark modification.
- ix. In all TOD projects, boundary walls shall be prohibited or, translucent fencing shall be used.
- x. Provision for minimum 3 - meter setback from ROW and use that as a public path for the surveillance on road.
- xi. Planned Commercial Centers may be developed/ redeveloped as per integrated schemes, which includes mixed and Parking Management Districts Plans.
- xii. Para 19.6 - Situation is not clear under which, the TDR will be issued, as DDA is already taking certain %age of land from the DE. It is also not clear that who will be transferring these: the DDA or the landowner.
- xiii. Para 19.7 - There are no approved Zonal Plan which include land pooling provisions.
- xiv. There is difference in provisions of facilities as per Zonal Plan and Land Policy provisions (Specific Dwarka Zone was detailed out).
- xv. TOD policy is not applicable in Urban Extension zones, instead of, TOD would not be applicable to the influence zone of MRTS corridors laying within the land pooling areas.

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2. Oral submission of the persons called for hearing before Board of Enquiry & Hearing on 05/07/2016:-
Out of seven (07) persons who had sent the objections/ suggestions only five (05) persons appeared before the Board of Enquiry & Hearing held on 05/07/2016 to voice their suggestions and objections.

2.1 Specific submissions related to public notice dated 04/05/2016:-

- i. What FAR has been given based on this public notice, it should be increased up to @ 250 instead on @ 150.
- ii. What Government wants as the said policy is under consideration since 2006 nothing implemented on ground till date.
- iii. What are the hurdles to implanting the Land Policy, as nothing has been seen on ground?
- iv. No development work has been started on ground w.r.t Land Policy in Delhi being a capital of country and NCR having the pace of development.
- v. Land Policy should be implemented on ground as soon as possible to avoid the further mushrooming of unauthorized / jhuggi jhopdi development.
- vi. The TOD Policy if made applicable in Land Pooling areas will create disparity and defeat the purpose of Land Policy through Public Private Participation.
- vii. It is essential to keep both the Policy separated for better development of the areas and immediately implemented.
- viii. For immediate opening of areas for Land Pooling, declaration of Development Area, Urban Villages and Notification of Regulations are required.
- ix. The proposed modification in Para 19.6 Development Control Norms (iv) is an important addition which will remove bottlenecks in implementation of the policy and a landmark modification.
- x. For availing/ receiving TDR, Land Pool area of min. 2.00 ha be considered, instead of final plot.
- xi. The proposed modification in Para 19.7 on Other Terms and Conditions (i) is in the right spirit of implementing the policies of TOD and LPP without any clash.
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- xiii. Para 19.7 - There are no approved Zonal Plan which include land pooling provisions.
- xiv. There is difference in provisions of facilities as per Zonal Plan and Land Policy provisions.
- xv. TOD policy is not applicable in Urban Extension zones instead of influence zone of MRTS corridors laying within the land pooling areas.

2.2 Other suggestions, which are not part of the public notice, dated 04/05/2016:-

- i. As per the public notice, FAR is permissible @ 150. However, FAR @ 200 is already permissible for group housing society. If FAR is not increased then prices will increase and availability will decrease so FAR should be increased up to @ 250.
- ii. To include "an approachable space for installing 'Chef Cart' / 'Food Van' for Food services to the commuters in the parking areas, conforming to the local health trade policies" in Parking Policy - MPD 2021. This will provide additional services to the commuters as well as revenue to the concern department, and there will be no Traffic discomfort because located 'Chef Cart' / 'Food Van' is within parking limits.
- iii. Identification of TOD zones in Brownfield areas, conducting EIA and TIA & placing this in public domain so that DE's can start Land Assembly. Make applicable the Unified byelaws recently published, which are comprehensive so that development in TOD can commence.
- iv. In all TOD projects, boundary walls shall be prohibited or, translucent fencing shall be used.
- v. Provision for minimum 3-meter setback from ROW and use that as a public path for the surveillance on road.
- vi. Planned Commercial Centers may be developed/ redeveloped as per integrated schemes, which includes mixed and Parking Management Districts Plans.

3. Submission by the Planning Officers

The officers from planning department DDA made following submission before the board.

- i. As mentioned above, large number of suggestions is not related to the specific modifications for which public notice has been issued.
- ii. Land Policy has been notified on 05/09/2013 by Central Government as part of new Chapter 19 in MPD 2021. The regulations have also been approved by Ministry of Urban Development (MoUD), Govt on 26/05/2016 with certain modifications/ additions. The issue regarding declaration of Development Area under Section 12 of DD Act 1957 and declaration of 89 villages as Urban under Section 507 of DMC Act 1957 and under consideration of Govt. of NCT of Delhi.

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- v. Land Policy should be implemented on ground as soon as possible to avoid the further mushrooming of unauthorized / jhuggi jhopdi development.
- vi. The TOD Policy if made applicable in Land Pooling areas will create disparity and defeat the purpose of Land Policy through Public Private Participation.
- vii. It is essential to keep both the Policy separated for better development of the areas and immediately implemented.
- viii. For immediate opening of areas for Land Pooling, declaration of Development Area, Urban Villages and Notification of Regulations are required.
- ix. The proposed modification in Para 19.6 Development Control Norms (iv) is an important addition which will remove bottlenecks in implementation of the policy and a landmark modification.
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- xi. The proposed modification in Para 19.7 on Other Terms and Conditions (i) is in the right spirit of implementing the policies of TOD and LPP without any clash.
- xii. Para 19.6 - Situation is not clear, under which the TDR will be issued and not clear that who will be transferring these: the DDA or the landowner.
- xiii. Para 19.7 - There are no approved Zonal Plan which include land pooling provisions.
- xiv. There is difference in provisions of facilities as per Zonal Plan and Land Policy provisions.
- xv. TOD policy is not applicable in Urban Extension zones instead of influence zone of MRTS corridors laying within the land pooling areas.

2.2 Other suggestions, which are not part of the public notice, dated 04/05/2016:-

- i. As per the public notice, FAR is permissible @ 150. However, FAR @ 200 is already permissible for group housing society. If FAR is not increased then prices will increase and availability will decrease so FAR should be increased up to @ 250.
- ii. To include "an approachable space for installing 'Chef Cart' / 'Food Van' for Food services to the commuters in the parking areas, conforming to the local health trade policies" in Parking Policy - MPD 2021. This will provide additional services to the commuters as well as revenue to the concern department, and there will be no Traffic discomfort because located 'Chef Cart' / 'Food Van' is within parking limits.
- iii. Identification of TOD zones in Brownfield areas, conducting EIA and TIA & placing this in public domain so that DE's can start Land Assembly. Make applicable the Unified byelaws recently published, which are comprehensive so that development in TOD can commence.
- iv. In all TOD projects, boundary walls shall be prohibited or, translucent fencing shall be used.
- v. Provision for minimum 3-meter setback from ROW and use that as a public path for the surveillance on road.
- vi. Planned Commercial Centers may be developed/ redeveloped as per integrated schemes, which includes mixed and Parking Management Districts Plans.

3. Submission by the Planning Officers

The officers from planning department DDA made following submission before the board.

- i. As mentioned above, large number of suggestions is not related to the specific modifications for which public notice has been issued.
- ii. Land Policy has been notified on 05/09/2013 by Central Government as part of new Chapter 19 in MPD 2021. The regulations have also been approved by Ministry of Urban Development (MoUD), Govt on 26/05/2016 with certain modifications/ additions. The issue regarding declaration of Development Area under Section 12 of DD Act 1957 and declaration of 89 villages as Urban under Section 507 of DMC Act 1957 and under consideration of Govt. of NCT of Delhi.

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- iii. In addition to above the current modifications in Chapter - 19 (Land Policy) are in process under Section 11-A of DD Act 1957.
- iv. The landowners who are not willing to participate in Land Policy or not able to assemble 2 hact. land can avail the benefit of TDR.
- v. The zonal development plans for Urban Extension areas as per policy given in MPD-2021 have been already notified by the Central Government.

3.0 The board of Enquiry and Hearing after going through the written & oral submission by general public and clarifications given by Planning Officers recommends modification same as per the Public Notice dated 04/05/2016 vide S.O. 1628 (E) in Gazette of India which is as below:-

Sl. No.	Existing Provisions	Proposed Modifications as per Public Notice dated 04/05/2016
19.0 LAND POLICY		
1	<p>19.6 Development Control Norms:-</p> <p>iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/license of projects more than 20 Ha.</p>	<p>19.6 Development Control Norms:-</p> <p>iv. Owner of any land may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR (residential) and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having approval/license on a final plot of not less than 2 ha. in the residential pockets of the same zone in which land is situated.</p>
2	<p>19.7 Other terms and conditions</p> <p>i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy</p>	<p>19.7 Other terms and conditions</p> <p>i Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas.</p>

Qobh 13/7/2016
 Commissioner (Plg.), DDA
 (Convener and Secretary)

↓ 472
 Chief Planner, TCPO, GOI
 (Member)

[Signature]
 O. P. Sharma
 Authority Member, DDA
 (Member)

[Signature]
 13/07/2016
 Finance Member - DDA
 (Member)

[Signature] 14/7/16
 Engineering Member, DDA
 (Chairman)



भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1070]

नई दिल्ली, बुधवार, मई 4, 2016/वैशाख 14, 1938

No. 1070]

NEW DELHI, WEDNESDAY, MAY 4, 2016/ VAISAKHA 14, 1938

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 4 मई, 2016

का.आ. 1828(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-(क) के अंतर्गत दिल्ली मुख्य योजना-2021 में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नं. भी दें, जो पठनीय हो।

संशोधन :

दि.मु.योजना -2021		
क्र. सं.	मौजूदा प्रावधान	प्रस्तावित संशोधन
18.0 भूमि संबंधी नीति		
1.	19.6 विकास नियंत्रक मानक : iv. विकास हेतु ट्रेडेबल एफ. ए. आर. अनुमेय है, तथापि आवासीय उपयोग के मामले में ट्रेडेबल एफ. ए. आर. को 20 हेक्टेयर से अधिक की परियोजनाओं के अनुमोदन/लाइसेंस वाली उसी तरह की योजना जोनों में दूसरे विकासकर्ता समूह को ही अंतरित किया जा सकता है।	19.6 विकास नियंत्रण मानक : iv. किसी भूमि के स्वामी को 150 एफ. ए. आर. (आवासीय) की दर से हस्तांतरणीय विकास अधिकार जारी करने के मामले पर अन्यथा रूप से विचार किया जाएगा और उसमें निहित सभी अधिकार पूर्ण रूप में लैण्ड पूलिंग एजेंसी को सौंप दिए जाएंगे। विकास अधिकारों के हस्तान्तरण (टी.डी.आर.) के अनुसार एफ.ए.आर. केवल उन्हीं विकासकर्ता समूह को हस्तांतरणीय होगा, जिनके पास उसी जोन, जिसमें वह भूमि स्थित है, की आवासीय प्लॉटों में एक अन्तिम प्लॉट जो 2 हेक्टेयर से कम न हो, का अनुमोदन/लाइसेंस हो।

2.	19.7 अन्य निबंधन एवं शर्तें i. इस नीति के अनुसार संपूर्ण शहरी विस्तार के उन शहरीकरण योग्य क्षेत्रों को लैंड पूलिंग की अनुमति दी जाए, जिनके लिए क्षेत्रीय योजनाएं अनुमोदित हो चुकी हैं। तथापि, इन क्षेत्रों में टी. ओ. डी. कॉरिडोरों के साथ-साथ विकास टी ओ डी नीति के अनुसार होगा।	19.7 अन्य निबंधन एवं शर्तें i. इस नीति के अनुसार संपूर्ण शहरी विस्तार के उन शहरीकरण योग्य क्षेत्रों को लैंड पूलिंग की अनुमति दी जाए, जिनके लिए क्षेत्रीय योजनाएं अनुमोदित हो चुकी हैं। ट्रांजिट ओरिएंटेड डेवलपमेंट (टी ओ डी) नीति लैंड पूलिंग क्षेत्रों में आने वाले एम बार टी एस कॉरिडोरों के प्रभाव जोन पर लागू नहीं होगी।
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2. प्रस्तावित संशोधनों को दर्शाने वाला दिल्ली मुख्य योजना-2021 का पाठ निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य दिवसों में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध होगा।

[फा. सं. एफ. 3(53)2003/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 4th May, 2016

S.O. 1628(E).—The following modifications which the Delhi Development Authority/ Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objection/suggestion in writing to the Commissioner-Cum-Secretary, Delhi Development Authority, B-Block, Vikas Sadan, New Delhi-110023, within a period of thirty days from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s) which should be readable.

Modifications:

MPD - 2021		
S. No.	Existing Provisions	Proposed Modifications
19.0 LAND POLICY		
1	19.6 Development Control Norms:- iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/license of projects more than 20 Ha.	19.6 Development Control Norms:- iv. Owner of any land may otherwise be considered for issuance of Transferable Development Rights @ 150 FAR (residential) and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having approval/license on a final plot of not less than 2 ha. in the residential pockets of the same zone in which land is situated.
2	19.7 Other terms and conditions i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy.	19.7 Other terms and conditions i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas.

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above. The text indicating the proposed modifications is also available on DDAs website i.e. www.dda.org.in.

[F. No. F.3(53)2003/MP]

D. SARKAR, Commissioner-Cum-Secy.

Uploaded by Dte. of Printing at Government of India Press, Ring Road, Mayapuri, New Delhi-110064
and Published by the Controller of Publications, Delhi-110054.

Item No. 94/2016

Sub: Proposed modifications in Chapter 12: Transportation of MPD-2021 regarding provisions for multi-level parking for public buses in Bus Depots/ Terminals.

F 20(7) 2015-MP

1.0 SYNOPSIS:

Environmental Pollution (Prevention and Control) Authority (EPCA) in its meeting held on 20.5.16 had discussed the issue of "land requirement for depots for augmentation of bus fleet in NCT" and observed that MPD-2021 allows only Bi-level parking for parking of public buses. EPCA directed DDA to take up revision of relevant provision in Master Plan for Delhi, 2021 (Section 12.14.3.6 and Section 12.4.3.2) regarding bi-level parking to allow construction of Multi Level depots parking for public buses wherever feasible. Accordingly, the provisions of multi-level parking for public buses in Bus Depots/ Terminals are examined and it observed that some clarification/ modification in MPD-2021 is required for more clarity and implementation of multi-level parking for public buses. This matter was placed in the Technical Committee meeting held on 4.07.2016 and the proposal was recommended for further processing under Section 11-A of DD Act, 1957.

2.0 BACKGROUND

2.1 Two references have been received from the Environmental Pollution (Prevention and Control) Authority (EPCA) which is as follows:

- i. The letter of Chairman, EPCA addressed to VC, DDA dated 10.06.15 regarding the acute land availability problem in Delhi for bus depot in compliance with "Hon'ble Supreme Court Order dt. 05.1.16 in the matter of M.C. Mehta vs. Union of India & Others" (Annexure-1) stating as follows:

"DDA should revise/clarify the relevant provision in MPD-2021 (Section 12.14.3.6) regarding bi-level parking to be replaced with multi-level for public buses".

- ii. Minutes of EPCA meeting held on 20.5.16 (Annexure-2) stating the following:

EPCA discussed the benefits of Multi Level Parking at bus depots mentioned in the note of EPCA on "Land requirement for depots for augmentation of bus fleet in NCT" over Bi-level parking as allowed in the Master Plan for Delhi 2021. The members and stakeholders agreed with the view to promote Multi Level Parking. EPCA directed DDA to take up revision of relevant provision in Master Plan Delhi, 2021 (Section 12.14.3.6 and Section 12.14.3.2) regarding bi-level parking to allow construction of multi level depots parking for public buses wherever feasible.

- iii. Brief detailed note presented by EPCA during its meeting dt. 20.5.16:

During the meeting of EPCA dt. 20.5.16, a detailed note was presented on "land requirement for depots for augmentation of bus fleet in NCT" by EPCA, in which the strategies to optimize the land requirement for bus parking in terms of land cost, construction cost and utilization of land were presented in detail. The analysis

explained in terms of the 'land consumption/ requirement per bus' and the 'total cost (land+ construction) per Bus' and found the following:

- Land requirement per bus with multi-level parking is 64 Sq.m. per bus as against 169 Sq.m. per bus in ground level parking and 112 Sq.m. per bus in Bi-level parking.
- When calculated on the basis of each bus parked, the total cost per bus (including land and construction cost) in a Bi-level depot is 65.22 lakhs/ bus as against 29.95 lakhs/ bus in multi-level depots.

Accordingly, as per EPCA report, the current norms for bi-level depots were found to be uneconomical.

3.0 EXAMINATION:

3.1 Recommendation of Management Action Group (MAG) on Transportation and Advisory Group meeting held on 11.06.2014 as part of MPD-2021 review:

- Before finalization and notification of Transportation chapter of MPD-2021, the revised Draft Transportation Chapter was deliberated in 17 (nos.) meetings of Management Action Group (MAG) on "Delhi Unified Metropolitan Transport Group" under the Chairmanship of Secy.-cum-Commissioner (Transport) GNTCD which comprised of members of various other stakeholder agencies including DTC and other experts. The recommendation of the MAG was placed before the Advisory Group (AG) meeting for Review of MPD-2021 held under the chairmanship of Hon'ble LG on 11.06.2014 (Refer Annexure-3).
- MAG had proposed norms of "multi-level parking for public buses" under para 12.14.3.6. However, during the AG meeting, it was observed that bi-level bus parking seems to be more efficient in space utilization as compared with multi-level bus parking. Accordingly, as per the minutes of AG, the para heading of 12.14.3.6 was modified to "bi-level parking for public buses". Extracts of minute of AG meeting are given below:

Sl. No.	Recommendations of MAG	Decision of AG meeting held on 11.6.14
1.	<p>12.14.3.6 Multi-level Parking for Public Buses</p> <p><i>Land is scarce and parking within developed urban areas in multi-use multilevel parking facilities. Within developed urban areas, multi-level parking should be developed as mixed use projects with the following norms:</i></p>	<p>12.14.3.6 Bi Multi-level Parking for Public Buses</p> <p><i>Land is scarce and parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels. Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:</i></p>

- Further, the recommendation of AG was placed before the Authority and final Transport Chapter was notified by the MoUD on 14.07.15.

3.2 Existing provisions in MPD-2021 regarding Multi-level Parking for Public Buses (Refer Annexure-4):

- i. Development Controls (DC) for Transportation are provided in Table 12.7 of MPD-2021 notified on 14.7.15 by MoUD, which includes the DC norms for development/construction of multi level bus parking in Bus Terminal/ Bus Depot.

Table 12.7: Development Control Norms for Transportation

S. No.	Use Premises	Activities Permitted	Development Controls			
			Area under Operation (%)	Area under building (%)	FAR *	Floor area that can be utilised for passenger accommodation
4.	Bus Terminal / Bus Depot	All facilities related to Bus & Passengers, Parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, and Hotel, Night Shelter, Commercial, Social infrastructure, Residential, Service Apartments, hostels.	50 (100 in case of multilevel parking)	50	100	25%
				<p>A Multilevel bus parking is permitted in all Use Zones except Recreational Open Space and environmentally sensitive areas.</p> <p>B Site must accommodate at least the required number of bus parking space on site at the rate of minimum 1 bus per 70 sq.m.</p> <p>C Additional multi-level bus parking norms shall be as per Section 12.14.3.6.</p> <p>D All bus depots/ terminals within Influence Zone of MRTS corridors excluding in Zone-'O' to be developed as per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension.</p>		

- ii. Para 12.14.3.2 of MPD-2021 states that "To ensure optimum utilization of land, multi-level parking for buses is to be prioritized. Norms for multi-level bus parking shall be as per 12.14.3.6 below."
- iii. Following provisions for "Bi-level parking for public buses" is given in Para 12.14.3.6:

Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide them parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels.

Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:

- Minimum Plot Size - 20,000 sq.m.
- An FAR of 100 is permissible over 50% of plot area. Norms for podium based buildings shall be applicable as per Chapter 17: Development Code.
- Operational structures and circulation areas may cover 100% of the plot area and shall not be counted towards FAR. The site must accommodate at least the required bus parking space on site at the rate of minimum 1 bus per 70 sq.m.
- If the bus depot site lies with the MRTS influence zone, Norms as per 12.18.1-2 shall be applicable.

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Item no. _____

- The maximum height shall be as per local constraints like flight paths, heritage zones, etc.
- There will be no restriction on the number of levels of basement subject to structural safety, or till minimum 1 m above post monsoon ground water level of the site or safe distance above post monsoon ground water table.
- In case of integrated schemes, development controls including height shall be as per approved scheme or as per local restrictions if any.

3.3 Decision of Technical Committee meeting held on 4.07.2016:

This proposal was placed before the Technical Committee meeting held on 4.07.2016 vide item no. 36/2016. Technical Committee recommended the proposal for further processing under Section 11 A of DD Act, 1957 (Refer Minutes at Annexure-5).

4.0 PROPOSAL:

The following modifications/ amendments are proposed:

MPD- 2021		
S. No.	Existing provisions- MPD 2021	Proposed Modifications- MPD 2021
Chapter 12.0 TRANSPORTATION		
1.	<p>12.14.3.6 BI-LEVEL PARKING FOR PUBLIC BUSES</p> <p>Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide the parking within developed urban areas in multi-use multilevel parking facilities with bus parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels.</p> <p>Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:</p>	<p>12.14.3.6 MULTI - LEVEL PARKING FOR PUBLIC BUSES</p> <p>Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide the parking within developed urban areas in multi-use multilevel parking facilities.</p> <p>Within developed urban areas, multi-level parking should be developed as mixed use projects with the following norms:</p>

5.0 RECOMMENDATION

The proposal in Para 4.0 is placed before the Authority for approval, so that the above modifications in MPD-2021 can be processed under Section 11-A of DD Act, 1957.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

ENVIRONMENT POLLUTION (PREVENTION & CONTROL) AUTHORITY
for the National Capital Region

EPCA/2016/20
June 10, 2016

Dr. Bhure Lal
Chairman

L-538

15-6-2016
Dear Sir,

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13.6.11

10/6
14-6-16

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13/6/16

You are aware of the acute land availability problem in Delhi for bus depot. In compliance with Hon'ble Supreme Court order dated 05.01.2016 in the matters of M.C. Mehta v/s Union of India & Others, EPCA did an extensive analysis for the availability of depot land in Delhi. Available land with DTC can accommodate about 2000 additional buses. The following recommendations are for your perusal and further necessary action.

1. Delhi Government has sufficient depot land, (as evident from the attached note) which can park up to additional 2000 buses. Therefore, there is no reason for delay in bus purchase up to 2000 buses.
2. The available bus depot land of 257 acres, can house 6,168 buses. Currently, on road, there are DTC 4,338 and cluster 1,490, totaling 5,828 buses. In addition, DTC has another 68 acres of land, which can park up to 1600 buses.
3. Our assessment is that for parking 11,000 buses, there is an additional requirement of 134 acres, which goes up to 341 acres for parking 16,000 buses.
4. Transport Department has identified pockets of land adding up to 55.9 acres. DDA is examining whether this land can be made available for bus depot. DDA will take decision in two weeks time and communicate to EPCA/Transport Department.
5. Transport Department must examine and implement plan as proposed by EPCA to optimize its current land utilization of terminal lands.
6. DDA should revise/clarify the relevant provision in Master Plan Delhi-2021 (section 12.14.3.6) regarding bi-level parking to be replaced with Multi level parking for public buses.

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AC - UTIPEK

Div. - MP

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DD-2 to reply in all today

15/6/16

Cont...2

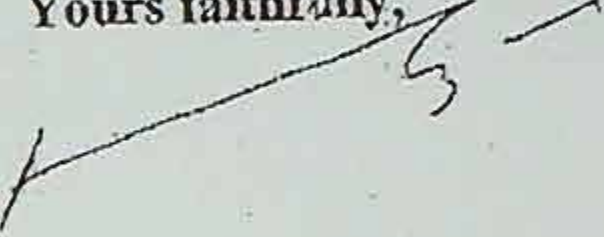
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ENVIRONMENT POLLUTION (PREVENTION & CONTROL) AUTHORITY
for the National Capital Region

- 2 -

- 7. On receipt of above clarification from DDA, Delhi Government to initiate further action for multi-level parking.

Yours faithfully,


(Bhure Lal)
Chairman, EPCA


Enclosures:

- 1. Land requirement for depots for augmentation of bus fleet in NCT
- 2. EPCA Minutes of Meeting held on 20.05.2016

To
Shri Arul Goel, IAS
Vice Chairman
Delhi Development Authority
Office: 24697900, 24699479

~~Com (8/5)~~

- 1. AC - UTI/PEC
- 2. Dir. - MP

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ENVIRONMENT POLLUTION (PREVENTION & CONTROL) AUTHORITY
for the National Capital Region

ANNEXURE-2

EPCA-R/Minutes/2016/3/

Speed Post

दिल्ली विकास प्राधिकरण
केन्द्रीय कार्यालय
भाषा एवं प्रेषक (मुख्य)
May-27, 2016
डा. सं. 4697
उपस्थित कार्यालय
डा. सं. 1073-1
दिनांक 2/6/16

To: *VC Sell*
Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA
New Delhi - 110048

Principal Secretary cum Commissioner,
Transport Department, GNCTD
5/9, Under Hill Road,
Delhi 110054

Sub: Minutes of EPCA meeting held on May 20, 2016 (Friday) at 5.00 pm to discuss the progress made on availability of land for bus depots.

Sir,

I am directed to send herewith the minutes of meeting of the 'Environment Pollution (Prevention and Control) Authority for the National Capital Region' held on May 20, 2016 (Friday) at 5.00 pm for necessary action/ perusal.

Q
PC/LD
Copy (B/S)

Commr (Plg.)-'s Office
Diary No *M-669*
Date *03/6/2016*

Yours faithfully

Ankush
27/5/16

(Ankush Tewani)
Environmental Engineer
CPCB

3032
For min.
2/6/16

Copy to:

Shri. Bhure Lal, Chairman, EPCA
67 Lodi Estates, Delhi 110003

Advisor (CP),
Ministry of Environment, Forests & Climate Change,
Govt. of India

Member Secretary, CPCB

AC (R&S)
AC (TOTT/NEI)
Dir (Env/R&C/Ind.)
Dir (L&S)
Dir (M&S)
PS

Pl see
EPCA
clerk
on last
page

Mem
6/6/16

(Ankush Tewani)

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- 18-3495 / - 354/c

Minutes of the Meeting of the re-constituted EPCA held under the Chairmanship of Shri Bhure Lal at 5.00 PM on 20.05.2016 in the Godavari Conference Hall of MoEF&CC

Agenda: Availability of land for bus depots.

In attendance:

Members

1. Ms. Sunita Narain, Director General, CSE, New Delhi
2. Secretary (Environment & Forest), GNCTD- Represented by Dr. M.P. George, Scientist D and Mr. B.L. Chawla, SEE
3. Mr. Anil Kumar Ojha, IPS, Joint Commissioner of Police (Traffic), Delhi Police
4. Prof. Mukesh Khare, Indian Institute of Technology, New Delhi
5. Prof. Atul Kumar Johari, School of Life Sciences, JNU, New Delhi

Others

6. S.E. R-1, Delhi Jal Board
7. CMO, Project, Delhi Jal Board
8. Mr. Arun Kumar, SE-HQ, East MCD
9. Mr. G.S. Meena, Addl. Commissioner, South MCD
10. S.E. - DEMS, North MCD
11. EE - Planning, North MCD
12. Chief Engineer - Drainage, Delhi Jal Board
13. Representative of SIAM

Concerned Department/ Stakeholders

14. Mr. Subu R., Commissioner (Land Disposal), DDA
15. Mr. S.P. Pathak, Addl. Commissioner (Plg.), DDA
16. Ms. Paromita Roy, Dy. Director (Plg.), UTTIPEC, DDA
17. Mr. Gambhir Singh, Asst. Director (Plg.), UTTIPEC, DDA
18. Mr. Subodh Kumar, PCO, Transport Department, GNCTD

CPCB

19. Mr. Nazim uddin, Addl. Director
20. Mr. Ankush Tewani, Environmental Engineer

CSE

21. Mr. Usman Nasim, Research Associate
22. Mr. Polash Mukerjee, Research Associate

Ms. Sunita Narian, Member, EPCA briefed the members about the matter and presented a detailed note on "Land requirement for depots for augmentation of bus fleet in NCT" prepared in compliance of the Hon'ble Supreme Court order dated January 21, 2016:

"We request EPCA to examine the matter and also to make its recommendations regarding providing of any further space for parking of buses."

Ms. Sunita Narian, Member, EPCA informed that this note has already been circulated to members for perusal along with the meeting notice vide e-mail dated May 17, 2016 (copy enclosed).

Ms. Sunita Narian, Member, EPCA informed that as per its findings parking space of 534 buses is available with DTC and parking space of 1600 buses is being constructed by Delhi Govt. Both DTC and DIMTS are already in process of bringing the buses. There is an additional requirement of 134 acres for parking 11000 buses or 341 acres for parking 16,000 buses.

EPCA said that in addition the Delhi government has identified 7 potential pockets of land adding up to 55.9 acres. On instructions of EPCA the details of lands were given to DDA by Transport Department for transferring to Transport Department for building bus depots.

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DTC (DTC)
Rtdm/wd.
DTC (Sury)

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DDA representative informed that in the said details of lands/sites there is some confusion about khas no.s for few lands/ sites and they are unable to locate these exact lands/ sites. EPCA directed DDA and Transport Department to carry out joint visit of all these lands/sites and submit report on status of availability to EPCA at the earliest.

Transport Department representative requested DDA to process the request for land allotment for bus depot at Tehkhand village and Narela expeditiously and provide alternate land for Vasant Kunj site to enable bringing more buses. EPCA directed DDA to expedite and resolve the matter at the earliest.

EPCA also directed Transport Department to examine use of bus terminals land for parking of buses and submit a report in this regard.

- Ac (UTTIPEC)
- Dir (MP)

EPCA discussed the benefits of Multi Level Parking at bus depots mentioned in the note of EPCA on "Land requirement for depots for augmentation of bus fleet in NCT" over Bi-level parking as allowed in the Master Plan for Delhi 2021. The members and stakeholders agreed with the view to promote Multi Level Parking. EPCA directed DDA to take up revision of relevant provision in Master Plan Delhi, 2021 (Section 12.14.3.6 and Section 12.4.3.2) regarding bi-level parking to allow construction of Multi level depots parking for public buses wherever feasible.

Transport Department representative informed EPCA that PWD has been assigned the work of creating multi level parking at bus depots as per Transit Oriented Development Guidelines of UTTIPEC. EPCA said that though the guidelines refer to Multi Level Parking but the norms mentioned are of Bi-Level Parking. EPCA asked Transport Department to look into the matter and revert back. EPCA clarified that Multi Level Parking for buses means parking space for buses on ground floor, first floor, second floor and on roof top of second floor.



-3547/c-
 Delhi Development Authority
 Office of the Addl. Commissioner (Plg.) MPR & AP
 5th Floor, Vikas Minar, I.P. Estate, New Delhi-110002
 Tel.No.23379881

ANNEXURE-3

No. F.1(08)2014 /Dir.(Plg)MPR/TC/ D-68

Dt. 03.07.2014

Subject: Minutes of the 13th Meeting of the Advisory Group on Review of MPD-2021 held on 11.06.2014 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The 13th meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 11.06.2014 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

Office of Director (Plg.)
 UTIPEC, D.D.A.
 Near Noida
 8/7/14

(S.P. Pathak)
 Addl. Comm.(Plg) MPR & AP
 Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble Lt. Governor, Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners, India | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission (DUAC) | Member |
| 9. Director General, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

- Principal Secretary (Urban Development), Govt. of NCT of Delhi
- Chairperson, NDMC
- Member-Secretary, NCR Planning Board
- Jt. Secretary (DL) MOUD, GOI.
- Commissioner (Planning) DDA

Special Invitee

- Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals"
- Secretary (Environment), Chairman of MAG on "Environment Planning & Co-ordination"
- Secretary cum Commissioner (Transport), Chairman of MAG on "Delhi Unified Metropolitan Transport"
- Commissioner SDMC
- Commissioner EDMC
- Commissioner North DMC

Mrs. Infants. R. Infants

URGENT

Put up in MAG file

DD-79
 Plg Asst / UDC

P
 9/7/14

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7. Chief Architect, DDA
8. Sh. E.F.N. Reberio, Advisor (LAP), MCD
9. President IIA, Northern Chapter
10. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
11. Addl. Commissioner (Landscape), DDA
12. Addl. Commissioner (Plg.) TC & B, DDA
13. Addl. Commissioner (Plg.) MP & UE & P & LP, DDA
14. Chief Town Planner, SDMC
- ✓ 15. Director UTTIPEC, DDA
16. Ms. Paromita Roy, Dy. Director (Arch. & UTTIPEC), DDA
17. Ms. Swati Ramanathan, Co-founder, JCCD
18. Director (Plg.) MPR & TC, DDA

- 20-2491/ - 3545/c -



DELHI DEVELOPMENT AUTHORITY
 Office of the Addl. Commissioner (Plg.) MPR & AP
 5th Floor, Vikas Minar, New Delhi - 110002
 Tel- (011)23379881, e-mail: dirplgmpr.tc@gmail.com

No. F.1(08)2014/Dir. (Plg.) MPR&TC/

Date: 03.07.2014

Sub: Minutes of the 13th Meeting of the Advisory Group held on 11th June 2014 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The 13th Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 11-06-2014 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Thirteenth Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the Items as per agenda.

1. Minutes of the 12th (Twelfth) meeting of Advisory group held on 18/02/2014 already circulated and action taken

Since no comments were received, the minutes of the Twelfth Meeting of Advisory Group held on 18/02/2014 were confirmed. It was further informed that as per the minutes of the 12th meeting of the Advisory Group, the recommendations were further considered by the Authority in its meeting held on 09/05/2014, and is being processed under Section - 11(A) of DD Act, 1957.

2. Action Taken Note on minutes of the 12th (Twelfth) meeting of Advisory Group held on 18/02/2014 for information:

2 (A) Clarification/ Interpretation of modifications approved by Advisory Group on 23.02.2012 and notified on 13.05.2013:

It was mentioned that the modification in Para 5.6.2 of MPD-2021, Issued vide S.O. 1215 (E) dt. 13.05.2013, needs further clarification. Following proposed modification was placed before the Advisory Group:

Para / S. No.	Existing Provision	Proposed Amendment
1	2	3
Chapter 5.0 Trade and Commerce		
5.6 Community Centre (CC) Local Shopping Centre (LSC) / Convenience Shopping Centre (CSC)		
1.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given <i>in case of CC/LSC/CSC.</i>

3549/C - 21 - 3549/C -

Advisory Group suggested that provision to meet parking standards shall be added, and recommended the following:

MPD-2021		
Para / S.No.	Existing Provision	Proposed Amendment
1	2	3
Chapter 5.0 Trade and Commerce		
5.6 Community Centre (CC) Local Shopping Centre (LSC) / Convenience Shopping Centre (CSC)		
1.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.	5.6.2 The LSC / CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given in case of CC/LSC/CSC. The parking to be provided as per MPD-2021 norms on the total FAR.

Advisory Group recommended the above modification in MPD-2021 for processing under Section 11A of DD Act.

3. Presentation of the Chapter on 'Environment' as recommended by MAG:
 The draft Chapter on Environment, as discussed and recommended in 9th meeting of Management Action Group on "Environment, Planning and Co-ordination" held on 04.03.2014 under the Chairmanship of Vice Chairman, DDA and Secretary (Environment), GNCTD, was presented by Addl. Commissioner (Landscape), DDA. The Advisory Group agreed to the revised draft chapter presented in the meeting with following modifications:

MPD-2021			
Para / S.No.	Existing Provision	Proposed Modifications	Recommendation of the AG
1	2	3	4
Chapter 12.0 Environment			
1	(No provision)	9.1.2 Water Sustainability Following measures need be taken to ensure its sustainability of water: ii) All treated wastewater will be ... of the EIA requirements. b. District-wise Identification and mapping of units with large landscape/green areas such as Golf Courses, Big	9.1.2 Water Sustainability Following measures need be taken to ensure its sustainability of water: ii) All treated wastewater will be ... of the EIA requirements. b. District-wise Identification and mapping of units with large landscape/green areas such as Golf Courses, Big parks/Gardens, wherein recycled water (surface or groundwater) is being used

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			<p>parks/Gardens, wherein freshwater (surface or groundwater) is being used for horticulture/gardening purpose and directing mandatory recycle and reuse of treated wastewater. There should also be metering system for check on reuse of treated wastewater.</p>	<p>for horticulture/gardening purpose and directing mandatory recycle and reuse of treated wastewater. There should also be metering system for check on reuse of treated wastewater.</p>											
		<p>9.3.1 River Yamuna 9.3.1.1 Measures taken to control pollution Following measures need be taken to rejuvenate River Yamuna:</p> <ul style="list-style-type: none"> • ... • No permanent development to be allowed, and cut and fill of the earth volume to be maintained as zero. • ... • Limited infrastructure for essential public services, including public transport, which have minimal impact on river zone. In all such cases, as far as possible temporary structures and recharge will be maximized. 	<p>9.3.1 River Yamuna 9.3.1.1 Measures taken to control pollution Following measures need be taken to rejuvenate River Yamuna:</p> <ul style="list-style-type: none"> • ... • <u>No permanent development to be allowed, excepting limited infrastructure for essential public services, tourism; including public transport, which have minimal impact on river zone. In all such cases, as far as possible, temporary structures and recharge to be maximized; and cut-and-fill of the earth volume to be maintained as zero.</u> 												
	<p>Table 9.4: Permission of Use Premises In Sub Use Zones</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Use Zone</th> <th>Activities Permitted</th> </tr> </thead> <tbody> <tr> <td>1. Green Belt</td> <td>Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note).</td> </tr> </tbody> </table>	Use Zone	Activities Permitted	1. Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note).	<p>Table 9.6: Permission of Use Premises In Use Zones (Green Belt and Water Body)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Use Zone</th> <th>Activities Permitted</th> </tr> </thead> <tbody> <tr> <td>2 Green Belt</td> <td>Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures; (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.</td> </tr> </tbody> </table> <p style="font-size: small;">* Subject to the development controls of</p>	Use Zone	Activities Permitted	2 Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures; (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.	<p>Table 9.6: Permission of Use Premises In Use Zones (Green Belt and Water Body)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Use Zone</th> <th>Activities Permitted</th> </tr> </thead> <tbody> <tr> <td>2 Green Belt</td> <td>Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, <u>Low Density Residential Plot, Amenity structures, (List given in note below).</u> Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.</td> </tr> </tbody> </table> <p style="font-size: small;">* Subject to the development controls of</p>	Use Zone	Activities Permitted	2 Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, <u>Low Density Residential Plot, Amenity structures, (List given in note below).</u> Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.
Use Zone	Activities Permitted														
1. Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note).														
Use Zone	Activities Permitted														
2 Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures; (List given in note below). Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.														
Use Zone	Activities Permitted														
2 Green Belt	Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Dispensary*, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, <u>Low Density Residential Plot, Amenity structures, (List given in note below).</u> Existing village Abadis, already Regularized Unauthorized colonies and already approved Motels may continue.														

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	Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue.	Veterinary Dispensary (300sq.m.) mentioned in Chapter 13.	Veterinary Dispensary (300sq.m.) mentioned in Chapter 13.
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Advisory Group recommended the revised draft chapter on 'Environment' in MPD-2021 thus presented, along with the above mentioned modifications, for placing before the Authority for processing under Section 11A of DD Act, 1957.

Representative from Indian Building Congress submitted that IBC will be forwarding their recommendations on improvement of drainage infrastructure in Delhi. The Draft Chapter will be notified for inviting objections/suggestions; and thus all the stakeholders will get an opportunity to give suggestions.

4. Presentation of the Chapter on 'Transportation' as recommended by MAG:

The draft chapter on 'Transportation' as approved the MAG on 'Delhi Unified Metropolitan Transport' in its 17th meeting held 09.05.2014 under the Chairmanship of Secretary cum Commissioner (Transport), GNCTD, was introduced by Commissioner (Plg.) DDA, and further presented in detail by Dy. Director (Arch.) UTTIPEC, DDA. The Advisory Group has recommended the following (shown in underlined text):

Para/S. No.	Existing Provision	Proposed Modifications	Recommendation of the AG
Chapter 12.0 Transportation			
1	It is proposed that unrestricted movement of buses, taxis and auto rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the NCR.	It is proposed that unrestricted movement of buses, taxis and auto rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the NCR.	<u>(AG recommended that the issue of unrestricted movement of vehicles within National Capital Region need be reconsidered in light of the existing policy of Transport Deptt., GNCTD.)</u>
2	12.3 Roads 1. National Highways The recommended minimum right of way (ROW) is 90 meters, wherever possible. However, within the city it shall not be less than 60 meters. All the National Highways within the NCTD shall be access controlled upto the Delhi Border.	12.3 Roads 1. National Highways <u>All National Highways (5 Nos.) are connected to the city's Ring-Radial arterial road network system resulting in regional traffic passing through the city in absence of any bypass. All National Highways need to be designed and function as Arterial Roads within the city with access control up to the border.</u>	12.3 Roads 1. National Highways <u>All National Highways (5 Nos.) are connected to the city's Ring-Radial arterial road network system resulting in regional traffic passing through the city in absence of any bypass. National Highways Authority of India (NHAI) would incorporate the Street Designing Regulations (Annexure-I) while designing the national highways in Delhi.</u>
3	12.3 Roads As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no	12.3 Roads As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no	12.3 Roads As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no encroachments will be permitted

	encroachments will be permitted on the existing road network. Further, the development of roads should start from the extremes of the designated ROW.	encroachments may be permitted on the existing road network. Further, the development of roads should start from the extreme ends of the designated ROW. <i>Following definitions...</i>	on the existing road network. Further, the development of roads should start from the extreme ends of the designated ROW. <i>Following definitions...</i>
4	<p>12.4.1 SYNERGY BETWEEN TRANSPORT AND LAND USE</p> <p>The concept of ... and land use. To achieve spatial balance, development should take place according to new corridors of mass movement. This has implications in terms of land use planning along major transport corridors and the Mass Rapid Transport/Transit System. This would ... for the Metro Rail System. In this context the Metro corridors upto a certain depth would require selective re-development and re-densification/ intensification of existing land uses based on site conditions.</p>	<p>12.4.1 SYNERGY BETWEEN TRANSPORT AND LAND USE</p> <p>The concept of ... and land use. To achieve spatial balance, development should take place according to new corridors of mass movement. This has implications in terms of land use planning along Mass Rapid Transport/Transit System. This would ... for the Metro Rail System. In this context the MRTS corridors upto 500 m. depth on either side would require selective re-development and re-densification/ Intensification of existing land uses based on site conditions.</p>	<p>12.4.1 SYNERGY BETWEEN TRANSPORT AND LAND USE</p> <p>The concept of ... and land use. To achieve spatial balance, development should take place according to new corridors of mass movement. This has implications in terms of land use planning along Mass Rapid Transport/Transit System. This would ... for the Metro Rail System. In this context the MRTS corridors upto 500 m. depth on either side from centre line of MRTS would require selective re-development and re-densification/ Intensification of existing land uses based on site conditions.</p>
5	<p>12.5 Bus</p> <p>iv. On all roads with ROW greater than 30 m exclusive bus lanes will be planned to implement the Bus Rapid Transit System (BRTS) in a phased manner to cover the whole city.</p>	<p>12.5 Bus</p> <p>iv. <i>BRT should be planned as a comprehensive Network as per Network Planning principles and requirement.</i></p>	<p>12.5 Bus</p> <p><u>(provision be deleted)</u></p>
	<p>v. New bus terminals need to be planned and developed in strategic locations to make the use of BRTS and Metro Stations convenient for all commuters.</p>	<p>v. New bus terminals need to be planned and developed in strategic locations except in Zone-'O' to make the use of BRTS and Metro Stations convenient for all commuters.</p>	<p>v. New bus terminals need to be planned and developed in strategic locations except in Zone-'O' to make the use of Metro Stations convenient for all commuters.</p>
	<p>(No provision)</p>	<p>vi. <i>On all new Arterial roads, road owning agencies to incorporate provision for Metro, BRT, NMV lanes and footpaths, in addition to motor-vehicle lanes.</i></p>	<p>vi. <i>On all new Arterial roads, road owning agencies to incorporate provision for Metro, NMV lanes and footpaths, in addition to motor-vehicle lane, as per the Street Design Regulations (Annexure-I).</i></p>
6	<p>(No provision)</p>	<p>12.6 INTERMEDIATE PUBLIC TRANSPORT Intermediate Public Transport</p>	<p><u>(AG recommended deletion of para 12.6 and Inclusion of the definition of the term.</u></p>

3486/25 - 3540/c

		(IPT) are hired/shared modes of transport ... provide an affordable alternative to private modes.	'Intermediate Public Transport' In the Annexure.]
7	(No provision)	12.14.1.1 SHARED PARKING FACILITIES In all new/ redevelopment/ retrofit projects ... to reduce private vehicle ownership and use alternative modes.	[AG recommended deletion of para 12.14.1.1]
8	(No provision)	12.14.3 PARKING PRICING The supply of free/ inexpensive parking at the final destination is a key decision factor for people choosing to drive a personal vehicle, rather than taking a bus, Metro, IPT, NMT, walk or carpool. It is suggested that the following pricing strategies be employed to manage and bring down public parking space demand: iii. No one-time conversion charges as parking fee for mixed-use projects or during vehicle registration, shall be levied. Owner of vehicles must park on their own premises or in paid public parking facilities. Parking revenue for Local Bodies may be generated from pricing of parking facilities, not any one time charges.	[AG observed that collection of In-lieu charges or one-time parking fees for parking as part of conversion charges for mixed-use projects is a municipal function, hence, the clause shall be deleted from both the Chapter 12: Transport as well as Chapter 15: Mixed Use and/or anywhere else in the Master Plan.]
9	(No provision)	12.14.3.4 PARKING IN RESIDENTIAL AREAS v. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose. Provision of temporary parking for schools may need to be enhanced based on the size, capacity, locality and type of school.	[AG recommended deletion of sub-para (v) of 12.14.3.4]
10	(No provision)	12.14.3.6 MULTI-LEVEL PARKING FOR PUBLIC BUSES	12.14.3.6 BI-LEVEL PARKING FOR PUBLIC BUSES

37

		<p>Land is scarce and ... areas in multi-use multilevel parking facilities. Within developed urban areas, multi-level parking should be developed as mixed use projects with the following norms:</p> <p>I. Minimum Plot Size - 20,000 sq.m. II. ...</p>	<p>Land is scarce and ... areas in multi-use multi-level parking facilities with bus-parking in upper-basement and lower-ground levels, and parking for smaller vehicles may be provided in other levels.</p> <p>Within developed urban areas, multi bl-level parking should be developed as mixed use projects with the following norms:</p> <p>I. Minimum Plot Size - 20,000 sq.m. II. ...</p>	
11	12.14 REGISTRATION AND LICENSING	<p>The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users.</p>	<p>12.14.3.5 REGISTRATION AND LICENSING</p> <p>The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users. Non-motorized modes including rickshaws and e-rickshaws need to be brought under the licensing/ regulatory system to enable their better management.</p>	<p>AG recommended deletion of the sub-para regarding registration and licensing of non-motorized vehicles, as it is to be considered as per the related Act of Govt. of India; hence, suggested the following: The words "Non-motorized modes including ... enable their better management." to be deleted.</p>
12	(No provision)	<p>12.17 TRAFFIC IMPACT ASSESSMENT (TIA)</p> <p>The goal of a traffic impact assessment is to determine ... a year of final notification of this Policy.</p>	<p>AG recommended this para needs further discussion.</p>	

With respect to modification mentioned at Sl. No. 8 in the table above, following modification in Chapter 15.0 on Mixed Use Regulations in MPD-2021 has been proposed by the Advisory Group.

Para / S. No.	MPD 2021	
	Existing Provision	Proposed Amendment
1	2	3
Chapter 15.0 Mixed Use Regulations		
15.4 General Terms and Conditions governing Mixed Use		
Other Terms and Conditions		
13	v) Parking @ 2.0 ECS per 100 sqm built up area shall be provided within the premises. Where this is not available, cost of development of parking, shall be payable by the plot allottee/owner to the local body concerned. This condition shall apply even if residential	v) Parking @ 2.0 ECS per 100 sqm built up area shall be provided within the premises. Residents/ traders' organizations/ private parties shall be responsible for providing for their own private parking facilities. This condition shall apply even if residential

3484 - 27 3538

premises are used only for professional activity;	premises are used only for professional activity.
vi) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/ plot on the said street may be made by the Traders' association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities shall be done by either the traders association or by local bodies and may include public-private partnership as model for implementation.	vi) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/plot on the said street may be made by the Traders' association, and public shared parking facilities provided before approval/ notification of the said building/ project/ street as mixed-use.

Further, the Group observed that the transport corridors shown in the Map, annexed to the Chapter, shall also be included in text-form. It was decided by the Group that section on 'Transit Oriented Development' to be discussed in the next meeting of the Advisory Group.

The meeting concluded with vote of thanks to the Chair.

S.P. Pathak 3/7/2012
 (S.P. Pathak)
 Addl. Commissioner (Plg.) MPR & AP
 Member Secretary, Advisory Group

- Copy to:
- Chairman
 - All members of the Advisory Group
 - Co-opted Members
 - Special Invitees

Members:

1. Hon'ble Lieutenant Governor, Delhi – Chairman
2. Sh. Balwinder Kumar, Vice Chairman, DDA
3. Sh. Chetan Vaidya, Director SPA
4. Sh. Jagan Shah, Director, NIUA
5. Sh. Bhisim Kumar Chugh, Indian Building Congress
6. Sh. Manu Bhatnagar, Pr. Director – Natural Heritage, INTACH
7. Sh. D.B. Gupta, Director General, NCAER

Co-opted Members:

8. Sh. J.B. Kshirsagar, Commissioner (Plg.), DDA

Special Invitees:

9. Sh. Abhai Sinha, Engineer Member, DDA
10. Sh. Sanjeev Kumar, Secretary (Environment), GNCTD
11. Sh. Gyanesh Bharti, Secretary cum Commissioner (Transport), GNCTD
12. Sh. S. Kumara Swamy, Commissioner EDMC
13. Sh. Vinod Dhar, Chief Architect, DDA
14. Sh. Vijay Risbud, Advisor & Consultant, NPIIC, DDA
15. Smt. Savita Bhandari, Addl. Commissioner (Landscape), DDA
16. Sh. P.M. Parate, Addl. Commissioner (Plg.) TB & C, DDA
17. Sh. R.K. Jaij, Addl. Commissioner (Plg.) MP & UE & P & LP, DDA
18. Sh. Shamsheer Singh, Chief Town Planner, SDMC
19. Ms. Paromita Roy, Dy. Director (Arch. & UTIPEC), DDA
20. Smt. I.P. Parate, Director (Plg.) MPR & TC, DDA

Others:

21. Sh. Anant M. Athale, Chief Architect, NDMC
22. Sh. Sunil Mehra, Chief Town Planner, EDMC
23. Sh. S.B. Khodankar, Director (Plg.) MP, DDA
24. Smt. Manju Paul, Director (Plg.) VC Office, DDA
25. Smt. Poonam Dewan, Director (Landscape), DDA
26. Smt. Neelima Soni, Dy. Director (Landscape), DDA
27. Sh. Ashok Ku. Saini, Dy. Director (Plg.) MPR, DDA
28. Ms. Suman Sharma, Dy. Director (Plg.) MPR, DDA
29. Sh. Anand Kumar, Planning Assistant, UTIPEC, DDA
30. Sh. Adarsha Kapoor, Consultant (UD), UTIPEC, DDA

Member Secretary:

31. Sh. S.P. Pathak, Addl. Commissioner (Plg.) MPR & AP, DDA

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ANNEXURE- 4

REGD. NO. D. L.-33004/99

रजिस्ट्री सं० डी० एल०-33004/99



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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NEW DELHI, TUESDAY, JULY 14, 2015/ASADHA 23, 1937

शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 14 जुलाई, 2015

का.आ. 1914(अ).—यतः दिल्ली के मास्टर प्लान-2021 में इसकी समीक्षा कार्य के भाग के रूप में केन्द्र सरकार का जिन कुछ संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा-44 के प्रावधानों के अनुसार दिनांक 26 नवम्बर, 2014 की का.आ.सं. 2975(अ) की सार्वजनिक सूचना द्वारा भारत के असाधारण राजपत्र में प्रकाशित किया गया जिसमें उक्त नोटिस की तारीख से पैंतालीस दिन के अंदर उक्त अधिनियम की धारा 11-क की उप-धारा (3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए थे।

2. यतः प्रस्तावित संशोधन के संबंध में प्राप्त आपत्तियों/सुझावों पर दिल्ली विकास प्राधिकरण द्वारा गठित जांच एवं सुनवाई बोर्ड द्वारा विचार किया गया और दिल्ली विकास प्राधिकरण की बैठक में अनुमोदित भी किए गए।

3. यतः केन्द्र सरकार ने इस मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद दिल्ली के मास्टर प्लान- 2021 में संशोधन करने का निर्णय लिया है।

4. अतः, अब उक्त अधिनियम की धारा 11-क की उप-धारा(2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार भारत के राजपत्र में इस अधिसूचना के प्रकाशित होने की तारीख से प्रभावी दिल्ली के उक्त मास्टर प्लान-2021 में एतद्वारा निम्नलिखित संशोधन करती है।

12.14.3.1. PARK AND RIDE

Apart from providing Park and Ride facilities with reference to integration between the Road and Metro Rail/Rail Transport systems, such facilities would also need to be provided to reduce the problem of parking on main arterial roads in the context of identified work and activity centres which may not be directly connected by the MRTS and to encourage use of public transport.

- (i) Park & Ride facilities for private vehicles should be provided at peripheral locations abutting Highways and MRTS/BRTS/RRTS stations as per requirement, coupled with excellent public transport linkages to the city centre and various work centres. Subsequently, highway entry tolls for private transport should be increased substantially to discourage private vehicle commutes and cross-subsidize public transport.
- (ii) Subsidized park and ride facilities for bicycle users with convenient interchange at all MRTS stations are a mandatory requirement, to promote this sustainable mode of transport.

12.14.3.2. PARKING FACILITIES FOR BUSES IN DTC DEPOTS

There is an acute shortage of parking facilities for buses in the city. Therefore, the planning for bus depots and terminals capacity and future requirement needs to be done comprehensively.

- i. As per norms of bus parking, adequate bus parking and terminal spaces in the city should be provided in the city.
- ii. The selection and allocation of depot lands needs to be planned in sync with the routing of both DTC and cluster buses, so that dead mileage and other losses to the transport agency may be minimized.
- iii. To ensure optimum utilization of land, multi-level parking for buses is to be prioritized. Norms for multilevel bus parking shall be as per 12.14.3.6 below.
- iv. As far as possible, all bus depots must function as Terminals as well.
- v. Large public parking facilities, underside of flyovers, wide arterial roads and underused areas of the city should be permitted for use in off-peak hours for parking of public/private buses and commercial vehicles, chargeable at appropriate rates.
- vi. Planning and provision of space for private buses, private commercial vehicles, trucks and logistics terminals at the peripheries of the city, need to be planned at the Zonal Plan level.

12.14.3.3. PARKING FOR NMT AND IPT

Fully subsidized parking facilities for IPT and NMT modes are mandatory at all terminals, stations and bus stops, on all roads of 18m and above (and not prohibited on any road), near all major public buildings and destinations. In areas where provision of adequate IPT/NMT parking is not possible within ROW, setbacks of use premises may be acquired. Parking spaces for differently abled to be provided as per code.

12.14.3.4. PARKING IN RESIDENTIAL AREAS

Over the years a large number of the residential areas have been experiencing severe problems of vehicular congestion and shortage of parking space. Most of the parking is, in fact, being done on the road, which significantly reduces the carriageway width. The problem has been exacerbated by the traffic congestion generated by schools in residential use areas. Some measures required to alleviate the problem are:

- i. Parking of all vehicles of any residential building, group housing, commercial building etc to be provided within the plot area/building only. Parking outside the plot area (i.e. on the ROW of road, public spaces) will not be permissible and should be penalized. RWA with the help of local police may enforce the same.
- ii. Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets, and also creating more surface movement space.
- iii. Paid on-street and off-street parking to be developed for long term and short term parking provisions.
- iv. Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned, etc.
- v. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves.

12.14.3.5. PARKING STANDARDS FOR PUBLIC PARKING

Public parking for all modes may also be provided at designated/demarcated locations at off-street parking locations in form of surface, underground or multi-level parking. Short term and long term parking should be differentiated and provided based on local demand and provided as per comprehensively planned Parking Management Districts (Section

12.4.2.1).

On-street parking may be planned as per Street Design Regulations (Annexure-12.0 (1)). Majority of on-street parking spaces should be for hired/shared IPT and NMT modes. Only short-term parking for private modes may be provided on street.

Off-street parking may be provided as per the following:

12.14.3.6. BI-LEVEL PARKING FOR PUBLIC BUSES

Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide them parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels

Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:

- i. Minimum Plot Size – 20,000 sq.m.
- ii. An FAR of 100 is permissible over 50% of plot area. Norms for podium based buildings shall be applicable as per Chapter 17: Development Code.
- iii. Operational structures and circulation areas may cover 100% of the plot area and shall not be counted towards FAR. The site must accommodate at least the required bus parking space on site at the rate of minimum 1 bus per 70 sq.m.
- iv. If the bus depot site lies with the MRTS influence zone, Norms as per 12.18.1-2 shall be applicable.
- v. The maximum height shall be as per local constraints like flight paths, heritage zones, etc.
- vi. There will be no restriction on the number of levels of basement subject to structural safety, or till minimum 1 m above post monsoon ground water level of the site or safe distance above post monsoon ground water table.
- vii. In case of integrated schemes, development controls including height shall be as per approved scheme or as per local restrictions if any.

12.14.3.7. MULTI-LEVEL PARKING FOR PRIVATE MODES

Several multilevel parking projects have been implemented by local bodies/agencies in the recent past. It has been seen that none of the parking lots are being used even to half their capacity due to availability of unlimited subsidized parking on streets/public spaces in the vicinity of these projects. In other words, low-pricing of on-street parking is leading to failure of off-street multilevel parking facilities.

Therefore, multi-level parking projects should be integrated as part of comprehensive PMD schemes at designated locations. In order to ensure viability of the projects and optimum use, strict enforcement and appropriate pricing of on-street parking, is required. Preferably, on-street and off-street parking (including multi-level) should be managed and enforced by a single agency. All multi-level or exclusive parking facilities for private parking shall also provide at least 10% of total space provision for IPT modes, NMV and feeder buses, as per local requirement.

Detailed regulations and comprehensive parking policy may be worked out subsequently, in consultation with all stakeholders.

For plots for multi-level car parking already earmarked/designated by local bodies, the existing development control norms will continue, as follows:

- i. Minimum Plot Size – 1000 sqm.
- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial/office space.
- iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots/existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.

- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements - No Limit, subject to adequate safety measures.
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority.

12.15. REGISTRATION AND LICENSING

The aspects of registration and training of transport operators/drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users.

12.16. BARRIER FREE ENVIRONMENT

A major consideration in the planning and design of outdoor and indoor movement should be such that people with disability, older persons women and children may move about without help from others. This requires that:

- All public spaces, paths and pavements shall be flat, uniform, non-skid and free from unnecessary obstacles with necessary features required as per codes for barrier-free movement.
- Orientation points, guide routes, universal signage and auditory signals should be provided for the differently disabled;
- Information and warning signs must be understandable, clear and well lit.

12.17. TRAFFIC IMPACT ASSESSMENT (TIA)

The goal of a traffic impact assessment is to determine potential impacts of traffic changes caused by large proposed developments on city level transportation infrastructure i.e. capacity of roads and transit systems, and to identify any infrastructure and transit improvements or mitigation measures needed to ensure that transport networks will operate acceptably and safely upon completion of the proposed development. Comprehensive policy about Traffic Impact Assessment (TIA) should be prepared and placed before the Authority.

The benefits of Traffic Impact Assessment are:

- Providing decision makers with a consistent basis on which to assess transportation implications of proposed development applications.
- Providing a rational basis on which to evaluate if the type and scale of the development is appropriate for a specific site and what improvements may be necessary to provide safe and efficient traffic, pedestrian, cycling and transit flow.
- Providing a basis for determining existing or future transportation system deficiencies that should be addressed.
- Addressing transportation related issues associated with development proposals that may be of concern to neighbouring residents, businesses and other stakeholders.
- Providing a basis for negotiations for improvements and funding in conjunction with planning applications.
- A traffic impact assessment may vary in scope and complexity depending on the type and size of the proposed development.

Table 12.7: Development Controls for Transportation

Sl. No.	Use Premises	Activities Permitted	Development Controls (4)			
			Area under Operation (%)	Area under building (%)	FAR	Floor area that can be utilised for passenger accommodation
1.	Airport	All facilities related to Airport/Aviation Passengers as decided by Airport authority of India including watch & ward		-NA-		
2.	Rail Terminal/ Integrated Passenger Terminal	All facilities related to Railway, Passengers, operations, Goods handling, passenger change over facilities, including watch & ward, Hotel, Night Shelter.	All Rail Terminals/Integrated Passenger Terminals/Metropolitan Passenger Terminals may be developed as per TOD norms, subject to traffic and transportation studies related to surrounding road network.			

	Metropolitan Passenger Terminal					
3.	Rail Circulation	All facilities related to Railway Tracks, operational Areas including watch & ward.		-NA-		
4.	Bus Terminal/ Bus Depot	All facilities related to Bus & Passengers, parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, and Hotel, Night Shelter, Commercial, Social infrastructure, Residential, Service Apartments, hostels.	50 (100 in case of multilevel parking)	50	100	25%
5.	ISBT	All facilities related to Bus & Passengers, parking including watch & ward, Bus Terminal, Soft Drink & Snack Stall, Administrative Office, hotel, Night Shelter, Commercial, Social Infrastructure, Residential, Service Apartments, Hostels	<p>a. Maximum Ground coverage: 40%</p> <p>b. FAR: 100, subject to the following:</p> <p>(i) FAR shall be available on a maximum area of 10 ha. or area of site whichever is less.</p> <p>(ii) ISBT, including operational structures: Maximum FAR 70</p> <p>(iii) Hotel/passenger accommodation and facilities: Maximum FAR 30</p> <p>c. Parking: In addition to the requirement of parking for ISBT/buses, parking for Hotel/passenger accommodation and facilities shall be at the rate of 2 ECS per 100 sq.m. of floor area.</p> <p>d. The development shall be undertaken in a composite manner.</p> <p>e. However, ISBTs within Influence Zone of MRTS corridors to be developed per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension.</p>			
6.	Toll Plaza	Toll collection booth, utilities, facilities and required infrastructure.		-NA-		
7.	Road Circulation	All types of road, street furniture, vending zones, bus shelters, underground & over ground services utilities, signals, metro tracks as part of R/W, sub-ways, under-passes, ROB & RUB including watch & ward.	Development of roads shall be as per Street Design Regulations (Chapter 12, Annexure-12.0 (I))			
8.	Metro Yards	Idle parking of coaches, washing and cleaning facilities, maintenance related facilities, watch & ward and staff related facilities.	80%	20%	100	15%
			In case the Metro Yard falls within the Influence Zone of MRTS corridors, it may be developed as per TOD norms (Section 12.18.1&2) only if more than 50% of the Yard area lies within Influence Zone of MRTS corridors and/or they are developed as multi-storey yards.			

* The F.A.R. is to be calculated on the Building Plot. Area under Bus Shelter not to be included in FAR.

Development Controls for Metro Stations and Railway Stations/Terminals:

1. Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha shall be permitted in all Use Zones, except in Recreational and Regional Park/Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones.

Minutes of the Technical Committee Meeting
Held on 4.7.2016 - 2016

ANNEXURE-5

ITEM NO. 36/2016

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

AGENDA FOR TECHNICAL COMMITTEE

Sub: Clarification in MPD-2021 regarding provisions for multi-level parking for public buses in bus depots/ terminals.

SYNOPSIS:

Environmental Pollution (Prevention and Control) Authority (EPCA) in its meeting held on 20.5.16 has discussed the issue of "land requirement for depots for augmentation of bus fleet in NCT" and observed that MPD-2021 allows only Bi-level parking for parking of public buses. EPCA directed DDA to take up revision of relevant provision in Master Plan Delhi, 2021 (Section 12.14.3.6 and Section 12.4.3.2) regarding bi-level parking to allow construction of Multi Level depots parking for public buses wherever feasible. Accordingly, the provisions of multi-level parking for public buses in Bus Depots/ Terminals are examined and it observed that some clarification/ modification in MPD-2021 is required for more clarity and implementation of multi-level parking for public buses.

1.0 BACKGROUND

Two references have been received from the Environmental Pollution (Prevention and Control) Authority (EPCA) which is as follows:

- i. The letter of Chairman EPCA addressed to VC, DDA vide no. EPCA/2016/20 dated 10.06.15 regarding the acute land availability problem in Delhi for bus depot in compliance with "Hon'ble Supreme Court Order dt. 05.1.16 in the matter of M.C. Mehta vs. Union of India & Others" (Annexure-1) stating as follows:
 - a. DDA should revise/clarify the relevant provision in MPD-2021 (Section 12.14.3.6) regarding bi-level parking to be replaced with multi-level for public buses.
- ii. Minutes of EPCA meeting held on 20.5.16 (Annexure-2) stating the following:
 - a. EPCA discussed the benefits of Multi Level Parking at bus depots mentioned in the note of EPCA on "Land requirement for depots for augmentation of bus fleet in NCT" over Bi-level parking as allowed in the Master Plan for Delhi 2021. The members and stakeholders agreed with the view to promote Multi Level Parking. EPCA directed DDA to take up revision of relevant provision in Master Plan Delhi, 2021 (Section 12.14.3.6 and Section 12.4.3.2) regarding bi-level parking to allow construction of Multi Level depots parking for public buses wherever feasible.
 - b. Transport Department representative informed EPCA that PWD has been assigned the work of creating multi level parking at bus depots as per Transit Oriented Development Guidelines of UTTIPEC. EPCA said that though the guidelines refer to Multi Level Parking but the norms mentioned are of Bi-Level Parking. EPCA asked Transport Department to look into the matter and revert back. EPCA clarified that Multi Level Parking for buses means parking for buses on ground floor, first floor, second floor and on the roof top of second floor.

iii. Brief detailed note Presented by EPCA:

During the meeting of EPCA dt. 20.5.16, a detailed note was presented on "land requirement for depots for augmentation of bus fleet in NCT" by EPCA, in which the strategies to optimize the land requirement for bus parking in terms of land cost, construction cost and utilization of land

139

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3530/10 - 3530/10 -

- 10 -

F. No. F11(1)10/UTTIPEC

Item no. _____

were presented in detail. The analysis explained in terms of the 'land consumption/ requirement per bus' and the 'total cost (land+ construction) per Bus' and found the following:

- Land requirement per bus with multi-level parking is 64 Sq.m. per bus as against 169 Sq.m. per bus in ground level parking and 112 Sq.m. per bus in Bi-level parking.
- When calculated on the basis of each bus parked, the total cost per bus (including land and construction cost) in a Bi-level depot is 65.22 lakhs/ bus as against 29.95 lakhs/ bus in multi-level depots.

Accordingly, as per EPCA report, the current norms for bi-level depots were found to be uneconomical.

2.0 EXAMINATION:

2.1 Recommendation of Management Action Group (MAG) on Transportation and Advisory Group meeting held on 11.06.2014 as part of MPD-2021 review:

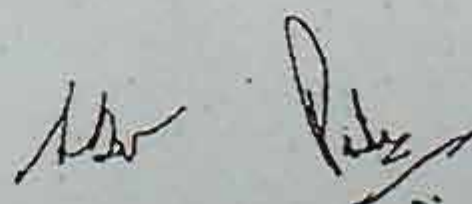
- Before finalization and notification of Transportation chapter of MPD-2021, the revised Draft Transportation Chapter was deliberated in 17 (nos.) of Management Action group (MAG) on "Delhi Unified Metropolitan Transport Group" under the Chairmanship of Secy.-Cum-Commissioner (Transport) GNTCD which comprised of members of various other stakeholder agencies including DTC and other experts. The recommendation of the MAG was placed before the Advisory Group (AG) meeting for Review of MPD-2021 held under the chairmanship of Hon'ble LG on 11.06.2014 (Refer Annexure-3).
- As per the minutes of AG meeting dated 11.6.14, MAG had proposed norms of "multi-level parking for public buses" under para 12.14.3.6. However, during the AG meeting, it was observed that bi-level bus parking seems to be more efficient in space utilization as compared with multi-level bus parking. Accordingly as per the decisions of the AG the para heading of 12.14.3.6 was modified to "bi-level parking for public buses". Extracts of minute of AG meeting are given below:

Sl. No.	Recommendations of MAG	Decision of AG meeting held on 11.6.14
1.	<p>12.14.3.6 Multi-level Parking for Public Buses</p> <p>Land is scarce and parking within developed urban areas in multi-use multilevel parking facilities.</p> <p>Within developed urban areas, multi-level parking should be developed as mixed use projects with the following norms:</p>	<p>12.14.3.6 Multi-level Parking for Public Buses</p> <p>Land is scarce and parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels.</p> <p>Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:</p>

- Further, the recommendation of AG was placed before the Authority and final Transport Chapter was notified by the MoUD on 14.07.15.

2.2 Provisions regarding Multi-level Parking for Public Bus in MPD-2021 (Annexure-4):

- Development Controls (DC) for Transportation are provided in Table 12.7 of MPD-2021 notified on 14.7.15 by MoUD, which includes the DC norms for development/ construction of Multi level bus parking in bus Terminal/ Bus Depot.



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Table 12.7: Development Control Norms for Transportation

S. No.	Use Premises	Activities Permitted	Development Controls			
			Area under Operation (%)	Area under building (%)	FAR	Floor area that can be utilised for passenger accommodation
4.	Bus Terminal/ Bus Depot	All facilities related to Bus & Passengers, Parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, and Hotel, Night Shelter, Commercial, Social infrastructure, Residential, Service Apartments, hostels.	50 (100 in case of multilevel parking)	50	100	25%
				<p>A Multilevel bus parking is permitted in all Use Zones except Recreational Open Space and environmentally sensitive areas.</p> <p>B Site must accommodate at least the required number of bus parking space on site at the rate of minimum 1 bus per 70 sq.m.</p> <p>C Additional multi-level bus parking norms shall be as per Section 12.14.3.6.</p> <p>D All bus depots/ terminals within Influence Zone of MRTS corridors excluding in Zone-'O' to be developed as per TOD norms (Section 12.18) except for those corridors lying within Low Density Residential Area (LDRA) of Urban Extension.</p>		

ii. Para 12.14.3.2 of MPD-2021 states that "To ensure optimum utilization of land, multi-level parking for buses is to be prioritized. Norms for multilevel bus parking shall be as per 12.14.3.6 below."

iii. Following provisions for "Bi-level parking for public buses" in Para 12.14.3.6:

"Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide them parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels.

Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:

- Minimum Plot Size - 20,000 sq.m.
- An FAR of 100 is permissible over 50% of plot area. Norms for podium based buildings shall be applicable as per Chapter 17: Development Code.
- Operational structures and circulation areas may cover 100% of the plot area and shall not be counted towards FAR. The site must accommodate at least the required bus parking space on site at the rate of minimum 1 bus per 70 sq.m.
- If the bus depot site lies with the MRTS influence zone, Norms as per 12.18.1-2 shall be applicable.
- The maximum height shall be as per local constraints like flight paths, heritage zones, etc.
- There will be no restriction on the number of levels of basement subject to structural safety, or till minimum 1 m above post monsoon ground water level of the site or safe distance above post monsoon ground water table.
- In case of integrated schemes, development controls including height shall be as per approved scheme or as per local restrictions if any.

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- 12 -

F.No. F11(1)10/UTTIPEC

3.0 PLANNING OBSERVATIONS:

1. Bus Terminal/ Bus Depot are use premise which falls under 'Transportation' land use which Development Control norms is detailed out in 'Table: 12.7 Development Controls for Transportation' of MPD-2021. Development of any multi-level parking for public buses in Bus Terminal/ Bus Depot has to be governed by the permissible land use and prescribed Development Control norms which provisions are already given in MPD-2021.
2. As per 'Table 12.7: Development Control norms for Transportation' allows for construction of multi-level bus parking which does not restrict any particular type of parking development (which are mainly construction/design issue). However, Para 12.14.3.6 gives provisions for "Bi-level parking for public buses" which restricts and allow only particular type of bi-level design of parking construction.

4.0 PROPOSAL:

In view of the above facts, Technical Committee may take a view regarding permissibility of multi-level parking for public buses as per MPD-2021. If TC feels, there is a requirement for modifications in MPD-2021, then the following modifications/ amendments are required to be processed under Section 11-A of DD Act' 1957:

MPD- 2021		
S. No.	Existing provisions- MPD 2021	Proposed Modifications- MPD 2021
Chapter 12.0 TRANSPORTATION		
1.	12.14.3.6 BI-LEVEL PARKING FOR PUBLIC BUSES Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide them parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels. Within developed urban areas, bi-level parking should be developed as mixed use projects with the following norms:	12.14.3.6 MULTI BI - LEVEL PARKING FOR PUBLIC BUSES Land is scarce and efficient use of land for bus parking is essential. At the same time, in order to reduce dead mileage and making buses travel to locations outside the city to depots in large plots of land, it is more desirable to provide them parking within developed urban areas in multi-use multilevel parking facilities with bus-parking in upper-basement and lower ground levels, and parking for smaller vehicles may be provided in other levels. Within developed urban areas, multi-bi-level parking should be developed as mixed use projects with the following norms:

5.0 RECOMMENDATION

The proposal in Para 4.0 is placed before the Technical Committee for consideration.

DECISION

36/2016 Clarification in MPD-2021 regarding provisions for multi-level parking for public buses in bus depots/ Technical Committee
 DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in the 7th Technical Committee Meeting held on 4.7.2016
 Vide Item No. 3.6/2016
 Suchoy/13.7.2016
 Asstt Director
 Dy. Director 18/7/2016

The proposal was presented by Additional Commissioner (Plg.) UTTIPEC. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Action:
 Additional Commissioner (Plg.) UTTIPEC

ITEM NO. 95/2016

Subject: Creation of a Special Purpose Vehicle (SPV) named as the 'Biodiversity Mission and DDA Greens' a not-for-profit company, under Section 8 of the Companies Act 2013.

F.3(6)/2016/HUPW/SA/(Urban Parks & DUHF) +
F.PS/AC(LS)/DDA/2015/73/Pt.-I

1. INTRODUCTION:

Delhi the Capital of India is one of the greenest metros in the country and DDA has played a key role in overall development and management of its green spaces, with conscious efforts towards the development of Regional Parks, District Parks, Greenbelts and Neighbourhood greens etc. Its recent efforts have been towards the development of Bio-diversity parks, river front development, reclamation of sanitary landfill sites and rejuvenation of water bodies and lakes.

The vision and statement of intent of the company is as per Annexure-III attached herewith.

1a. Existing Delhi Bio- Diversity Foundation

- i. The DDA has notified Delhi Biodiversity Foundation in exercise of its powers under Section 57 of the Delhi Development Act 1957 (61 of 1957) to achieve the vision of MPD 2021. The Delhi Biodiversity Foundation (a statutory committee u/s 5A of the Delhi Development Act, 1957) has been taking decision to frame policies for management, conservation, regeneration and development of the Biodiversity Parks and other natural heritage features/assets having ecological, cultural and educational significance for the society in the National Capital Territory of Delhi.
- ii. The Yamuna and the Aravalli Biodiversity Parks have been established in joint collaboration with the Centre for Environmental Management of Degraded Ecosystems (CEMDE), University of Delhi. Both these Parks are fully functional and have become Nature Reserves of Delhi. These two parks are being maintained by 8 scientists, 25 technical and 277 multi-tasking staff (MTS). The entire manpower was engaged by the

Delhi University on contract basis and they continue to be contractual employees of the Delhi University though their pay and allowances are paid by the DDA to the Delhi University who in turn disburse the same among the contractual employees of the Delhi University maintaining and managing the aforesaid two Biodiversity Parks.

- iii. Over a period of time it was decided to develop more Biodiversity Parks and set up green corridors within the NCT Delhi. The Authority in its meeting dated 17/02/2016 vide agenda item No. 07/2016, "*after detailed discussions and deliberations has decided to create a Special Purpose Vehicle (SPV) with a proper management structure and funding mechanism within the legal framework for dedicated development and management of Biodiversity Parks in a Mission Mode*".

1b.

Subsequent development:

- i. The aforesaid decision of the Authority was also brought to the notice of the Hon'ble Delhi High Court in WP(C) 2706/2014 in the case of Manoj Kumar v/s Union of India & Ors. (vide Court's order dt. 24.02.2016 and 23.03.2016). The Hon'ble Court vide its order dated 23/03/2016 noted the aforesaid decision of the Authority and directed that development of District Park at Tughlakabad be also brought under the umbrella of Delhi Biodiversity Foundation. Copies of court's orders dated 24.02.2016 and 23/03/2016 are annexed herewith as **Annexures I and II**.
- ii. In compliance of the aforesaid decision of the Authority in the meeting held on 17/02/2016 and keeping in view that the Hon'ble Delhi High Court has also been apprised about the decision of the Authority, provisional drafts of Memorandum of Association and Articles of Association for incorporation of the proposed SPV have been prepared, as basic charter documents of the proposed SPV. Copies of draft Memorandum of Association and Articles of Association are enclosed herewith as **Annexure III-A (Colly.)**. These documents shall be finalized after the approval of the Authority and they may also require vetting by a professional practicing Company.

2. EXAMINATION:

In addition to the Bio diversity Parks it was also deliberated in the various meetings that a more professional approach is required towards the development, operation and maintenance of the existing District Parks, City Parks and other green areas developed by DDA. Hence an innovative and creative approach is essential for improving the quality and activities in the parks to achieve world class standards. This will bring new modes of recreation and enjoyment making these greens interactive and visually attractive.

After discussions and deliberations it was desired that a Special Purpose Vehicle (SPV) be created for futuristic development, operation and maintenance of DDA Greens in a professionally integrated manner to make it socially, economically and ecologically self-sustainable

The Special Purpose Vehicle will be named as "**BIODIVERSITY MISSION AND DDA GREENS**". The different categories of DDA Greens which will be a part of the SPV can be classified as:

- I. **Urban Parks:** City Parks, District Parks and Community Parks.
- II. **Bio Diversity Parks:** Wetlands, Biotic communities, Conservatories and Ecologically functional Ecosystems.
- III. **Nature Reserves:** Ridge area, Protected Forest, City Forest, River front, Lakes.
- IV. **Green Circuits :**Green Corridors / Belts, Other parks

2a. **Salient Features of proposed SPV:**

- i. The SPV would be named as 'Biodiversity Mission and DDA Greens' which shall be a non-profit making company under section 8 of the Companies Act, 2013. Initially the ex-officio and nominated officers of the Delhi Development Authority would incorporate this SPV to achieve the objectives of the Authority as specifically mentioned in section-6 of DD Act 1957, in line with the objectives of MPD-2021, which envisages protection of environment and enhancing the quality of outdoor recreational experience along with

sustainable quality of life, and its implementation Section 8 of the Companies Act, 2013 contains enabling provisions for incorporation of a Company having its main objective-enhancing the quality of outdoor recreational experience, protection of environment with promotion of science, research and education. Section-6 of the DD Act 1957 which provides for Object of the Authority, authorizes the Authority to do anything necessary or expedient for purposes of such development and for purposes incidental thereto. Therefore, creation of SPV shall be in accordance with law and in furtherance of the objectives of the DDA, as stated above.

- ii. Subject to the approval of the Authority and after due diligence, the SPV (Company) will take over all the movable assets and liabilities of the existing Delhi Biodiversity Foundation. The ownership of the land of all DDA Greens which includes- Urban Parks, Nature reserves, Biodiversity Parks, and Green Circuits shall always vest in the DDA.

2b. Structure and Staffing of proposed Company at the Executive and Operational Levels (i.e. Below Board of Directors)

- i. In order to have better and effective management of the Urban Parks, Nature Reserves, Biodiversity Parks and Green Circuits, it will be desirable that there should be a CEO reporting to the Vice Chairman of SPV namely, "**BIODIVERSITY MISSION AND DDA GREENS**". He shall be an executive in the government, private, not-for-profit or public sector undertaking/company with a strong background in working effectively with a broad range of decision makers, including business leaders, government officials, community groups and the media. (The indicative details of pre requisite eligibility may be referred Annexure -III)
- ii. Structure and staffing of the SPV below the Board of Directors at the executive and operational level will be decided by the SPV either on contract basis or otherwise.
- iii. It may appoint on a regular basis only such staff as are essential for the development maintenance and operation of the Urban Parks, Nature Reserves, Biodiversity Parks and Green Circuits. Such essential and permanent staff may be interchangeably utilised to work in different categories of greens, as per decisions taken by the

Board of Directors of the SPV, keeping in view the work requirement of each park.

- iv. The SPV may devise an appropriate recruitment policy for appointment of any person or number of persons including :- Landscape Architect , Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals , Community Relations and Engagement Professional ,Land and Infrastructure Programmers , Bankers , Finance Professionals ,HRD Professionals, Representative of NGO's or any other as it may deem fit either on contract basis or otherwise keeping in view the requirement at each park. Appropriate eligibility criteria including the manner of recruitment and reporting pattern may be fixed by the SPV.
- v. In order to ensure smooth and uninterrupted operations of the Biodiversity Parks, the SPV may consider absorbing the existing manpower working through CEMDE University of Delhi in different Biodiversity Parks keeping in view the years of services rendered by them, their experience and their qualification.
- vi. The entitlements of existing manpower, if any, may be decided by the SPV.
- vii. All the aforesaid decisions will be taken by the SPV in the meeting of its Board of Directors after its incorporation.

2c. Funding:

- i. Section 23 of the DD Act, 1957 provides that the funds of the Authority shall be applied towards meeting the expenses incurred by the Authority in the administration of this Act and for no other purposes. Keeping in view the aforesaid statutory position it is proposed that the SPV may raise its own funds by way of CSR contributions, soft loans or grants from national and international agencies working on environment, government grants, charities, donations, professional fee for development , management and operation of Urban Parks, Nature Reserves, Biodiversity Parks , Green Circuits and other similar assignments for the corporate, government and semi-government agencies in India and world-wide, subject to compliance of all the statutory

- provisions. SPV may also raise funds by undertaking educational and recreational tours and charging permission/entry fee for the visit to the greens as approved/applicable, remunerative component from the activities.
- ii. DDA may consider budgetary support to keep the SPV financially afloat. For the purpose of budgetary support, the SPV shall submit its annual budget to the DDA after taking into account the funds raised by it from the aforesaid sources and clearly giving the shortfall. The budgetary support will be approved by the DDA at the level of Authority.
 - iii. It is reported by the Delhi Bio-diversity Foundation that the annual budget for 2015-16 is Rs. 2.95 crores and approx. 50 crores for the maintenance and development of DDA greens. Keeping in view of the increased work scope of SPV for the purpose of maintenance and development of urban parks, nature reserves, green circuits as mentioned in para 2, in addition to bio-diversity parks, it is proposed to create a one-time endowment of Rs. 100 crores for Bio diversity only at an initial stage which at the annual rate of interest in the range of 7-8% p.a. will fetch approx. Rs. 7-8 crores (depending on interest rate) for smooth functioning of the SPV with the stipulation that the endowment shall continue to vest in DDA and managed by it. The SPV will be given only the yearly accrued interest on the endowment. An approximate surplus of Rs. 7-8 will ensure that SPV can undertake maintenance and development projects on essential basis while also forming the seed money for raising contributions.
 - iv. While DDA as lender of last resort will lend necessary support to the SPV in raising of fund and in keeping it financially afloat at all times, the SPV will be expected to wean itself off from the financial support of DDA progressively, say, over a period of ten years. It will be expected that at the end of this period, the SPV will solicit funding from DDA on the same basis as from other contributors. The SPV is thus expected to evolve itself as a financially self-sustaining organisation during this initial period of ten years.
 - v. The SPV will submit its audited balance sheet every year to the DDA for considering its proposal for viable gap funding or any other financial assistance as may be approved by the DDA at the level of Authority.

3. PROPOSAL:

In view of aforesaid it is proposed that:

- I. The proposal for formation of SPV titled "**BIODIVERSITY MISSION AND DDA GREENS**" in terms of the details provided in the foregoing narration may be approved.
- II. The structure and staffing of proposed Company at the Executive and Operational Levels as mentioned at 2(b) may be approved.
- III. The proposal on budgetary support and endowment as mentioned in Para 2c (ii) & (iii) may be approved.
- IV. The provisional charter documents annexed as **Annexure-III; IIIA& IIIB** may be approved.
- V. In case any modification is suggested by the Authority and the professional Company Secretary before or after the submission to the Registrar of Companies, then Addl. Commissioner (Landscape) may be authorised to get the changes incorporated as suggested by the Authority or the Company Secretary in the Charter documents before or after filing the same with the Registrar of Companies and final charter documents after incorporation will be placed before the Authority.
- VI. Approval be given for filing a formal application alongwith the charter documents i.e., Memorandum of Association and Articles of Association, fees and necessary annexure with the help of professional Company Secretary with the Registrar of Companies Delhi for incorporation of the SPV, namely, 'Biodiversity Mission and DDA Greens'.
- VII. The Authority may also consider as to whether any approval is required to be obtained from MOUD, Government of India or not.
- VIII. The existing Delhi Biodiversity Foundation may be wound up after incorporation of the SPV 'Biodiversity Mission and DDA Greens'

4. RECOMMENDATION:

The proposal in para 3 above is put up for consideration of the Authority.

RESOLUTION

The proposal contained in the agenda item was approved for formation of SPV titled "Biodiversity Mission and DDA Greens". The matter be referred immediately to the Ministry of Urban Development, Govt. of India for concurrence. After the concurrence is received from the Ministry, formal application be filed with the help of a professional Company Secretary with the Registrar of Companies, Delhi for incorporation of the SPV named "Biodiversity Mission and DDA Greens".

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* IN THE HIGH COURT OF DELHI AT NEW DELHI

+ W.P.(C) 2706/2014

MANOJ KUMAR

..... Petitioner

Through: Mr Manish Kumar and Mr Sushil Kumar Jain,
Advocates

versus

UNION OF INDIA & ORS.

..... Respondents

Through: Mr Jasmeet Singh, CGSC with Mr Srivats
Kaushal and Ms Astha Sharma, Advs. for R-1
& R-7

Mr Siddhartha Nagpal, Adv. with Mr Gopal
Sharma, A.E. for R-4/DJB

Mr Arjun Pant, Adv. with Mr P.K. Bhanwaria
for DDA

Mr Sanjeev Ralli, Adv. for DPCC

SI Sunil Kumar, PS Govind Puri, New Delhi.

Mr Sanjay Ghose, Adv. for GNCTD

Mr Aditya Swarup Agarwal, Adv. for Mr Rahul
Mehra, Sr. Standing Counsel for GNCTD

CORAM:

HON'BLE MR. JUSTICE BADAR DURREZ AHMED

HON'BLE MR. JUSTICE SANJEEV SACHDEVA

ORDER

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24.02.2016

We are informed by Mr. Pant that a meeting was held which was chaired by the Lt. Governor on 17.02.2016 at Raj Niwas. Item No. 7 of the Minutes of the Meeting are as follows:-

“Item No. 07/2016

Biodiversity Mission and Management Structure of Biodiversity
Foundation.

F.PA/AC(LS)/DDA/2015/73

The Authority Members placed on record their appreciation for

the quality work done at DDA Biodiversity Parks. They also observed that the work done by all persons including multi tasking staff in Biodiversity Parks is of a specialized nature. Hence, it is essential that a dedicated cadre of staff be created for these Biodiversity Parks considering their unique and now, internationally acclaimed stature. After detailed deliberations, it was decided to create a Special Purpose Vehicle (SPV) with a proper management structure and funding mechanism, within a legal framework, for dedicated development and management of Biodiversity Parks in a Mission Mode. The proposal should be put up before the Authority for consideration at an early date.”

This apparently followed from the suggestion given in the status report of Dr. C.R. Babu and Dr. Faiyaz and in particular Recommendations Nos. VIII & IX.

In the said meeting Item No. 23/2016 concerned the District Park at Tughlakabad (Tehkhand Phase-II) which was suggested to be developed as a Biodiversity Park by the DDA. The decision on the said Item is as under:-

“Item No. 23/2016

District Park at Tughlakabad (Tehkhand Phase-II) to be developed as Biodiversity Park by DDA.

F.PA/AC(LS)/DDA/2016/29

The proposal contained in the agenda item was approved.”

It appears that the proposal given in the status report submitted by Dr. Babu at Recommendation No. III has been accepted. Since the Agenda Items have not been placed before us, we are not clear as to the extent of the proposals placed

before the Lt. Governor in the meeting held on 17.02.2016. Mr. Pant states that the proposals and agenda items would also be placed before this Court before the next date of hearing along with the decisions on the relevant agenda items. The same be done within two weeks.

Renotify on 16.03.2016.

BADAR DURREZ AHMED, J

SANJEEV SACHDEVA, J

FEBRUARY 24, 2016

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* IN THE HIGH COURT OF DELHI AT NEW DELHI

+ W.P.(C) 2706/2014

MANOJ KUMAR

..... Petitioner

Through : None.
versus

UNION OF INDIA & ORS.

..... Respondents

Through : Mr Arjun Pant, Advocate for the DDA.
Mr Jasmeet Singh, Advocate for R-1 & 7.
SI Sunil Kumar, PS Govind Puri, New Delhi.
Mr Sanjoy Ghose, Advocate for GNCTD.
Mr Siddhartha Nagpal, Advocate for R-4/DJB.

CORAM:

HON'BLE MR. JUSTICE BADAR DURREZ AHMED

HON'BLE MR. JUSTICE SANJEEV SACHDEVA

ORDER

% **23.03.2016**

Mr Pant, the learned counsel appearing on behalf of the DDA, informs the Court that agenda item No.23/2016 of the meeting of the DDA held on 17.2.2016 at Raj Niwas under the Chairmanship of the Lieutenant Governor, Delhi, pertained to the district park at Tughlakabad, (Tehkhand Phase-II) to be developed as a bio-diversity park by DDA. The proposal contained in the said agenda item No.23/2016 and, particularly, specified in paragraph Nos.4 & 5 of the said agenda item reads as under:-

4. **Proposal for developing Bio-diversity Park:-** The District Park will be developed as DDA Tughlakabad Bio-diversity Park and will be brought under the umbrella of Bio-diversity Foundation. The following features will be developed:-

- Functional aquatic eco-system intersperd with grass land.
- Water bodies will be developed as recharge areas.
- Butterfly corner will be developed.
- The herbal garden used in home remedies will also be developed.
- The visitor's zone connected with nature trails will be developed.

- Noise barrier and dust trapper along Maqa Anandmai Marg will be developed by planting bamboo varieties.
- The existing burial ground at the site should be cordoned off by the boundary wall on all sides and separate approach to be given from Maqa Anandmai Marg.

5. **Recommendation:** The proposal containing in para 4 is placed before the Authority for confirmation of the area as Bio-diversity Park. A detailed proposal will be put up in the meeting of Bio-diversity Foundation.”

From the minutes of the meeting held on 17.02.2016, it is evident that the above proposal in the said agenda item was approved. This means that the DDA would develop the district park at Tughlakabad as a diversity park and the same would be brought under the umbrella of Delhi Bio-diversity Foundation. A detailed proposal of the manner in which the bio-diversity park is to be established would be put up before the said Foundation.

Mr Pant seeks some time to place an affidavit on record with regard to the meeting to be held of the Bio-diversity Foundation and the adoption of the amended regulation. The said affidavit be filed within four weeks.

Renotify on 04.05.2016.

BADAR DURREZ AHMED, J

SANJEEV SACHDEVA, J

MARCH 23, 2016

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Details on city's environment, the promoter and what has been done

DETAILS ON THE BACKGROUND FOR THE FORMATION OF "BIODIVERSITY MISSION AND DDA GREENS" AND ITS VISION, MISSION, OBJECTIVES AND THE STATEMENT OF INTENT FOR THE CREATION OF SECTION 8 COMPANY AND ITS MANAGEMENT STRUCTURE INCLUDING STAFFING PATTERN**1. BACKGROUND****1.1 Introduction:**

Delhi, the Capital of India is one of the greenest metros in the country and has played a key role in overall development and management of its green spaces, with conscious efforts towards the development of Regional Parks, City Parks, District Parks, green belts and neighborhood greens etc. Its recent efforts have been towards development of Bio-diversity Parks, river front development, reclamation of sanitary landfill sites and rejuvenation of water bodies and lakes.

1.2 Delhi Development Authority and Greens of the City:

- a. The Delhi Development Act 1957 not only envisages the building of the world class city but also ensures the protection and improvement of the environment and to safeguard the natural heritage for active and healthy life style. As per the provisions of Master Plan and Zonal plans, DDA has been developing parks, biodiversity parks and woodlands as a part of greens essentially for protection of environment and recreation.
- b. DDA has established the Yamuna and Aravalli Biodiversity Parks –in joint collaboration with the Centre for Environmental Management of Degraded Ecosystems (CEMDE), University of Delhi. These are unique urban landscapes/ greens/ river front which were vanishing and/or already extinct natural ecosystems are brought back to their natural states in a way that they provide ecological services and goods to the urban society.
- c. The DDA has created a Delhi Biodiversity Foundation in exercise of its powers under Section 57 of the Delhi Development Act 1957 (61 of 1957) and notified as Delhi Biodiversity Foundation Regulations 2004 to achieve the vision of MPD 2021 through the establishment and promotion of the Biodiversity Parks.

The Delhi Development Authority took the following decision in its meeting held on 17.02.2016 (vide, minutes of Authority meeting held on 17.02.2016):

"The Authority Members placed on record their appreciation for the quality work done at DDA Biodiversity Parks. They also observed that the work done by all persons including multitasking staff in Biodiversity Parks is of a specialized nature.

Hence, it is essential that a dedicated cadre of staff be created for these Biodiversity Parks considering their unique and now, internationally acclaimed stature. After detailed deliberations it was decided to create a Special Purpose Vehicle (SPV) with a proper management structure and a funding mechanism, within a legal framework, for dedicated development and management of Biodiversity Parks in a Mission Mode. The proposal should be put up before the Authority for consideration at an early date."

2. NEED FOR BIODIVERSITY MISSION AND DDA GREENS

DDA endeavours to develop City Parks, District Parks, and greens of Delhi of world class standards with an innovative and creative approach thereby bringing new modes of recreation and enjoyment, thus making visually attractive and interactive greens.

After due discussions and deliberations it was sought that a holistic view needs to be taken for futuristic development, operation and maintenance of DDA Greens encompassing city parks, district parks, nature reserves, biodiversity parks and green circuits in a professionally integrated manner to make it socially, economically and ecologically self sustainable.

3. JUSTIFICATION AND ENABLING PROVISIONS FOR THE FORMATION OF 'BIODIVERSITY MISSION AND DDA GREENS' COMPANY AS PER SECTION 8 COMPANIES ACT, 2013

DDA is venturing into a new realm of development and management strategy for the Urban Parks, Nature Reserves, Biodiversity Parks and Green Circuits by creating a Special Purpose Vehicle- under Section 8 of the Companies Act 2013 and is named '**BIODIVERSITY MISSION AND DDA GREENS**'.

For the accomplishment of 'Biodiversity Mission and DDA Greens' it is necessary to have highly committed professionals, who are efficient with quality of independent decision making,

CGP

functional autonomy, and serve as extended arm of DDA for its strengthening in its operational efficiency and bringing innovation in its functioning

3.1 The Enabling provisions for the creation BIODIVERSITY MISSION AND DDA GREENS

Company as per Section 8 Companies Act, 2013 are as follows:

The 'Biodiversity Mission and DDA Greens' vision and objectives outlined above are core strategies of the MPD 2021 formulated by DDA under DD Act, 1957, to achieve the purpose – enhancement and sustainability of the quality of life in metropolis, and protection of environment and natural heritage along with outdoor recreation.

The natural environment will be guided by Article 48 A under directive principles of State Policy of the Constitution of India 1949 also enunciates the same purpose – 'Protection and improvement of environment and safeguarding of forests and wildlife. The State shall endeavor to protect and improve the environment and to safeguard the forests and wildlife of the country". There are legislations/Acts that can be used to achieve the purpose envisaged in the DD Act 1957 and there are no provisions in the DD Act 1957 that inhibit the use of existing legislations/Acts to achieve the purpose. This is evident from the Section 6 para 2 of DD Act, 1957, which states "Provided that save as provided in this Act, nothing contained in this Act shall be construed as authorizing the disregard by the Authority of any law for the time being in force". In fact, the local bodies such as Municipal Corporation of Ahmedabad already constituted a Special Purpose Vehicle for the Sabarmati Riverfront Development known as Sabarmati Riverfront Development Corporation Limited (SRFDCL) under section 149 (3) of the Indian Companies Act 1956. Similarly the local bodies of Pune and other Cities have already formed SPVs for implementing Smart Cities Mission of MoUD. These SPVs have been formed under the guidelines for SPVs of Smart Cities.

It may be noted that the University of Delhi was established by an Act of Parliament just like DDA. It has a number of trust colleges registered under Societies Registration Act XXI of 1860, and also other University maintained colleges which were also registered under Societies Registration Act XXI of 1860. Some of the State Universities have already formed Section 8 Companies for promoting specific activities listed under Section 8 of the Companies Act 2013.

Above all, the Delhi Development Authority being a Body Corporate (as per section 3(2) of the DD Act 1957) would incorporate the proposed SPV to achieve the purpose incidental there too,

as per the Objects (Section 6 of DD Act 1957) in line with the objectives of MPD-2021, which envisages, protection of environment and sustain quality of life, and its implementation.

3.2 Vision: To sustain environmental quality and improve quality of life in the city by imparting ecological, cultural and recreational services to the society.

3.3 Mission:

- i. To develop Biodiversity Parks, restore natural degraded landscapes and provide a new generation of Urban Parks, Nature Reserves , Bio Diversity Parks and Green Circuits with a vision for open spaces, historical preservation, environmental restoration and outdoor recreation" for visitors and citizens of Delhi.
- ii. 'Biodiversity Mission and DDA Greens' will set the standards for and spread the principles of unified approach for conservation, restoration and recreation of natural landscapes and management of urban parks by:
 - a. emphasizing environmental excellence
 - b. Developing, improving and managing the quality of Urban Parks, and integrating the open spaces by creating Green Circuits within the fabric of the city .
 - c. Developing and managing Nature Reserves and Biodiversity Parks for enhancement of bio diversity and conservation of ecologically sensitive areas and threatened species.
- iii. Offering an open, structured decision making process that encourages and considers ideas and comments from different people and groups.
- iv. One of the goals for the 'Biodiversity Mission and DDA Greens' is to create, build and nurture long lasting relationships among those organizations, agencies and individuals interested in Greens of Delhi and its future.

3.4 Core Values

- a. Commitment: Commitment to its mission, and the visitor experience.
- b. Excellence: Innovation and the highest quality results in every aspect of work.
- c. Integrity: Ethical conduct in business practices.

- d. Adaptability: Adaptability in response to change and challenges.
- e. Communication: Clear, consistent communication, teamwork and an open dialogue both internally and with the public.
- f. Public Confidence: Work to earn and maintain the public confidence in role as caretakers of DDA Greens.

3.5 Objectives:

The SPV will be registered under the Companies Act 2013 as Section 8 Company and promoted by DDA with no dilution of its authority or rights. Its objectives are:

To work for the purposes of protection and enhancement of environment of the city with outdoor recreation and are in conformity with the objectives and mandate envisaged in MPD 2021 of DDA.

The Goal of the "BIODIVERSITY MISSION AND DDA GREENS" is the practical realization of the vision of the DDA. The objective is to enhance the quality of outdoor recreational experience of world class standards and protection of Delhi's life supporting ecosystems i.e. Delhi Ridge and Yamuna River front with ecosystem/scientific approach and enhancement of environmental quality with promotion of science, research and education.

- The main objectives are as follows:
 - i. To promote and fulfill the objectives of DDA with respect to DDA Greens and environmental sustainability and quality of life in the city, and also to serve as an extended arm of DDA to undertake/promote/disseminate the activities of DDA for the cause of environment protection and to help in mainstreaming with innovation and autonomy.
 - ii. To restore, develop and manage the natural /degraded landscapes of Delhi such as Yamuna river front, floodplains, Delhi Ridge and other vacant spaces by creating Biodiversity Parks for recharging ground water, storage of flood water, buffering ambient temperature and serving as sink for CO₂ and other pollutants,
 - iii. To develop and maintain Urban Parks and provide the safe , secure recreational systems, that enrich the park aesthetics incorporate outdoor attractions, promote

- outdoor educational and environmental activities, public art installations, and incorporating 'green' design principles
- iv. To undertake the development and/or Conservation of Greens in the following categories:
 - a. **Urban Parks** :City Parks , District Parks and Community Parks
 - b. **Bio Diversity Parks**: Wetlands, Biotic communities, Conservatories, and Ecologically functional Ecosystems.
 - c. **Nature Reserves**: Ridge area , Protected Forest, City Forest, River front, Lakes.
 - d. **Green Circuits** :Green Corridors / Belts, Other parks
 - v. To integrate the network of Urban Parks, Nature Reserves, Biodiversity Parks with other green spaces through the development and management of green corridor so as to form a green network at the city level i.e. Green Circuits that will have high ecological integrity and biotic threshold, which will ensure: environmental sustainability, climate resilience, conservation of natural heritage, resource enhancement, pollution abatement and resource regeneration through ecotourism.
 - vi. To develop, execute, complete and maintain projects for preservation of the Nature Reserves and Biodiversity Parks of any habitat that is likely to be used for urban development now and / or in future through offsite and other ex-situ conservation measures.
 - vii. To create field gene banks for threatened land races and wild genetic resource and to conserve domesticated biodiversity through the creation of green-spaces harboring specific groups of ornamental/domesticated species.
 - viii. To rejuvenate and ecologically restore the river Yamuna and connect the city and its citizen to the river through the: (i) development of greenways; (ii) restoration of catchment wetlands that store and recharge flood water, and (iii) development of treatment wetlands that purify the sewage water that enters into river,
 - ix. To recreate locally extinct ecosystems together with their characteristic plant-, animal- and microbial communities.
 - x. To restore, develop and conserve floodplains through development of mosaic of

forests, grasslands and wetlands that: (a) serve as bird sanctuaries, (b) preserve aquatic genetic resources, (c) prevent siltation of reservoirs, (d) purify water, (e) recharge ground water and, (f) impound floodwaters with specialized ecosystem approach.

- xi. To bio remediate sewage that pass through storm drains and degraded & polluted inland wetlands, and their subsequent development into ecologically productive ecosystems that will contribute to the enhancement of the ground water availability.
- xii. To conserve the vanishing flora and fauna including the keystone species and other threatened species, which are critical for ecological functioning of ecosystems.
- xiii. To promote education on environmental awareness and nature conservation.
- xiv. To engage the community (i.e. residents, staff, local organizations, other service providers) in an inclusive and productive process.
- xv. To align DDA's efforts, operations, and budget(s) to an overall vision through short-term and long-term priorities and action planning to provide and manage stimulating, diverse and valuable greenery.
- xvi. To undertake and promote short and long term ecological research on Biodiversity and other allied scientific areas.
- xvii. To promote Eco-tourism and any other relating activities.

3.6 Functions and Responsibilities:

- i. To have alliance with the government, private agencies, NGOs and foreign organizations specifically for the creation operation and maintenance of integrated greens having network of Urban Parks, Nature Reserves, Biodiversity Parks, Green Circuits and other green areas to ensure environmental sustainability of the city and enhance the quality of life.
- ii. To develop, manage and sustain not only the present network of Urban Parks, Nature Reserves, Biodiversity Parks, Green Circuits and other green areas but also the future ones.
- iii. To manage and regulate the financial assets, properties, business and all other administrative affairs of the 'Biodiversity Mission and DDA Greens', and for that purpose constitute as many departments as the Board of Directors may deem fit and proper and

delegate powers to such Departments or such officers of 'Biodiversity Mission and DDA Greens' as deemed fit.

- iv. To open bank accounts of all nature, including overdraft accounts and to operate the same.
- v. To establish and support and aid in the establishment and support of association, scholarships and fellowships etc. as the company may deem fit.
- vi. To apply the assets of the company towards the matters connected with or relevant to the business of the company.
- vii. To receive and acquire by gifts, purchase, exchange, lease, hire, donations, government & other foreign grants or otherwise any sum of money, lands, buildings, basements and any other property moveable and/or immovable and hold the same.
- viii. To make such rules, regulations, byelaws and other instruments as may, from time to time, be considered necessary to manage the affairs and management and to alter, modify and to rescind them.
- ix. The profits, if any, or other income and property of the company, whenever derived, shall be applied, solely for the promotion of its objects as set forth in this memorandum.
- x. No portion of the profits, other income or property aforesaid shall be paid or transferred, directly or indirectly, by way of dividend, bonus or otherwise by way of profit, to persons who, at any time are, or have been, members of the company or to any one or more of them or to any persons claiming through any one or more of them.
- xi. No remuneration or other benefit in money or money's worth shall be given by the company to any of its members, of the company except payment of out-of-pocket expenses
- xii. Nothing in this clause shall prevent the payment by the company in good faith of prudent remuneration to any of its officers or servants (not being members) or to any other person (not being member), in return for any services actually rendered to the company.
- xiii. To regulate the expenditure and to manage accounts of the company.
- xiv. To prepare annual plans with budgets including supplementary budget and approve annual reports, financial statements etc.

- xv. To create posts/departments/ committees needed for implementation of the company's goal and objectives.
- xvi. To appoint any person or number of persons including , :- Landscape Architect , Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals , Community Relations and Engagement Professional ,Land and Infrastructure Programmers , Bankers , Finance Professionals, HRD Professionals, Representative of NGO's or any other as it may deem fit and necessary for the purpose of design ,execution, operation and maintenance of Urban Parks, Nature Reserves / Biodiversity Parks, Green Circuits and Woodlands or for any other purpose incidental thereto.
- xvii. To formulate basis of recruitment /Recruitment Policy for the appointment/regularization of staff.
- xviii. To consider regularisation of all categories of existing Bio Diversity foundation staff (Scientific, Technical, Supporting & Multitasking staff) with protection of their services and emoluments engaged by the University of Delhi, a collaborating institution, to develop, execute, manage and sustain the existing Biodiversity Parks. Such staff working on adhoc basis may be considered for regularization by SPV on suitable pay scales appropriate to their work and experience.
- xix. To determine the service conditions of the officers and employees, fix their remuneration and define their duties.
- xx. To provide for the welfare of employees by grants of pensions, allowances, gratuity, bonus or other payments or by creating and from time to time subscribing or contributing to provident funds, or, medical and other assistance as the company shall think fit.
- xxi. To train or pay for the training in India/abroad for any of the company's employee in the interest of or for the furtherance of 'Biodiversity Mission and DDA Greens' objectives.
- xxii. To do all such other acts and things the company may consider necessary, conducive or incidental to the attainment or enlargement of the objectives of the company.

- xv. To create posts/departments/ committees needed for implementation of the company's goal and objectives.
- xvi. To appoint any person or number of persons including , :- Landscape Architect , Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals , Community Relations and Engagement Professional ,Land and Infrastructure Programmers , Bankers , Finance Professionals, HRD Professionals, Representative of NGO's or any other as it may deem fit and necessary for the purpose of design ,execution, operation and maintenance of Urban Parks, Nature Reserves / Biodiversity Parks, Green Circuits and Woodlands or for any other purpose incidental thereto.
- xvii. To formulate basis of recruitment /Recruitment Policy for the appointment/regularization of staff.
- xviii. To consider regularisation of all categories of existing Bio Diversity foundation staff (Scientific, Technical, Supporting & Multitasking staff) with protection of their services and emoluments engaged by the University of Delhi, a collaborating institution, to develop, execute, manage and sustain the existing Biodiversity Parks. Such staff working on adhoc basis may be considered for regularization by SPV on suitable pay scales appropriate to their work and experience.
- xix. To determine the service conditions of the officers and employees, fix their remuneration and define their duties.
- xx. To provide for the welfare of employees by grants of pensions, allowances, gratuity, bonus or other payments or by creating and from time to time subscribing or contributing to provident funds, or, medical and other assistance as the company shall think fit.
- xxi. To train or pay for the training in India/abroad for any of the company's employee in the interest of or for the furtherance of 'Biodiversity Mission and DDA Greens' objectives.
- xxii. To do all such other acts and things the company may consider necessary, conducive or incidental to the attainment or enlargement of the objectives of the company.

- xxiii. The services of existing staff of DDA working under Horticulture, Engineering and Landscape Department shall be utilized for services required for 'Biodiversity Mission and DDA Greens' and shall work in the present capacities. The salaries and promotional avenues shall not be affected.

3.7 Management Structure

The 'Biodiversity Mission and DDA Greens', is an autonomous, non-profit Section 8 Company formed under section 8 of Companies Act 2013 by DDA for implementation of the above mission and objectives. It is fully funded either in the form of endowment or annual grants or both by the DDA. The grant shall be in the form of endowment adequate enough to meet the salaries of staff, land protection and its development and other civil works. The company also generates funds from other sources. The existing Delhi Biodiversity Foundation along with assets and manpower of existing Biodiversity Parks will be subsumed in the company.

i. Board of Directors:

- i) There shall be total fifteen (15) Directors including the Chairman. Among them, seven *ex-officio* Directors shall be nominated by the Delhi Development Authority and DDA's nominee Director shall in no circumstances be less than and more than seven. There shall be at least seven independent Directors nominated by Hon'ble Lt. Governor of Delhi in consultation with the Vice-Chairman. After incorporation of the company, the Board of Directors may include other Directors by passing resolution to accommodate representative(s) with Professionals from diversified backgrounds :- Landscape Architect , Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals , Community Relations and Engagement Professional ,Land and Infrastructure Programmers , Bankers , Finance Professionals ,HRD Professionals, Representative of NGO's or any other as it may deem fit.

The meeting of Board of Directors shall be convened once every quarter and will oversee the implementation of DDA Parks Conservancy. The Board of Directors shall be the sole authority to promote and review from time to time the budget, policies and

progress of the implementation and devise measures for the improvement, development, management and sustainability of the DDA Greens.

ii. **Chief Executive Officer:**

The CEO shall be appointed by the Chairman, on such terms and conditions as may be approved by the Board of Directors for a period of three (3) years. The CEO will be responsible for carrying out the mission of the 'Biodiversity Mission and DDA Greens' by achieving the objectives of the strategic vision set by the Board of Directors and its fund raising goals. He/she shall serve as ex-officio Member-Secretary to the Board of Directors of the Company and shall exercise powers under the direction, superintendence and control of the Vice-Chairman of the Board. He/she will also be the compliance officer of the Company.

CEO shall also be the custodian of all records and assets of the Company.

Key Selection Criteria: He / She shall be a senior executive in the government, private, not-for-profit or public sector undertaking / company with a strong background in working effectively with a broad range of decision makers, including business leaders, government officials, community groups and the media with work experience of 15 years. He/she should have experience either in administration, budget management, human resources & personnel management or in developing and implementing operational policies. The official should preferably have been associated with environment related projects.

iii. **Human Resource of the Company:**

Extent of Human Resource in different fields viz. Landscape Architect , Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals , Community Relations and Engagement Professional ,Land and Infrastructure Programmers , Bankers , Finance Professionals ,HRD Professionals, Representative of NGO's or any other as it may deem fit ,and supporting staff will be decided by the Company in its meeting of Board of Directors.

FORM NO. INC-13

MEMORANDUM OF ASSOCIATION

Rule 19(2) of the Companies (Incorporation) Rules, 2014

AND

UNDER SECTION 8 OF THE COMPANIES ACT, 2013

1. **Name of the Company:**

The name of the Company shall be "BIODIVERSITY MISSION AND DDA GREENS" herein after referred as 'Company'.

2. **Registered Office:**

The registered office of the Company shall be located in the National Capital Territory of Delhi. The postal address will be as follows:

"BIODIVERSITY MISSION AND DDA GREENS"

Delhi Development Authority, Vikas Minar

New Delhi -110002.

The area of operation of the Company shall be the National Capital Territory and any other area as may be decided by the Company.

3. **Vision:** To sustain environmental quality and improve quality of life in the city by imparting ecological, cultural and recreational services to the society

4. **Mission :**

- i. To develop Biodiversity Parks, restore natural degraded landscapes provide a new generation of Urban Parks, Nature Reserves, Bio Diversity Parks and Green Circuits with a vision for open spaces, historical preservation, environmental restoration and outdoor recreation" for visitors and citizens of Delhi.
- ii. 'Biodiversity Mission and DDA Greens' will set the standards for and spread the principles of unified approach for conservation, restoration and recreation of natural landscapes and management of urban parks by:
 - a. emphasizing environmental excellence
 - b. Developing, improving and managing the quality of Urban Parks, Nature Reserves and integrating the open spaces by creating Green Circuits within the fabric of the city.
 - c. Developing and managing Nature Reserves and Bio Diversity Parks for

enhancement of bio diversity and conservation of ecologically sensitive areas and threatened species.

- iii. Offering an open, structured decision making process that encourages and considers ideas and comments from different people and groups.
- iv. One of the goals for the 'Biodiversity Mission and DDA Greens' is to create, build and nurture long lasting relationships among those organizations, agencies and individuals interested in Greens of Delhi and its future.

CORE VALUES:

- a) Commitment: Commitment to its mission, and the visitor experience.
- b) Excellence: Innovation and the highest quality results in every aspect of work.
- c) Integrity: Ethical conduct in business practices.
- d) Adaptability: Adaptability in response to change and challenges.
- e) Communication: Clear, consistent communication, teamwork and an open dialogue both internally and with the public.
- f) Public Confidence: Work to earn and maintain the public confidence in role as caretakers of DDA Greens.

5. MAIN OBJECTIVES to be pursued by the COMPANY on its incorporation as section 8 COMPANY

The Goal of the "BIODIVERSITY MISSION AND DDA GREENS" is the practical realization of the vision of the DDA. The main objective is to as enhance the quality of outdoor recreational experience of world class standards and protection of Delhi's life supporting ecosystems i.e. Delhi ridge and Yamuna River front with ecosystem/scientific approach and enhancement of environmental quality with promotion of science, research and education.

The vision and statement of intent of the company is as per "Annexure-III" attached herewith. The main objectives are as follows:

- i. To restore, develop and manage the natural /degraded landscapes of Delhi such as Yamuna, river front, floodplains, Delhi Ridge and other vacant spaces by creating Biodiversity Parks for recharging ground water, storage of flood water, buffering ambient temperature and serving as sink for CO₂ and other pollutants

- ii. To develop and maintain Urban Parks and provide the safe , secure recreational systems, that enrich the park aesthetics incorporate outdoor attractions, promote outdoor educational and environmental activities, public art installations, and incorporating 'green' design principles
- iii. To undertake the development and/or Conservation of Greens in the following categories:
 - a. **Urban Parks** :City Parks , District Parks and Community Parks
 - b. **Bio Diversity Parks**: Wetlands, Biotic communities, Conservatories, and Ecologically functional Ecosystems.
 - c. **Nature Reserves**: Ridge area, Protected Forest, City Forest, River front, Lakes.
 - d. **Green Circuits** :Green Corridors / Belts, Other parks
- iv. To integrate the network of Urban Parks, Nature Reserves, Biodiversity Parks, with other green spaces through the development and management of green corridor so as to form a green network at the city level i.e. Green Circuit that will have high ecological integrity and biotic threshold, which will ensure: environmental sustainability, climate resilience, conservation of natural heritage, resource enhancement, pollution abatement and resource regeneration through ecotourism.
- v. To develop and maintain Urban Parks and provide the safe, secure recreational systems, that enrich the park aesthetics incorporate outdoor attractions, promote outdoor educational and environmental activities, public art installations and incorporating 'green' design principles.
- vi. To develop, execute, complete and maintain projects for preservation of the Nature Reserves, Biodiversity Parks of any habitat that is likely to be used for urban development now and/ or in future through offsite and other ex-situ conservation measures.
- vii. To create field gene banks for threatened land races and wild genetic resource and to conserve domesticated biodiversity through the creation of green-spaces harboring specific groups of ornamental/domesticated species.
- viii. To rejuvenate and ecologically restore the river Yamuna and connect the city and its citizen to the river through the: (a) development of greenways; (b) restoration of catchment wetlands that store and recharge flood water, and (c) development

of treatment wetlands that purify the sewage water that enters into river,

- ix. To recreate locally extinct ecosystems together with their characteristic plant-, animal and microbial communities.
- x. To restore, develop and conserve floodplains through development of mosaic of forests, grasslands and wetlands that: (a) serve as bird sanctuaries, (b) preserve aquatic genetic resources, (c) prevent siltation of reservoirs, (d) purify water, (e) recharge ground water and, (f) impound flood waters with specialized ecosystem approach.
- xi. To bio-remediate sewage that pass through storm drains and degraded & polluted inland wetlands, and their subsequent development into ecologically productive ecosystems that will contribute to the enhancement of the ground water availability.
- xii. To conserve the vanishing flora and fauna including the keystone species and other threatened species, which are critical for ecological functioning of ecosystems.
- xiii. To align DDA's efforts, operations, and budget(s) to an overall vision through short-term and long-term priorities and action planning to provide and manage stimulating, diverse and valuable greenery.
- xiv. To engage the community (i.e. residents, staff, local organizations, other service providers) in an inclusive and productive process.
- xv. To promote education on environmental awareness and nature conservation.
- xvi. To undertake and promote short and long term ecological research on Biodiversity and other allied scientific areas.
- xvii. To promote Eco-tourism and any other relating activities.

6. **POWERS AND FUNCTIONS OF THE COMPANY ON ITS INCORPORATION AS SECTION 8 COMPANY:**

The Company will have the powers and functions to achieve its goal and objects set forth:

- (i) To have alliance with the Government, private agencies, NGOs and foreign organizations specifically for the creation operation and maintenance of integrated greens having network of Urban Parks, Nature Reserves, Biodiversity Parks, Green Circuits and other green areas to ensure

- environmental sustainability of the city and enhance the quality of life.
- (ii) To develop, manage and sustain not only the present network of Urban Parks, Nature Reserves, Biodiversity Parks, Green Circuits and other green areas but also the future ones.
 - (iii) To manage and regulate the financial assets, properties, business and all other administrative affairs of the 'Biodiversity Mission and DDA Greens' and for that purpose constitute as many departments as the Board of Directors may deem fit and proper and delegate powers to such Departments or such officers of 'Biodiversity Mission and DDA Greens' as deemed fit.
 - (iv) To open bank accounts of all nature, including overdraft accounts and to operate the same.
 - (v) To establish and support and aid in the establishment and support of association, scholarships and fellowships etc. as the company may deem fit.
 - (vi) To apply the assets of the company towards the matters connected with or relevant to the business of the company.
 - (vii) To receive and acquire by gifts, purchase, exchange, lease, hire, donations, government & other foreign grants or otherwise any sum of money, lands, buildings, basements and any other property moveable and/or immovable and hold the same.
 - (viii) To make such rules, regulations, byelaws and other instruments as may, from time to time, be considered necessary to manage the affairs and management and to alter, modify and to rescind them.
 - (ix) The profits, if any, or other income and property of the company, whenever derived, shall be applied, solely for the promotion of its objects as set forth in this memorandum.
 - (x) No portion of the profits, other income or property aforesaid shall be paid or transferred, directly or indirectly, by way of dividend, bonus or otherwise by way of profit, to persons who, at any time are, or have been, Members of the company or to any one or more of them or to any persons claiming through any one or more of them.
 - (xi) No remuneration or other benefit in money or money's worth shall be given by the company to any of its members, of the company except payment of out-of-pocket expenses

- (xii) Nothing in this clause shall prevent the payment by the company in good faith of prudent remuneration to any of its officers or servants (not being members) or to any other person (not being member), in return for any services actually rendered to the company.
- (xiii) To regulate the expenditure and to manage accounts of the Company.
- (xiv) To prepare annual plans with budgets including supplementary budget and approve annual reports, financial statements etc.
- (xv) To create posts/ departments / committees needed for implementation of the Company's goal and objectives.
- (xvi) To appoint any person or number of persons including:-
Landscape Architect, Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals, Community Relations and Engagement Professional, Land and Infrastructure Programmers, Bankers, Finance Professionals, HRD Professionals, Representative of NGO's or any other as it may deem fit and necessary for the purpose of design, execution, operation and maintenance of Urban Parks, Nature Reserves / Biodiversity Parks, Green Circuits and Woodlands or for any other purpose incidental thereto.
- (xvii) To formulate basis of recruitment/Recruitment Policy for the appointment/regularization of staff.
- (xviii) To consider regularization of all categories of existing Bio Diversity Foundation staff (Scientific, Technical, Supporting & Multitasking staff) with protection of their services and emoluments recruited by the University of Delhi, a collaborating institution, to develop, execute manage and sustain the existing Biodiversity Parks. Such staff working on adhoc basis shall be regularized on suitable pay scales appropriate to their work and experience.
- (xix) To determine the service conditions of the officers and employees, fix their remuneration and define their duties.
- (xx) To provide for the welfare of employees by grants of pensions, allowances, gratuity, bonus or other payments or by creating and from time to time subscribing or contributing to provident funds, or, medical and other assistance

as the company shall think fit.

(xxi) To train or pay for the training in India/abroad for any of the company's employee in the interest of or for the furtherance of 'Biodiversity Mission and DDA Greens' objective.

(xxii) To do all such other acts and things the Company may consider necessary, conducive or incidental to the attainment or enlargement of the objectives of the Company

(xxiii) The services of existing staff of DDA working under horticulture, engineering and landscape department shall be utilized for services required for 'Biodiversity Mission and DDA Greens' and shall work in the present capacities. The salaries and promotional avenues shall not be affected.

7. The liability of the members is limited.

We, the seven persons whose names and addresses are given below, having associated ourselves for the aims and objectives described in the Memorandum of Association set out our seven and respective hands hereunto and form ourselves into a Company under the Companies Act, 2013 as applicable to the National Capital Territory of Delhi:

S. No	Name/Designation with address*	**Designation in the Company	Signature
1.	Dr. Mahesh Kumar, Engineer Member, DDA Vikas Sadan, New Delhi- 110023	Member	
2.	Shri Venkatesh Mohan, Finance Member DDA Vikas Sadan, New Delhi - 110023	Member	
3.	Shri Jai Prakash Agarwal Pr. Commissioner (LD, Housing and CWG) DDA, Vikas Sadan, Delhi-110023	Member	
4.	Shri Sripal, Pr. Commissioner (LM)/(P), DDA Vikas Sadan, INA, New Delhi -110023	Member	

5.	Smt. Savita Bhandari, Addl. Commissioner (Landscape), DDA Vikas Minar, ITO, New Delhi 110002	Member	
6.	Prof. C. R. Babu Professor Emeritus & Project-in-charge Biodiversity Parks CEMDE, University of Delhi, Delhi - 110007	Member	
7.	Sh. Diwakar Sarkar, Commissioner-cum-Secretary, DDA, Vikas Sadan, INA, New Delhi - 110023	Member	

* The above names may be changed as may be deemed appropriate

**The Founder members are the first Directors of the Board of Directors and Ex-Officio members will remain as members of the Board

ARTICLES OF ASSOCIATION

- (a) The reference herein to 'The Act' is to the Companies Act, 2013 as amended thereto, from time to time and as applicable.
- (b) The reference herein to 'Section' means Section 8 of the Companies Act, 2013 as amended thereto, from time to time and as applicable.
- (c) The headings are given for convenience and shall not affect the construction of these articles.

INTERPRETATION

- (a) The Regulations contained in "Table F" of Schedule I to the Companies Act, 2013 shall not apply to the company, except in so far as the same are repeated or expressly made applicable in these articles.
- (b) These regulations for the management of the Company and for the observance by the Directors thereto and their representatives shall be subject to deletions, alterations or additions made pursuant to the statutory powers under the Companies Act, 2013 from time to time.

In the interpretation of these Articles, the following expressions shall have the following meanings, unless repugnant to the subjects or context.

- (i) "The Company" means Biodiversity Mission and DDA Greens registered under section 8 of the companies act 2013.
- (ii) "Memorandum & Articles" means the Memorandum of Association and Articles of Association respectively of the Company.
- (iii) "Board" means "Board of Directors" of the Company.
- (iv) "Member" means and include all Directors of the Board of Directors and except where the context otherwise requires for those Articles shall mean the Board of Directors of the Company
- (v) "The Office" means the Registered Office for the time being of the company. "The

- Registrar" means the Registrar of Companies.
- (vi) "Seal" means the common seal of the Company.
 - (vii) "Month" means Calendar Month.
 - (viii) "Year" means April to March of any Financial Year.
 - (ix) "In Writing or Written" includes printing, lithography, and other modes of reproducing works in a visible form, which also include thumb impression properly attested.
 - (x) Words importing persons includes corporation, Firms and Association.
 - (xi) Words importing singular number include the plural vice-versa.
 - (xii) Words importing masculine gender include the feminine gender and vice-versa.

COMPANY

The Company is an Association of Persons proposed to be registered and get license from the Central Government under Section 8 of the Companies Act, 2013 and it means a Special Purpose Vehicle created for development, management and maintenance of the network of Urban Parks, Nature Reserves, Biodiversity Parks, Green Circuits, and provide a wide range of ecological services to the people and ensure social, financial and environmental sustainability. The Company will have a minimum paid-up capital of Rs1 lac or such higher paid-up capital as may be prescribed which shall be contributed by the Delhi Development Authority. Any other grant or fund received from the Delhi Development Authority will be put into productive assets as per the investment policy formulated by the promoter. Any other grants provided to the company by the donor organizations will be managed as per their terms and conditions. There will not be any invitation to public to subscribe.

SHARES & CERTIFICATES

It is not applicable.

(a) Register and Index of Directors

The Company shall have its Registered Office and other Offices including places of business as may be decided by Board of Directors in accordance with the applicable provisions of the Act.

INCREASE, DECREASE & ALTERATION OF CAPITAL

The Company may subject to approval of the Central Government from time to time alter the conditions of the Memorandum of Association as follows:

- a) Increase the paid-up-capital by such amount, as may be specified in the resolution.
- b) May decide to use the corpus capital by such amount, as may be specified in the resolution, if necessity arises.

BORROWING POWERS

Subject to the provisions of the Act, the Board of Directors may from time to time, with or without passing of a resolution at a meeting of the Board accept deposits by way of gifts, loans, donations, government & other foreign grants.

ANNUAL MEETING OF THE BOARD OF DIRECTORS

(a) Annual Meeting

The first Annual Meeting of the Company shall be held within twelve months from the date of incorporation of the Company. The next Annual Meeting of the Company shall be held by the Company within six months after the expiry of each financial year unless an extension of time is obtained from the Registrar of Companies as provided in the Act. Provided that not more than fifteen months shall lapse between the date of the first Annual Meeting of the Company and that of the next meeting.

(b) Quorum

The quorum required for conduct of the Annual meeting of the Board of Directors shall be atleast seven (7) Directors.

(c) Notice of Meeting

A meeting including annual meeting of the Company may be called by giving not less than 14 days' notice in writing, which should be sent to the Directors of the Company entitled to receive such notice, provided however, a Meeting may be called after giving shorter notice if consent is accorded. All the Directors shall be entitled to vote in any meeting. Accidental omission to give notice to or the non-receipt of such notice by any member shall not invalidate the proceeding held at any Meeting.

(d) Place of Meeting

The meeting of the Board may be held at any place decided by the Chairman of the Company.

(e) Emergency Meeting

In case of emergency, the Chairman of the Board of Directors may call a meeting by giving a short notice.

FUND OF THE COMPANY

The 'Biodiversity Mission and DDA Greens' is a Special Purpose Vehicle promoted by Delhi Development Authority as an autonomous, non-profit Company formed under section 8 of Companies Act 2013 for protection of the environment and enhancement of quality of life; and to implement 'Biodiversity Mission and DDA Greens'. It is funded by the DDA; The Company will also generate funds from other sources. Such as CSR contributions, soft loans or grants from national and international agencies working on environment, government grants, charities, donations, professional fee for development, management and operation of Urban Parks, Nature Reserves/Biodiversity Parks, Green Circuits, Woodlands, and other similar assignments for the corporate, government and semi-government agencies in India and world-wide, subject to compliance of all the statutory provisions. The Company may also raise funds by undertaking educational and recreational tours and charging

permission/entry fee for the visit to the greens as approved/applicable, remunerative component from the activities.

- (i) The existing Delhi Biodiversity Foundation along with all its movable assets and liabilities, if any along-with existing manpower of the Biodiversity Parks will be taken over by the company subject to permission of DDA and after due diligence provided that the land of urban parks, nature reserves, bio-diversity parks, green circuits, and appurtenant thereto shall always be owned by the DDA.

CHAIRMAN AND VICE CHAIRMAN

The Lt. Governor of Delhi, who is the Chairman of DDA, shall be the ex-officio Chairman of the Company and shall preside as Chairman at every Meeting of the Board of Directors of the Company, including Annual Meetings. In case of non-availability of the Chairman the Vice-Chairman, DDA shall preside the Board of Directors. In case both Chairman and Vice Chairman are not available then, the Chairman shall nominate any member to Chair the meeting of the governing body.

BOARD OF DIRECTORS

- (a) The Board of Directors shall formulate policies and take decisions for effective management of the Company. The Board shall meet once in every quarter and will oversee the implementation of 'Biodiversity Mission and DDA Greens'. The Board shall be the sole authority to promote and review from time to time the budget, policies and progress of the implementation of 'Biodiversity Mission and DDA Greens' Mission and devise measures for the improvement, development, management and sustainability of the urban parks, nature reserves, bio-diversity parks, and green circuits.
- (b) The Vice-Chairman, DDA shall be the *ex-officio* Vice-Chairman of the Board of Directors.
- (c) The Vice-Chairman, DDA shall be the Chairman of all the committees that may be formed by the Board of Directors of the Foundation.

VOTING RIGHTS

- a) Each Director of the Board of Directors shall have one vote.
- b) The Chairman shall have the casting vote.

DIRECTORS

(a) Number of Directors

As per the Companies Act 2013, initially there shall be total Fifteen Directors including the Chairman. Among them, seven *ex-officio* Directors shall be nominated by the Delhi Development Authority and DDAs nominee director shall in no circumstances be less than and more than seven. There shall be at least seven Independent Directors nominated by

Hon'ble Lt. Governor of Delhi in consultation with the Vice-Chairman. After incorporation of the company, the Board of Directors may include other Directors by passing resolution to accommodate representative(s)

- i) Professionals with diversified backgrounds :- Landscape Architect , Urban Designer, Horticulture Management Planning Experts, Public Art Experts, Botanists, Zoologists, Ecologists and Wildlife Biologists, Wetland Experts, Sustainable Solutions Experts, Corporate Sector Management Professionals, Community Relations and Engagement Professional ,Land and Infrastructure Programmers , Bankers , Finance Professionals ,HRD Professionals, Representative of NGO's or any other as it may deem fit.

(b) Directors

The persons hereinafter nominated by Delhi Development Authority to form a Section 8 Company will be the first Directors:

S. No	Name/Designation with address	Signature
1.	Dr. Mahesh Kumar, Engineer Member, DDA Vikas Sadan, INA, New Delhi - 110023	
2.	Shri Venkatesh Mohan, Finance Member, DDA Vikas Sadan, INA, New Delhi - 110023	

3.	Shri Jai Prakash Agrawal Pr. Commissioner (LD, Housing and CWG) DDA, Vikas Sadan, New Delhi-110023	
4.	Shri Sripal, Pr. Commissioner (LM), DDA Vikas Sadan, INA, New Delhi -110023	
5.	Smt. Savita Bhandari, Addl. Commissioner (Landscape), DDA Vikas Minar, INA, New Delhi 110002	
6.	Prof. C. R. Babu Professor Emeritus & Project-in-charge Biodiversity Parks CEMDE, University of Delhi, Delhi – 110007	
7.	Sh. Diwakar Sarkar, Commissioner-cum-Secretary, DDA, Vikas Sadan, INA, New Delhi - 110023	

* The above names may be changed as may be deemed appropriate

**The Founder members are the first Directors of the Board of Directors and Ex-Officio members will remain as members of the Board

(c) Filling of casual vacancy

The Chairman of the Board of Directors shall have the power at any time and from time to time to appoint any Director to fill a casual vacancy.

(d) Directorship Tenure

The Board of Directors shall decide tenure of the Directors and their re-appointment in accordance with law. The tenure of nominated members shall be two years

(e) Quorum

The quorum for a meeting of the Board of Directors shall be seven Directors personally present besides the Chairman.

(f) Casting Vote

The Chairman of the Board of Directors or of any meeting shall have a casting vote in case of a tie in any meeting.

(g) Minutes

All minutes shall be prepared and signed by the Secretary with the approval of the Chairman of the Meeting at which the same are recorded or by the person who shall preside as Chairman at the next meeting, and all minutes purporting to be so signed shall for all purpose whatsoever be prima facie evidence of the actual passing of the resolution recorded and of the regularity of the Meeting at which the same shall appear to have taken place.

(h) Director's sitting fee

The ex-officio Directors shall not be entitled to any sitting fee for attending the Board of Directors meetings of the Company. However Independent Directors may be given Honorarium and conveyance etc. for attending the meeting. The amount to be paid to Independent Directors shall be decided by the Board of Directors.

(i) Chief Executive Officer

The CEO shall be appointed by the Chairman, on such terms and conditions as may be approved by the Board of Directors for a period of three (3) years. The CEO will be responsible for carrying out the mission of the 'Biodiversity Mission and DDA Greens' by achieving the objectives of the strategic vision set by the Board of Directors and its fund raising goals. He/she shall serve as ex-officio Member-Secretary to the Board of Directors of the Company and shall exercise powers under the direction, superintendence and control of the Vice-Chairman of the Board. He/she will also be the compliance officer of the Company.

(i.a) Company Secretary

The Company may appoint a qualified Company Secretary having the membership of Institute of Company Secretaries. He/she shall serve as ex-officio Member-Secretary to the Board of Directors of the Company and shall report to the Vice-Chairman of the Board of Directors regarding day-to-day affairs of the Company. He/she will also be the compliance officer of the Company.

(j) Powers of Board of Directors

Subject to the provisions of the Act, the Board of Directors of the Company shall be entitled to exercise such powers and do such acts and things as the Company is authorized to exercise and do, provided that the Board shall not exercise any power or do any act or thing which is directed or required, whether by the Act, or any other law for the time being in force or by the Memorandum or Articles of Association of the Company or otherwise to be exercised or done by the Company in the Annual Meeting.

Provided further that in exercising any such power or doing any such act or thing, the Board shall subject to the provisions contained in that behalf in the Act, or any other law for the time being in force or in the Memorandum and Articles of Association of the Company or in any regulations not inconsistent therewith and duly made there under including regulations made by the Company in the Annual Meeting provided however, that no regulation made by the Company in the Annual Meeting shall invalidate any prior act of the Directors which would have been valid if that regulation had not been made.

POWERS & FUNCTIONS

Without prejudice to the general powers conferred by the foregoing clauses, the Board of Directors shall exercise the following powers amongst others:

- a) The Board may pay all charges, expenses incurred in respect of formation, promotion, establishment and incorporation of the Section 8 Company under the Act, as well as its registration under any other rules or bye-laws having the force in law.

To establish different management committees in the Company such as Biodiversity Committee, Finance Committee, Human Resource Committee, Horticulture & Recreation Committee, Green Design Committee and any other as decided by the Board of Directors time to time

- b) The Board may constitute departments to look after specific affairs of the Company with defined objectives and functions such as the Human Resource Department, Remuneration Department, the Finance Department, the Audit & Risk Assessment Department, Nature Reserve Department, Biodiversity Department, Horticulture Management Department, Green Design

Department, Community Engagement Department, IT Department, Building Skills and Training Department, Publication and Branding Department and any other as the Board may deem fit or required under any law.

- c) The Board may from time to time, by power of attorney under the Company's Seal, appoint any person/s to be attorney of the Company for any purpose.
- d) All cheques, Bills of Exchange, Promissory Notes and other Negotiable Instruments or other instruments of similar nature relating to the operations and transactions of the Company, shall be signed by the CEO and any one Director, as may be decided by the Board of Directors but the authority so conferred may be revoked at any time by the Board.
- e) The Board may deal with/invest all moneys of the Company not immediately required for the purpose of the company in the Government securities only in such manner as they think fit provided that the interest/dividend shall also be used in furthering the objectives of the company and not for sharing among the Directors.
- f) The Board or any Director, if so authorized by the Board may refer any matter relating to the transactions of the Company to arbitration and consider the decision of the Arbitrator(s), for challenge or acceptance.
- g) The Board may from time to time raise or accept any sums of money for and on behalf of the Company as donations, government grants, foreign contributions against due receipt in the name of the company only for achieving the objectives of the company.
- h)

KEY MANAGERIAL PERSONNEL

The CEO of the Company shall be the whole-time managerial person. Subject to the provisions of the Act, he/ she may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit and may be removed by means of a resolution of the Board.

DEPARTMENTS

The Board of Directors may constitute departments as may be deemed expedient in the interest to plan, design, develop, manage and sustain the network of landmark

greens, urban parks, nature reserves, biodiversity parks and green circuits with such powers as may be specifically prescribed by passing a special resolution.

OPERATION OF BANK ACCOUNTS

The Board of Directors may delegate the power to the Vice-Chairman of the Board of Directors, Chief Executive Officer along with any Director on its behalf to open bank accounts, to sign cheques on behalf of the Company and to receive payments, make endorsements, draw and accept negotiable instruments, hundis and bills or may authorize any two persons to exercise such powers.

ACCOUNTS & AUDIT

- (a) The Company shall maintain proper books of accounts with respect to:
- i. All sums of money received and expended by the Company and the matters in respect of which the receipt and expenditure takes place.
 - ii. All sales and purchases of goods that may be made by the Company.
 - iii. The assets and liabilities of the Company.

(b) Place where Books of Accounts to be kept

The books of accounts shall be kept at the Registered Office of the Company or at such place in India as the Board of Directors shall think fit.

(c) Inspection

The books of accounts shall be open to inspection by any Director during the business hours and entries thereof shall be checked and verified at least once in every year by one or more or all Directors.

(d) Statutory Auditors

The first auditors of the Company shall be appointed and the remuneration shall be fixed by the Board of Directors and thereafter the Auditors shall be appointed at each Annual General Meeting.

CAPITALISATION OF RESERVES

Subject to the provisions of the Act, the Company in the meeting of its Board of Directors may resolve that it is desirable to capitalize any part of the amount for the

time being standing to the credit of any of the Company's Reserve accounts or to the credit of the profit & loss or otherwise as reserve of the company.

MINUTES

(a) Minutes of Meeting

- i. The minutes of all proceeding of every meeting including Annual Meeting or the Board of Directors or committee of the Board shall be kept by making entries in the minute books within thirty days of conclusion of the meeting.
- ii. The pages of the minute book shall be consecutively numbered.
- iii. Each page of the minute books shall be initialed or signed and the last page of the record of proceedings shall be dated and signed.
 1. In case of a meeting of the Board of Directors by the Chairman of the said meeting or the next succeeding meeting, and
 2. In case of the Annual Meeting, by the Chairman of the same meeting within aforesaid 30 days or in the event of death of or inability of the Chairman, by a Member duly authorized by the Board of Directors.
- iv. The minutes shall not be pasted or otherwise attached to the minute books.
- v. All appointments of officers made at any of the meetings shall be included in the minutes of the meetings.
- vi. In case of a meeting of the Board the minutes shall also contain:
 1. The names of the Directors present at the meeting, and
 2. In case of each resolution passed at the meeting, the names of Directors, if any dissenting from or not concurring in the resolution.
- vii. The minutes of each meeting shall contain a fair and correct summary of the proceeding thereat, provided that no matter need be included in any such minutes which the Chairman of the meeting is having the opinion and:
 1. Is, or could reasonably be regarded as defamatory of any person or
 2. Is irrelevant or immaterial to the proceedings or
 3. Is detrimental to the interests of the Company.

THE SEAL

The Board of Directors shall provide a Seal for the Company and for safe custody thereof. The Seal of the Company shall not be affixed to any instrument except by authority of a resolution of the Board of Directors and except in the presence of a Member and the said Member, shall sign every instrument to which the Seal of the Company is so affixed in his presence.

WINDING UP

- (a) Winding up when necessary will be done in accordance with the requirements of Companies Act, 2013 or such other statutory modifications thereto.
- (b) In case of winding up the assets of the company after satisfaction of its debts and liabilities, any remaining asset of the company shall be transferred to a company having a similar constitution and object subject to approval of the Central Government.

SECRECY

Directors, officers, employees, etc. to maintain secrecy

Every Director of the Company, officer, servant, agent, accountant or other person employed in or about the business of the Company shall, if so required by the Board of Directors before entering upon his duties, sign a declaration pledging all transactions of the Company with his customers and state of accounts with individuals and in matters relating thereto, and shall subject to such declaration, pledge himself not to reveal any of the matters which may come to his knowledge in the discharge of his duties except when required so to do by the Board of Directors or by a Court of law and except so far as may be necessary in order to comply with any of the provisions contained in these Articles.

SUBJECT: Modification in the Delhi Urban Heritage Foundation Regulations 1999
F.3(114)/2013/HUPW/WZ&Dwk

1. BACKGROUND:

DDA in its exercise of power under Section 5-A of the Delhi Development Act 1957 formulated Delhi Urban Heritage foundation which was notified vide Gazette Notification no. Part II, section 3 sub section ii dated 28th September 1999. Further in exercise of its powers under Section 57 of the DD Act, has proposed modifications in the DELHI URBAN HERITAGE FOUNDATION REGULATIONS 1999.

The modifications in the Notification of Delhi Urban Heritage Foundation Regulations was desired by the Hon'ble Lt. Governor vide at page 7/N dated 30.02.2014. After various meetings and deliberations a meeting was held under the Chairmanship of Vice Chairman, DDA on 27.10.2015 wherein experts were invited to discuss and augment the role and vision of Delhi Urban Heritage Foundation (DUHF) and review the existing DUHF notification w.r.t. the missing requirements as experienced since the Foundation came into force. The proposed modifications in the Notification of Delhi Urban Heritage Foundation Regulations was approved by the Authority in its meeting held on 11.03.2016 vide item no. 52/2016 and approved by the VC, DDA on 28.3.2016. As per procedure The Public Notice was published dated 30.03.2016 in four leading newspapers for inviting objections/suggestions from the Public regarding the amendments in the Delhi Urban Heritage Foundation Regulations 1999 within one month of the publications (*please refer Annexure 'A'*).

The office has received two suggestions/observations – i) Sanjeev Batra, Friends of Heritage and ii) AGK Menon, Convener INTACH which are examined in the following section (*please refer Annexure 'B'*).

2. EXAMINATION:

- The issue is regarding modification in the existing regulations therefore it is submitted that as per procedure it would be placed before the Authority.
- The suggestion from Sanjeev Batra addresses to the mandate of HCC. HCC was formed in the year 2004 under amendments made in the BBL 1983 (*Please refer Annexure 'C'*). DUHF was formed in the year 1998 in exercise of its power under section 5A of the DD Act and the DUHF regulations were notified in 1999. While the DUHF acts as a facilitator

and an advisor to individuals or agencies and the Authority respectively, it is not a statutory body for approvals unlike the HCC. HCC was setup by the incorporation of a new Clause 23 in Delhi Building Bylaws 1983 for the protection of Heritage buildings, Heritage precincts and Natural feature areas in Delhi (*detailed justification placed at Annexure 'D'*).

- The AGK Menon, Convener INTACH has suggested that there is a need to clarify relation with existing laws/processes/agencies already in place and inclusion of modern architecture built after 1947 till 1962. While DUHF provides assistance to individuals, institutions and NGOs in their efforts to save all or in parts components urban heritage and it does not give any bench mark for heritage. Further as for the inclusion of modern architecture, it needs to be addressed simultaneously on a parallel platform (*detailed justification placed at Annexure 'D'*).
- In view of the above examination there are no changes recommended in the proposed modification.

3. PROPOSAL:

In view of the above examinations the following proposal of the **Delhi Urban Heritage Foundation 1999 (amended in 2016)** is placed as under:

Sl. No	Delhi Urban Heritage Foundation 1999 (amended in 2016)
1.	<p>With a view to safeguard the 'tangible' and 'intangible' heritage of the city through collaborative efforts of all concerned, the Delhi Urban Heritage Foundation is set up by Delhi Development Authority in exercise of its powers under section 5-A of the Act. The business of the foundation will be governed under these Regulations.</p> <p>These Regulations shall come into force immediately from the date of their publication in the Official Gazette.</p>
2.	<p>DEFINITIONS: In these regulations, unless there is anything inconsistent with the context or meaning -</p> <p>i) 'Act' means the Delhi Development Act, 1957 (61 of 1957). ii) 'Authority' means the Delhi Development Authority constituted under Section 3 of the Act. iii) 'Delhi Urban Heritage Foundation' means the Committee constituted by the Authority under Section 5-A of the Act. iv) 'Members' shall mean the members of the Delhi Urban Heritage Foundation.</p>

	<p>v) 'Tangible heritage' includes buildings and historic places, monuments, artifacts etc. which are considered worthy of preservation for the future. These include objects significant to archaeology, architecture, scientific or technology of a specific culture.</p> <p>vi) 'Intangible heritage' includes traditions or living expressions inherited from our ancestors and passed on to our descendants, such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe of knowledge and skills to produce traditional crafts.</p>
3.	<p><u>AIMS AND OBJECTIVES</u></p> <p>a) To frame and implement policies for conservation of 'tangible' and 'intangible' heritage in the capital city (Delhi) which needs to be protected, nourished and nurtured by all citizens and pass it on to the coming generations.</p> <p>b) To promote conservation of the Heritage which includes:</p> <ul style="list-style-type: none"> (i) Architecturally significant and artisanary works. (ii) Historical landmarks. (iii) Focus on technical & scientific significance of heritage. (iv) Monuments/Notified Heritage Buildings having socio-cultural value. (v) Memorials and Historical Gardens etc. (vi) Preservation of documents, rare books, manuscripts, Wilson survey and old maps. <p>c) To protect and improve environmental assets of Delhi such as Riverfront, city wall, gates, bridges, vistas, public places, edicts, rock cut formation, baolis, water bodies and step wells.</p> <p>d) To conserve and improve historically significant streets and roof scapes.</p> <p>e) To promote reuse of notified buildings by the concerned local bodies for appropriate utilization.</p> <p>f) To provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of Urban Heritage and create public awareness.</p> <p>g) Conservation of Heritage Zones and archaeological parks.</p> <p>h) To prepare, examine and review the proposals and policies as related to the heritage.</p>
4.	<p><u>CONSTITUTION</u></p> <p>The Foundation shall comprise the following: -</p> <ul style="list-style-type: none"> (i) Lt. Governor of Delhi – Chairman (ii) Vice Chairman, DDA – Vice Chairman (iii) Chief Secretary, National Capital Territory of Delhi – Member (iv) Finance Member, DDA – Member (v) Engineer Member, DDA – Member

	<p>(vi) Commissioner (Plg.), DDA – Member (vii) Chief Architect, DDA – Member Secretary In addition to the Foundation shall co-opt members from eminent Historians, archaeologists/Artists, NGOs, renowned residents of Delhi and from DUAC, ITDC, DTTDC, Central Government, Government of N.C.T of Delhi & others. The number of co-opted members shall not exceed TEN.</p> <p>The tenure of the co-opted members shall be two years.</p>
5.	<p><u>FUNCTIONS AND POWERS:</u> The Foundation shall perform the functions with reference to the Urban heritage in the following manner :</p> <p>(i) To recommend for alteration, modification or relax provisions of existing regulations, with the approval of Govt./Authority, if it is needed for protection, conservation, preservation or retention of historical, aesthetic, cultural, Architectural quality of any Heritage Building, Heritage precincts or zones as well as natural assets of the capital City such as River Front, Ridge and Rock formation etc.</p> <p>(ii) To do all such other acts and things and either all alone or in conjunction with other organizations or persons as the foundation may consider necessary incidental or conducive to the attainment of the objectives.</p> <p>(iii) To form an Advisory committee comprising members from DDA, government and local bodies, institutions and NGO's associated with Heritage Development of Delhi, to advice on matters related to the Foundation and its policies and proposals.</p> <p>(iv) Subject to such control and restrictions as may be prescribed by the Authority, the Foundation may post such number of administrative, technical, ministerial and other personnel as is the minimum required through Commissioner (Personnel), DDA by means of redeployment alone.</p> <p>(v) DDA shall focus on 'tangible' heritage.</p>
6.	<p><u>POWERS OF THE CHAIRMAN</u> The Chairman shall have the powers to take necessary steps as he may deem fit within the framework of these Regulations. However, they shall be subject to the confirmation of the Foundation in its next meeting.</p>
7.	<p><u>MEETINGS:</u></p> <p>i) The office of the Foundation shall be located in the office of the Chief Architect in Vikas Minar, IP Estate, and New Delhi.</p> <p>ii) The Foundation shall meet as and when necessary and shall have</p>

	<p>the power to regulate its own procedure.</p> <p>iii) The meetings of the foundation shall take place in the office of Lt. Governor of Delhi at Raj Niwas, Delhi.</p> <p>iv) The Chief Architect of the Authority shall act as the Member-Secretary of the Foundation and shall keep the record of the meetings and the follow up action.</p> <p>v) The presence of seven members shall be necessary to form a quorum.</p>
8.	<p><u>FEES AND ALLOWANCES:</u></p> <p>i) The members of the Foundation (other than the members of the Authority & official members) shall be paid out of Pocket Expenses as fixed by competent authority from time to time for attending the meetings of the Foundation and for any other works of the Foundation done by such members: and</p> <p>ii) Whenever a member, who is not a resident of Delhi, has to come from outstation to Delhi specially to attend a meeting of the Foundation, he shall be paid mileage allowances for the journey at such rate as is admissible to an officer of the Authority of the first grade.</p> <p>PROVIDED: that in case of Member of Parliament, who is also a member of the Foundation, the said daily and mileage allowance will be admissible when the Parliament is not in Session and on production of certificate by the member that he has not drawn any such allowance for the same journey and halts from any other Government source.</p>
9.	<p><u>FINANCE, ACCOUNTS AND AUDIT</u></p> <p>i) The expenses for setting up the Foundation and its operational activities shall be met by the DDA from Urban Development Fund. Other receipts from Central Government, G.N.C.T.D/ Local Bodies and donations, e.t.c.</p> <p>ii) Separate Bank Account shall be opened to record various receipts and payments relating to Delhi Urban Heritage Fund Account. The receipts and payments relating to urban heritage fund shall be classified under Nazul Account-II as below:</p> <p>Receipt Head:</p> <p>A. Nazul A/c II</p> <p>VII-C-Deposits and Advances.</p> <p>(b) Other suspense items</p> <p>(ii) Deposits</p>

	<p>(c) Other Advances –DDA Urban Heritage Fund</p> <p>(1) Receipts from Central and State Govt.</p> <p>(2) Receipts from Urban Development Fund.</p> <p>(3) Receipts from DDA-other agencies.</p> <p>(4) Other receipts/donations.</p> <p>Payment Head</p> <p>A-Nazul A/c II</p> <p>9-C-Deposits & Advances.</p> <p>(iv) Advances</p> <p>(1) Other Advances-DDA Urban Heritage Fund</p> <p>(1) Payment of Awards.</p> <p>(2) Est. Expenses.</p> <p>(3) Other payments.</p> <p>(iii) The foundation shall maintain proper Accounts and other relevant records and prepare annual statement of accounts including the balance sheet in such form as the authority may prescribe.</p>
10.	<p><u>OPERATION OF ACCOUNTS</u></p> <p>The Bank Account of the Foundation will be operated by an Officer so authorized by Finance Member.</p>
11.	<p><u>POWERS TO INCUR EXPENSES</u></p> <p>The Foundation shall have the power to sanction such expenses from time to time as it considers necessary for the promotion and achieving aims and objectives of the Foundation. The Member Secretary shall have the powers to incur contingent expenses upto the limit from time to time as fixed by the Foundation.</p>

RECOMMENDATION:

The proposal as contained in para 3.0 above, is placed before the Authority for its consideration for approval of the proposed **Delhi Urban Heritage Foundation 1999 (amended in 2016)**.

RESOLUTION

The proposal contained in the agenda item was approved. Public notice inviting views/suggestions from public and other stakeholders under Section 57 of Delhi Development Act, 1957 be issued immediately.

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

Delhi Development Authority proposes to make modifications in the DELHI URBAN HERITAGE FOUNDATION REGULATIONS 1999 under Section 57 of the Delhi Development Act 1957 which are hereby published for public information. Any person having any views/suggestions with respect to the proposed modifications may send their views/suggestions in writing to the Chief Architect, Housing & Urban Projects Wing, Delhi Development Authority, 8th Floor, Vikas Minar, I. P. Estate, New Delhi - 110002 or through email at duhf.conservation.np@gmail.com within a period of thirty days from the date of this notice. The person making the views/suggestions should also give his/her name and address, contact number(s) and email ID which should be legible.

The following modifications are proposed to be incorporated:

Sl. No	Existing Provisions	Proposed Modifications
1	<p>DELHI URBAN HERITAGE FOUNDATION REGULATIONS 1999</p> <p>With a view to safeguard the 'Built and Natural heritage' of the city through collaborative efforts of all concerned, the Delhi Urban Heritage Foundation is set up by Delhi Development Authority in exercise of its powers under section 5-A of the Act. The business of the foundation will be governed under these Regulations.</p> <p>These Regulations shall come into force immediately from the date of their publication in the Official Gazette</p>	<p>DELHI URBAN HERITAGE FOUNDATION REGULATIONS 1999</p> <p>With a view to safeguard the 'tangible' and 'Intangible' heritage of the city through collaborative efforts of all concerned, the Delhi Urban Heritage Foundation is set up by Delhi Development Authority in exercise of its powers under section 5-A of the Act. The business of the foundation will be governed under these Regulations.</p> <p>These Regulations shall come into force immediately from the date of their publication in the Official Gazette</p>
2	<p>DEFINITIONS:</p> <p>In these regulations, unless there is anything inconsistent with the context or meaning -</p> <p>i) 'Act' means the Delhi Development Act, 1957 (61 of 1957).</p> <p>ii) 'Authority' means the Delhi Development Authority constituted under Section 3 of the Act.</p> <p>iii) 'Delhi Urban Heritage Foundation' means the Committee constituted by the Authority under Section 5-A of the Act.</p> <p>iv) 'Members' shall mean the members of the Delhi Urban Heritage Foundation.</p>	<p>DEFINITIONS:</p> <p>In these regulations, unless there is anything inconsistent with the context or meaning -</p> <p>i) 'Act' means the Delhi Development Act, 1957 (61 of 1957).</p> <p>ii) 'Authority' means the Delhi Development Authority constituted under Section 3 of the Act.</p> <p>iii) 'Delhi Urban Heritage Foundation' means the Committee constituted by the Authority under Section 5-A of the Act.</p> <p>iv) 'Members' shall mean the members of the Delhi Urban Heritage Foundation.</p> <p>v) 'Tangible heritage' includes buildings and historic places, monuments, artifacts etc. which are considered worthy of preservation for the future. These include objects significant to archaeology, architecture, scientific or technology of a specific culture.</p> <p>vi) 'Intangible heritage' includes traditions or living expressions inherited from our ancestors and passed on to our descendants, such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe of knowledge and skills to produce traditional crafts.</p>
3	<p>AIMS AND OBJECTIVES</p> <p>a) To frame and implement policies for conservation of 'Built and Natural heritage' in the capital city (Delhi) which needs to be protected, nourished and nurtured by all citizens and pass it on to the coming generations.</p> <p>b) To promote conservation of the Civic and Urban heritage which includes:</p> <p>(i) Architecturally significant and artisanary works.</p> <p>(ii) Historical landmarks.</p> <p>(iii) Focus on technical & scientific significance of Civic and Urban heritage.</p> <p>(iv) Living monuments having socio cultural value and</p> <p>(v) Memorials and Historical Gardens etc.</p> <p>c) To protect and improve environmental assets of the city such as Riverfront, city wall, gates, bridges, vistas, public places, edicts and rock-cut formation.</p> <p>d) To conserve and improve historically significant streets and roofscapes.</p> <p>e) To promote reuse of old buildings for appropriate utilization.</p> <p>f) To promote conservation as an attitude to the City's Urban Development process.</p> <p>g) To provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of urban heritage.</p> <p>h) Conservation of heritage buildings, heritage zones and areas of significant value.</p> <p>i) To recommend guidelines related to special areas as designated by the Foundation.</p> <p>ii) To review the policies and programmes of areas as designated by the Foundation of the Heritage and development.</p> <p>k) To prepare, examine and review the proposals and policies as related to the heritage.</p>	<p>AIMS AND OBJECTIVES</p> <p>a) To frame and implement policies for conservation of 'tangible' and 'Intangible' heritage in the capital city (Delhi) which needs to be protected, nourished and nurtured by all citizens and pass it on to the coming generations.</p> <p>b) To promote conservation of the Heritage which includes:</p> <p>(i) Architecturally significant and artisanary works.</p> <p>(ii) Historical landmarks.</p> <p>(iii) Focus on technical & scientific significance of heritage.</p> <p>(iv) Monuments/Notified Heritage Buildings having socio-cultural value.</p> <p>(v) Memorials and Historical Gardens etc.</p> <p>(vi) Preservation of documents, rare books, manuscripts, Wilson survey and old maps.</p> <p>c) To protect and improve environmental assets of Delhi such as Riverfront, city wall, gates, bridges, vistas, public places, edicts, rock cut formation, baolis, water bodies and step wells.</p> <p>d) To conserve and improve historically significant streets and roofscapes.</p> <p>e) To promote reuse of notified buildings by the concerned local bodies for appropriate utilization.</p> <p>f) To provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of Urban Heritage and create public awareness.</p> <p>g) Conservation of Heritage Zones and archaeological parks.</p> <p>h) To prepare, examine and review the proposals and policies as related to the heritage.</p>

ation. promote conservation as an attitude to the City's Urban Development process.

- To provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of urban heritage.
- Conservation of Heritage buildings, heritage zones and areas of significant value.
- To recommend guidelines related to special areas as designated by the Foundation.
- To review the policies and programmes of areas as designated by the Foundation of the Heritage and development.
- To prepare, examine and review the proposals and policies as related to the heritage.

FUNCTIONS AND POWERS:

The Foundation shall perform the functions with reference to the Urban heritage in the following manner:

- (i) To alter, modify or relax provisions of existing regulations with the approval of Gov./Authority, if it is needed for protection, conservation, preservation or retention of historical, aesthetic, cultural, Architectural quality of any heritage building, heritage precincts or zones as well as natural assets of the capital City such as River Front, Ridge and Rock formation etc.
- (ii) To permit major alterations to Heritage Buildings or areas excluding those which are under A.S.I. only in exceptional cases, without changing the character, architectural/historical features of the buildings or areas. In addition, the Foundation should also exercise the following powers:-
- (iii) To do all such other acts and things either all alone or in conjunction with other organizations or persons as the foundation may consider necessary incidental or conducive to the attainment of the objectives.
- (iv) To form an Advisory Committee comprising members from DDA, Government and local bodies, institutions and NGOs associated with Heritage Development of Delhi, to advise on matters related to the Foundation and its policies and proposals.
- (v) Subject to such control and restrictions as may be prescribed by the Authority, the Foundation may post such number of administrative, technical, ministerial and other personnel as is the minimum required through Commissioner (Personnel), DDA by means of redeployment alone.

FEES AND ALLOWANCES:

The members of the Foundation (other than the members of the Authority & official members) shall be paid out of Pocket Expenses @ Rs. 400/- per day for attending the meetings of the Foundation and for any other works of the Foundation done by such members and

ii) Whenever a member who is not a resident of Delhi has to come from outstation to Delhi specially to attend a meeting of the Foundation, he shall be paid mileage allowances for the journey at such rate as is admissible to an officer of the Authority of the first grade PROVIDED that in case of Member of Parliament who is also a member of the Foundation, the said daily and mileage allowance will be admissible when the Parliament is not in Session and on production of certificate by the member that he has not drawn any such allowance for the same journey and halts from any other Government source.

- d) To conserve and improve historically significant streets and roof scapes.
- e) To promote reuse of notified buildings by the concerned local bodies for appropriate utilization.
- f) To provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of Urban Heritage and create public awareness.
- g) Conservation of Heritage Zones and archaeological parks.
- h) To prepare, examine and review the proposals and policies as related to the heritage.

FUNCTIONS AND POWERS:

The Foundation shall perform the functions with reference to the Urban heritage in the following manner:

- (i) To recommend for alteration, modification or relax provisions of existing regulations with the approval of Gov./Authority, if it is needed for protection, conservation, preservation or retention of historical, aesthetic, cultural, Architectural quality of any Heritage Building, Heritage precincts or zones as well as natural assets of the capital City such as River Front, Ridge and Rock formation etc.
- (ii) To do all such other acts and things and either all alone or in conjunction with other organizations or persons as the foundation may consider necessary incidental or conducive to the attainment of the objectives.
- (iii) To form an Advisory Committee comprising members from DDA, government and local bodies, institutions and NGOs associated with Heritage Development of Delhi, to advice on matters related to the Foundation and its policies and proposals.
- (iv) Subject to such control and restrictions as may be prescribed by the Authority, the Foundation may post such number of administrative, technical, ministerial and other personnel as is the minimum required through Commissioner (Personnel), DDA by means of redeployment alone.
- (v) DDA shall focus on tangible heritage.

FEES AND ALLOWANCES:

The members of the Foundation (other than the members of the Authority & official members) shall be paid out of Pocket Expenses as fixed by the competent Authority from time to time for attending the meetings of the Foundation and for any other works of the Foundation done by such members and

ii) Whenever a member who is not a resident of Delhi has to come from outstation to Delhi specially to attend a meeting of the Foundation, he shall be paid mileage allowances for the journey at such rate as is admissible to an officer of the Authority of the first grade PROVIDED that in case of Member of Parliament who is also a member of the Foundation, the said daily and mileage allowance will be admissible when the Parliament is not in Session and on production of certificate by the member that he has not drawn any such allowance for the same journey and halts from any other Government source.

2. The text indicating the proposed modification is available for inspection at the office of Senior Architect, DUHF/Conservation & New Parks, 10th floor, Vikas Minar, I-P. Estate, Delhi Development Authority, New Delhi on all working days during the period referred above. The text indicating the proposed modification is also available on DDA's website www.dda.org.in.

Place: New Delhi
Date: 30/03/2016
File No: F3(1/4)/2015/HUP/WZ & DWK

194

Sd/
(D. Sarker)
Commissioner-cum-Secretary
Delhi Development Authority

767
12/04/16

756/16/D

11/04/2016

✓ The Chief Architect,
Housing & Urban Projects Wing,
Delhi Development Authority,
8th Floor, Vikas Minar, I.P. Estate,
New Delhi-110002.
Duhf.conservaion.np@gmail.com

299
13/4/16

12
12/04/16

Sub. :- Suggestions/Objections to Public Notice File No. F3(114)/2013/HUPW/WZ & DWK, dated 30.03.2016, published in the Times of India, New Delhi, dated 30.03.2016 in the matter of the amendments in Delhi Urban Heritage Foundation Regulation, 1999.

Sir,

We refer to your above mentioned Notice in the matter of the setting up Delhi Urban Heritage Foundation Regulation, -1999.(DUHF).

We have the following suggestions/objections:-

- 1.1 There is already an *independent Heritage Conservation Committee* that is functioning out of the DUAC offices at 1st Floor, Core 6, India Habitat Center, New Delhi whose mandate is entirely the same as is proposed here.
- 1.2 The Building Bye Laws 1983 as amended vide Notification of Ministry of Urban Development & Poverty Alleviation on 9-2-04 has introduced clause 23 in the Building Bye Laws 1983 under the Title -23. *Conservation of Heritage Sites including Heritage Buildings, Heritage / Precincts and Natural Feature Areas.*
- 1.3 The Building Bye laws 1983 are applicable to all the Civic Bodies of Delhi including the Delhi Development Authority.
- 1.4 The Heritage Conservation Committee (HCC) has been sent up under the same & is continuing its noble work for several years.
- 1.5 The new regulations of DUHF would create duplication of work, lead to duality of control as two bodies (HCC & DUHF) with similar job description would be doing the same work on same properties.

A examine or backup in the file.

One Style Mile, Mehrauli, New Delhi-110030
Phone: +91 9599913616 & 011-26642993 email: team@sunrydgc.com

✓ SAI to DUHF, consrv + NEW Parks) 12/04/2016

DO - [Signature] Maunly 12.4.16

✓ ADI for n/afelo [Signature]

268/C

- 1.6 The Heritage Conservation Committee would be the superior body as its been formed under The Building Bye Laws 1983 which is also applicable to DDA. This requires to be stated within the rules & modifications.
- 1.7 By this method, the DDA is seeking become the premier agency for the governance of heritage under the Delhi Development Act, 1957. How does it propose to supersede the Delhi Heritage Act of 2004 which created the HCC.
- 1.8 It would cause confusion amongst the people and the Delhi Development Authority would thus create duplication of work. If both bodies give opposing views – which one would prevail?
- 1.9 By this it seems that the existing power of the MCD(s) to notify heritage buildings will now be taken over by the DDA as per the intent of this DDA notification.
- 1.10 This does not clarify what would happen to those who have already taken permission from the Heritage Conservation Committee & are going about their work. Will those permissions be taken into account by this new DUHF body and accepted ? This needs to be put in the proposed rules.
- 1.11 The new Regulations need to have eminent, but non-official common, people from Delhi on its DUHF Board, who have a love for Heritage & New Delhi, alike.
- 1.12 I think that the proposed notification is a retrograde step on the part of DDA and the Central government and it will have serious implications on the procedures that are currently being followed to manage Delhi's heritage.

A personal hearing may be granted to discuss the same & put our views forward in person.

Yours faithfully,



Sanjeev Batra
Friends of Heritage

CC: **Mr. D. Sarkar,**
Commissioner-Cum- Secretary,
Delhi Development Authority,
New Delhi.

Public Notice dated 30.03.2016

1 message

agk menon <agkrishnamenon@gmail.com>
To: duhf.conservaion.np@gmail.com

Mon, Apr 25, 2016 at 12:42 PM

Dear Sir,

This is in reference to your Public Notice dated 3.03.2016 vide file no. F.3(114)/2013/HUPW/WZ & DWK. In this regard we have the following comments/suggestions to make for your kind consideration.

1. In general, the proposed notification should clarify its relation to the existing conservation laws/processes/agencies already in place. This will ensure clarity in both governance and public knowledge regarding conservation/protection of the city's heritage legacy.

2. Insert in Clause 3, Aims and Objectives, the following:

(i) To prepare, examine and notify important examples of Modern Architecture built after 1947, from 1962.

Note: This is particularly important to DDA because most of this development was facilitated because of the implementation of the Master Plan of Delhi, 1962, so this significant contribution of DDA should be recognised.

3. If the above suggestion is accepted then, in Clause 3(b) we propose that the following should be added:

(vii) Protection of important examples of Modern Architecture built after 1947:

Thanking you for your consideration,

Sincerely,

AGK Menon

—
A.G. Krishna Menon
Convenor, INTACH Delhi Chapter
71 Lodhi Estate
New Delhi 110003, India
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Fax: (+9111) 24611290
Mobile: (+91) 9810699998
www.intachdelhichapter.org

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(Annexure-III)

HCC

Conduct of Business Regulations 2004

286/c

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HERITAGE CONSERVATION COMMITTEE
CORE-6A, FIRST FLOOR,
INDIA HABITAT CENTRE,
LODHI ROAD,
NEW DELHI-110 003.

285/c 313/c

CHAPTER-1 – Preliminary

1. Short title and commencement:

- (i) These regulations may be called the Heritage Conservation Committee (Conduct of Business) Regulations, 2004.
- (ii) They shall come into force on the date of their publication in the official Gazette.

2. Definitions: In these regulations, unless the context otherwise requires :-

- (a) Heritage Conservation Committee shall mean the Committee constituted by the Government in terms of Clause 23.16 of the Public Notice No. K-12016/6/2003-DD-IB dated 19th February, 2004 relating to amendment of Building Byelaws, 1983;
- (b) 'Member' means a member of the Committee;
- (c) 'Chairman' means the Chairman of the Committee;
- (d) 'Member-Secretary' means the Member-Secretary of the Committee.
- (e) 'Expert' – means an expert appointed by the Committee or by the Ministry of Urban Development and Poverty Alleviation, Government of India.
- (f) 'Consultant' – means a Consultant appointed by the Committee or by the Ministry of Urban Development and Poverty Alleviation, Government of India.

CHAPTER-II

Meetings of the Committee and procedure for Conduct of business thereat

3. Ordinary Meetings: Ordinary meetings of the Committee shall be held at least once in two months.

284/c 3/2/c

4. **Extraordinary Meetings:** The Chairman may, whenever he thinks fit, call an extra-ordinary meeting of the Committee to consider an urgent matter of importance.
5. **Place of meetings and notice therefore:-**
 - (1) The meetings of the Committee shall ordinarily be held in its office in Delhi or anywhere as decided by the Chairman.
 - (2) Each member shall be given notice of not less than five days in the case of ordinary meetings and not less than two days in the case of extraordinary meetings.
 - (3) The notice shall be under the signature of the Member-Secretary and shall be accompanied by the agenda for the meeting.
 - (4) The notice shall specify the time, date and place of the meeting.
6. **Presiding at the meetings:**
 - (1) The meetings of the Committee shall be presided over by the Chairman and in his absence, by a person elected by the members present from among themselves.
7. **Quorum:** The quorum to constitute a meeting of the Committee shall be 5 members.
8. **Association of Experts / Consultants:**
 - (1) The Committee may invite upto three Experts/Consultants to participate in its meetings.
 - (2) The experts/consultants so invited shall have the right to take part in the discussions relevant for the purpose for which they are invited but shall not have any right to vote at the meeting and the expert/consultant present shall leave the meeting room before votes are taken.
 - (3) The Committee may constitute a Sub-Committee comprising of Members/Experts under the Chairmanship of a member of the Committee.
9. **Matters to be included in agenda :** Proposals received, complete in all respects, at least seven days before the date of the meeting of the Committee, may be included in the agenda for an ordinary meeting of the Committee.

283/c 311/c

Provided that the Chairman may direct the Member-Secretary to include in the agenda for a meeting any proposal(s) which, in the opinion of the Chairman, is urgent, irrespective of any deficiency in regard to particulars or delay in the date of its receipt and the Member-Secretary shall, thereupon, include the same in the agenda.

10. Procedure for decision :

- (1) Proposals placed before the Committee shall, as far as possible, be decided by a broad consensus and if it becomes necessary to take votes, the decision shall be by a majority of the members present and voting.
- (2) In the case of equality of votes,
 - (a) If the Chairman is present, he shall have to exercise a second and casting vote ; and
 - (b) If the Chairman is not present, the decision on the matter shall be postponed to a meeting of the Committee where the Chairman is present within a fortnight.

11. Decision on building or engineering projects : Matters relating to building or engineering projects shall ordinarily not be decided at a meeting of the Committee unless a member or expert/consultant of the concerned discipline is present.

12. Minutes of meetings :

- (1) Minutes of the proceedings at each meeting shall be kept by the Member-Secretary in a Minute Book and the names of members and experts/consultants, if any, present at the meeting shall also be recorded therein.
- (2) The minutes shall be treated as confirmed after the same have been signed by the Chairman or any of the Members who chairs the meeting in the absence of the Chairman. The minutes shall, thereafter be circulated to the other Members who may offer their comments within seven days, which shall be duly considered by the Committee at its next meeting.

282/c 2/0/c

14. Assistance by Local Bodies :

- (a) Local bodies shall provide a detailed conservation report on the condition of all graded buildings duly modified falling within their jurisdiction. This report shall be updated annually. Updating shall be completed within two months of following financial year and submitted to the Committee by 30th June.
- (b) The Member Secretary in consultation with three other Members shall decide buildings for which site visits may be made. Such site visits shall be made by at least three Members of the Committee one of whom shall be the representative of the concerned local body. A report relating to the site visit shall be got prepared and accompany the proposal placed before the Committee.

281/c 309/c

HCC

GUIDELINES FOR SUBMISSION OF PROPOSALS TO HERITAGE CONSERVATION COMMITTEE

HERITAGE CONSERVATION COMMITTEE
CORE-6A, FIRST FLOOR,
INDIA HABITAT CENTRE,
LODHI ROAD,
NEW DELHI-110 003.

308/c

280/c

Proposals for development/redevelopment /repairs etc. in respect of buildings having heritage value appearing in the list finalized by the Heritage Conservation Committee.

Clause 23.16 of the Public Notice no. K-12016/6/2003-DD-IB dated 19th February, 2004 relating to modification of the Building Byelaws, 1983 stipulates as follows :-

“23.16 Restrictions on Development/Re-development/Repairs etc.

- (i) No development or redevelopment or engineering operation or additions/alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Commissioner, MCD/Vice Chairman DDA/Chairman NDMC. Before granting such permission, the agency concerned shall consult the Heritage Conservation Committee and shall act in according with the advice of the Heritage Conservation Committee.
- (ii) Provided that, before granting any permission for demolition or major alterations/additions to listed buildings (or buildings within listed streets or precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the Heritage Conservation Committee.
- (iii) Provided that, only in exceptional cases, for reasons to be recorded in writing, the Commissioner, MCD/Vice Chairman DDA /Chairman NDMC may refer the matter back to the Heritage Conservation Committee for reconsideration.

However, the decision of the Heritage Conservation Committee after such reconsideration shall be final and binding.”

279/c

307/c

Submission of Drawings and Documents/Materials

Proposals for consideration by the Heritage Conservation Committee shall be accompanied by drawings and documents/materials as indicated below :-

Grade-I Buildings

- (a) All necessary building plans including individual floor plans, elevation, sections etc. (in duplicate)
- (b) The necessary proforma of planning permission duly completed and signed by the competent authority.
- (c) Photographs (aerial wherever possible) showing existing physical characteristics of the area proposed to be developed / redeveloped. Minimum size 8" x 10". The location of points from where the photographs have been taken should be indicated on site / location plan.
- (d) Report explaining the concept and significance of building, whether the building is proposed for re-use and special features that influenced the design which may also include, description of site and controls, regulations applicable including land-use, height restrictions, envelop controls and parking schedule of accommodations and parking provided, percentage of coverage and FAR achieved etc.
- (e) Typical presentation clearly showing external finishing materials and architectural expressions/elements with colour scheme, detailed specification for all base materials to be used in restoration, reconstruction and additions must accompany the drawings.
- (f) Technical reports covering various aspects.

Grade-II & III Buildings

Besides aforesaid requirement, the following additional materials/documents shall be required to be submitted.

278/c

306/c

- 207
- (a) Site Plan, layout plan, parking plan of development/redevelopment of the area at an appropriate scale (in duplicate) clearly indicating the existing area, all repairs and additions. The changes must be shown in red color including any alternation proposed in the landscape.
 - (b) Three-dimensional model on presentation showing land-scaping, existing monuments/ruins, if any, and general traffic system also showing development/structures in the vicinity/surroundings with their height and distances from the proposed site at an appropriate scale.
 - (c) Location plans/site plan indicating important roads or landmarks so as to clearly identify the site.
 - (d) Landscape plans of the project – Building drawings of proposals should be accompanied by landscape plans, identifying clearly the soft areas and hard areas for parking, play areas for children in different age groups, sites for planting trees and the particular tree species, the street furniture and external light fittings, surface drainage system and the design of the boundary walls along with location of gates and their design. Landscapae plans must provide the original landscape with details of original species and materials.

The project drawings at subpara (a) & (g) and necessary proforma at subpara (b) are to be submitted to the Committee by the local bodies. The rest of materials may be submitted to the Committee direct by the architect/promoter within seven days from the day, plans etc. are submitted to the Committee by the local bodies.

The Member-Secretary in consultation with the Chairman may call for additional material/documents for facilitating consideration of the proposal or exempt promoter/architect from submission of any of the aforesaid material/document on a request from the promoter/architect.

Profile

Setup by incorporating a new Clause 23 in Delhi Building Bylaws [click here](#), 1983 for the protection of Heritage buildings, Heritage precincts and Natural feature areas in Delhi

Responsibility of Owners of Heritage Buildings

It shall be the duty of owners of Heritage Buildings etc. to carryout regular repairs and maintenance of the buildings

23. Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas

Conservation of heritage sites shall include buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmentally significant (Heritage Buildings and Heritage Precincts), natural feature areas of environmental significance or sites of scenic beauty.

1. Subs. for -

23. Signs and Outdoors Display Structures

23.1 No advertising signs (including hoardings) on buildings or on land shall be displayed without the prior approval of the Authority. The standards specified in Part II - Signs and outdoors display structures of National Building Code of India published by Indian Standards Institutions, shall be applicable vide Ministry of Urban Development and Poverty Alleviation, Govt. of India Notification dt. 9.3.2004

23.1 Applicability - This regulation shall apply to heritage sites which shall include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value (hereinafter referred to as Listed Heritage Buildings / Listed Heritage Precincts) and those natural feature areas of environmental significance or of scenic beauty including but not restricted to, sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths (hereinafter referred to as 'listed natural feature areas') which shall be listed in notification(s) to be issued by Government identified in Master Plan.

23.1.1 Definitions

- (a) "Heritage Building" means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or architectural and/or artisanary and/or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.
- (b) "Heritage Precincts" means and includes any space that require conservation and/or preservation for historical and/or architectural and/or aesthetic and/or cultural and/or environmental and/or ecological purpose. Such space may be enclosed by walls or other boundaries of a particular area or place or building or by an imaginary line drawn around it.
- (c) "Conservation" means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.
- (d) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration.
- (e) "Restoration" means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.
- (f) "Reconstruction" means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.

23.2 Responsibility of the Owners of Heritage Buildings : It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.

23.3 Restrictions on Development / Re-development / Repairs etc

- (i) No development or redevelopment or engineering operation or additions / alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Commissioner, MCD, Vice Chairman DOA/ Chairman NDMC. Before granting such permission, the agency concerned shall consult the Heritage Conservation Committee to be appointed by the Government and shall act in accordance with the advice of the Heritage Conservation Committee.
- (ii) Provided that, before granting any permission for demolition or major alterations/ additions to listed buildings (or buildings within listed streets or precincts, or

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construction at any listed natural features, or alteration of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the Heritage Conservation Committee.

(iii) Provided that, only in exceptional cases, for reasons to be recorded in writing, the Commissioner, MCD/ Vice Chairman DDA / Chairman NDMC may refer the matter back to the Heritage Conservation Committee for reconsideration.

However, the decision of the Heritage Conservation Committee after such reconsideration shall be final and binding.

23.4 Penalties : Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/or damage to Heritage Buildings and Heritage Precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/ Vice Chairman DDA/ Chairman NDMC.

It shall be open to the Heritage Conservation Committee to consider a request for re-building/reconstruction of a Heritage Building that was unauthorizedly demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built-up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.

23.5 Preparation of List of Heritage Sites including Heritage Buildings, Heritage Precincts and Listed Natural Feature Areas : The list of heritage sites including Heritage Buildings, Heritage Precincts and Listed Natural Features Areas is to be prepared and supplemented by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee. Before being finalized, objections and suggestions of the public are to be invited and considered. The said list to which the regulation applies shall not form part of this regulation for the purpose of Building Bye-laws. The list may be supplemented from time to time by Government on receipt of proposal from the agency concerned or by Government *suomoto* provided that before the list is supplemented, objections and suggestions from the public be invited and duly considered by the Commissioner, MCD/Vice Chairman DDA/Chairman NDMC and/or Government and/or the Heritage Conservation Committee.

When a building or group of buildings or natural, feature areas are listed it would automatically mean (unless otherwise indicated) that the entire property including its entire compound / plot boundary along with all the subsidiary structures and artifacts, etc. within the compound/plot boundary, etc. shall form part of list.

23.6 Alteration / Modification / Relaxation in Development Norms : On the advice of the said Heritage Conservation Committee to be appointed by the Government and for reasons to be recorded in writing, the Commissioner, MCD/Vice Chairman DDA/ Chairman NDMC shall follow the procedure as per DDA Act, 1957 to alter, modify or relax the Development Control Norms prescribed in the Master Plan of Delhi, or Building Bye-laws of Delhi if required, for the conservation or preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

23.7 Heritage Precincts / Natural Feature Areas : In cases of streets, precincts, areas and, (where deemed necessary by the Heritage Conservation Committee) natural feature areas notified as per the provisions of this Building Bye-Laws No. 23.3 above, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts / natural feature areas which shall be framed by the Commissioner MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee.

Page 274/c

Before finalizing the special separate regulations for precincts, streets, natural features, areas, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting objections and suggestions from the public. All objections and suggestions received within a period of 30 days from the date of publication in the Official Gazette shall be considered by the Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC / Heritage Conservation Committee.

After consideration of the above suggestions and objections, the agency concerned acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate regulations for streets, precincts, areas and natural features and forward the same to Government for notification.

23.8 Road Widening : Widening of the existing roads under the Master Plan of Delhi/Zonal Development Plan or in the Layout Plan shall be carried out considering the existing Heritage Buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features areas.

23.9 Incentive Uses for Heritage Buildings : In cases of buildings located in non-commercial use zones included in the Heritage Conservation List, if the owner/owners agree to maintain the listed Heritage Building as it is in the existing state and to preserve its heritage state with due repairs and the owner/owners/lessees give a written undertaking to that effect, the owner/owners/lessees may be allowed with the approval of the Heritage Conservation Committee within permissible use zone to convert part or whole thereof of the non-commercial area within such a Heritage Building to commercial/office use/ hotel. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is spoiled in any manner, the commercial/office/hotel use shall be disallowed.

23.10 Maintaining Skyline and Architectural Harmony : After the guidelines are framed, building within Heritage Precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multi-storeyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee or separate regulations / guidelines, if any, prescribed for respective zones by DDA/NDMC/MCD.

23.11 Restrictive Covenants : Restrictions existing as on date of this Notification imposed under covenants, terms and conditions on the leasehold plots either by Government or by Municipal Corporation of Delhi or by Delhi Development Authority or by New Delhi Municipal Council shall continue to be imposed in addition to Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation, this Heritage Regulation shall prevail.

23.12 Grading of the Listed Buildings / Listed Precincts : Listed Heritage Buildings/ Listed Heritage Precincts may be graded into three categories. The definition of these and basic guidelines for development, permissions are as follows:

Listing does not prevent change of ownership or usage. However, change of use of such Listed Heritage Building / Listed Precincts is not permitted without the prior approval of the Heritage Conservation Committee. Use should be in harmony with the said Listed heritage site.

273/c

Grade-I	Grade-II	Grade-III
<p>(A) <i>Definition</i> Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall within Grade-I.</p>	<p>Heritage Grade-II(A&B) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</p>	<p>Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting, or special character of the facade and uniformity of height, width and scale.</p>
<p>(B) <i>Objective:</i> Heritage Grade-I richly deserves careful preservation</p>	<p>Heritage Grade-II deserves intelligent conservation.</p>	<p>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes)</p>
<p>(C) <i>Scope for Changes:</i> No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging, the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.</p>	<p><u>Grade-II(A):</u> internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.</p> <p><u>Grade-III(B):</u> In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and facade.</p>	<p>Internal changes and adaptive re-use may by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.</p>

Grade-I	Grade-II	Grade-III
<p>(D) Procedure: Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p>	<p>Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p>	<p>Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p>
<p>(E) Vistas / Surrounding Development: All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I</p>	<p>All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II</p>	<p>All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III.</p>

23.13 Nothing mentioned above should be deemed to confer a right on the owner / occupier of the plot to demolish or reconstruct or make alterations to his heritage building / buildings in a Heritage Precinct or on a natural heritage site if in the opinion of the Heritage Conservation Committee, such demolition/reconstruction/ alteration is undesirable.

23.14 The Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their approval to preserve the beauty of the area.

23.15 **Signs and Outdoor Display Structures Including Street Furniture on Heritage Sites :** Commissioner, MCD/ Vice Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee shall frame regulations or guidelines to regulate signs, outdoor display structures and street furniture on heritage sites.

23.16 **Composition of Heritage Conservation Committee :** The Heritage Conservation Committee shall be appointed by Government comprising of:

- | | |
|---|----------|
| (i) Additional Secretary, Ministry of Urban Development and Poverty Alleviation | Chairman |
| (ii) Additional Director General (Architecture), CPWD | Member |
| (iii) Structural Engineer having experience of ten years in the field and membership of the Institution of Engineers, India | Member |
| Architect having 10 years experience | Member |
| (A) Urban Designer | Member |
| (B) Conservation Architect | Member |
| (iv) Environmentalist having in-depth knowledge and experience of 10 years of the subject. | Member |
| (v) Historian having knowledge of the region having 10 years experience in the field | Member |
| (vi) Natural historian having 10 years experience in the field | Member |
| (vii) Chief Planner, Town & Country Planning Organisation | Member |
| (viii) Chief Town Planner, MCD | Member |
| (ix) Commissioner (Plg.), DDA | Member |
| (x) Chief Architect, NDMC | Member |

27/1/0

- (xi) Representative of DG, Archeological Survey of India Member
(xii) Secretary, DUAC Member Secretary
- (a) The Committee shall have the powers to co-opt upto three additional members who may have related experience.
(b) The tenure of the Chairman and Members of other than Government Department / Local Bodies shall be three years.

The terms of reference of the Committee shall inter alia be:

- (i) To advise the Commissioner, MCD/Vice Chairman DDA/Chairman NDMC whether development permission to be granted under this Building Bye-Laws No. 23.3 and the conditions of permission (vide EBL No. 23);
- (ii) To prepare a supplementary list of heritage sites, which include buildings artifacts, structures, streets, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural feature areas of environmental significance, scenic beauty including but not restricted to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridge paths etc. to which this Building Bye-Laws would apply.
- (iii) To advise whether any relaxation, modification, alteration, or variance of any of the Building Bye-laws is called for;
- (iv) To frame special regulations / guidelines for precincts and if necessary for natural feature areas to advise the Commissioner, MCD/ Vice Chairman DDA/Chairman NDMC regarding the same;
- (v) To advise whether to allow commercial/ office/ hotel use in the (name the areas) and when to terminate the same;
- (vi) To advise the Commissioner, MCD/ Vice Chairman DDA/Chairman NDMC in the operation of this Building Bye-laws to regulate or eliminate/erection of outside advertisements/bill boards/street furniture;
- (vii) To recommend to the Commissioner, MCD/ Vice Chairman DDA/ Chairman NDMC guidelines to be adopted by those private parties or public / government agencies who sponsor beautification schemes at heritage sites;
- (viii) To prepare special designs and guidelines / publications for listed buildings, control of height and essential facade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacement keeping the old form intact to the extent possible;
- (ix) To prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation;
- (x) To advise the Commissioner, MCD / Vice Chairman DDA/Chairman NDMC on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage /conservation;
- (xi) To appear before the Government either independently or through or on behalf of the Commissioner, MCD/Vice-Chairman, DDA/Chairman, NDMC in cases of Appeals under DDA/MCD/NDMC Act in cases of listed buildings/Heritage Buildings and listed precincts/Heritage Precincts and listed natural feature areas.

23.17 Implications of Listing as Heritage Buildings: The Regulations do not amount to any blanket prevention of demolition or of changes to Heritage Buildings. The only requirement is to obtain clearance from Commissioner, MCD/ Vice-Chairman DDA/ Chairman NDMC and Heritage Conservation Committee from heritage point of view.

23.18 Ownership not affected : Sale and purchase of Heritage Buildings does not require any permission from Municipal Corporation of Delhi / Delhi Development Authority/

New Delhi Municipal Council or Heritage Conservation Committee. The Regulations do not affect the ownership or usage. However, such usage should be in harmony with the said listed precincts/buildings. Care will be taken to ensure that the development permission relating to these buildings is given within 60 days.]

SPECIAL REQUIREMENTS FOR OCCUPANCIES/LAND DEVELOPMENT AND OTHERS

24. Industrial Buildings (Factories, Workshops, etc.)

24.1 The relevant provision contained in the Factories Act, 1948 shall apply for the construction of factory buildings. The minimum internal height of work rooms shall not be less than 4.5 mtrs. measured from the floor level to the lowest point in the ceiling provided that this bye-law shall not apply to room intended for storage, godowns and the like purposes but only to rooms occupied by workers for purposes of manufacture.

In case of small factories, employing less than 50 workers for purposes of manufacturing and carrying on a class of manufacturing covered under the flatted factories and service industries as given in the Master Plan, the Authority may allow minimum height upto 3.66 mtrs.

24.2 Parking space provisions shall be as given in bye-law No. 13.

24.3 Requirements of water supply, drainage and sanitary installations shall be as per Tables 7, 8, and 20 but in no case less than 1 W.C. and one urinal point shall be permitted.

24.4 (a) Notwithstanding the provision of exit requirements as per bye-law No. 16, each working room shall be provided with adequate number of exit not less than two in number.

(b) No exit shall be less than 1.2 mtrs. in width and 2.1 mtrs. in height and doors of such exit shall be so arranged that it can be opened easily from inside.

(c) No stair case, lobby corridors or passage shall be less than 1.2 mtrs. in width.

24.5 There shall be provided at all times for each person employed in any room of the factory atleast 3.5 sq. mtrs. of the floor space exclusive of that occupied by the machinery and a breathing space of atleast 15 cu. m. (Further, the provisions of Part VIII Section 1 - Lighting and Ventilation of National Building Code of India shall be followed.)

24.6 The effluent from Industries (Industrial and biological in nature) shall be treated and shall be of quality to the satisfaction of the concerned authorities before letting out the same into a water-course or municipal drain.

25. Educational Buildings (Schools/Colleges)

25.1 No basement or cellar room shall be designed, constructed, altered, converted or used for the purpose of study or instruction.

25.2 Every such building, exceeding two storeys in height shall be constructed of fire resisting material throughout.

25.3 The minimum size of a cellar room, study room or room used for purposes of instruction, shall be 5.5 m x 4.5 m and no part of such room shall be distant more than 7.5 m from an external wall abutting on the requisite open space. Every such room shall have a minimum ventilation to the extent of 1/5th of its floor area.

25.4 A minimum of 1 sq. m. of net floor space per student shall be provided. A central hall will not be counted in the accommodation, nor will a class room for cookery, laundry, manual instruction, drawing or science. The number of students in such building shall be calculated on this basis for the purposes of this clause.

25.5 Every assembly room, gymnasium, shall have a clear height of 3.6 m. except under a girder which may project 0.5 mtr. below the required ceiling height.

A clear internal height under balcony or a girder shall not be less than 3.00 mtrs.

A minimum room height for class room in Primary Schools and Secondary Schools and other institutions shall be not less than 3 m. The minimum head room under beams shall be 2.75 m.

ANNEXURE-D

The proposed modifications in the Notification of Delhi Urban Heritage Foundation Regulations was approved by the Authority in its meeting held on 11.03.2016 vide item no. 52/2016 and approved by the VC, DDA on 28.3.2016. As per procedure The Public Notice was published dated 30.03.2016 in four leading newspapers for inviting objections/suggestions from the Public regarding the amendments in the Delhi Urban Heritage Foundation Regulations 1999 within one month of the publications (*please refer pages at 266/C-263/C*).

The office has received two suggestions/observations – i) Sanjeev Batra, Friends of Heritage and ii) AGK Menon, Convener INTACH which are examined in the following section (*please refer pages at 269/C-267/C*). The same have been examined and no modifications have been recommended in this regard. The justifications towards the suggestions are made as under:

Sl. No	Name	SUGGESTIONS/ OBSERVATIONS	JUSTIFICATIONS
1.	Sanjeev Batra, Friends of Heritage	1.1 There is already an <i>Independent</i> Heritage Conservation Committee that is functioning out of the DUAC offices at 1 st Floor, Core 6, India Habitat Center, New Delhi whose mandate is entirely the same as is proposed here.	<ul style="list-style-type: none"> • The Delhi Urban Heritage Foundation is set up by Delhi Development Authority in exercise of its powers under section 5-A of the Act. The business of the foundation will be governed under Regulations of 1999 and was published in the Official Gazette. • The DUHF came into being much ahead of the formation of HCC. The present Regulations are a modification in regard to inclusion of artifacts. • The aim of DUHF is to provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of Urban Heritage. • DUHF does not interfere with the functioning of HCC instead its aim to facilitate individuals, institutions and NGOs in their efforts to save all or in parts components of Urban Heritage.
		1.2 The Building Bye Laws 1983 as amended vide Notification of Ministry of Urban Development & Poverty Alleviation on 0-2-04 has introduced clause 23 in the Building Bye Laws 1983 under the Title -23. <i>Conservation of Heritage Sites Including Heritage Buildings, Heritage / Precincts and Natural Feature Areas.</i>	<ul style="list-style-type: none"> • As stated above the DUHF does not interfere with the functioning of HCC instead aims to facilitate the functioning of the HCC and work within the guidelines of clause 23.

	1.3	The Building Bye laws 1983 are applicable to all the Civic Bodies of Delhi including the Delhi Development Authority	<ul style="list-style-type: none"> • DDA abides by the Building Bye Laws.
	1.4	The Heritage Conservation Committee (HCC) has been set up under the same & is continuing its noble work for several years	<ul style="list-style-type: none"> • The aim of DUHF is to provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components of Urban Heritage and it is continuing to work since 1999.
	1.5	The new regulations of DUHF would create duplication of work, lead to duality of control as two bodies (HCC & DUHF) with similar job description would be doing the same work on same properties	<ul style="list-style-type: none"> • These regulations were framed and notified in 1999 and are not new. The public notice was published regarding modifications in the regulations.
	1.6	The Heritage Conservation Committee would be the superior body as its been formed under The Building Bye Laws 1983 which is also applicable to DDA. This requires to be stated within the rules & modifications	<ul style="list-style-type: none"> • Under section 5A of the DD Act 1957 – formation of Committee, DUHF works as a facilitator for the agencies or individuals in their efforts to save Urban Heritage.
	1.7	By this method, the DDA is seeking to become the premier agency for the governance of heritage under the Delhi Development Act, 1957. How does it propose to supersede the Delhi Heritage Act of 2004 which created the HCC	<ul style="list-style-type: none"> • As stated above in 1.6 DUHF works as a facilitator for the agencies or individuals in their efforts to save Urban Heritage.
	1.8	It would cause confusion amongst the people and the Delhi Development Authority would thus create duplication of work. If both bodies give opposing views – which one would prevail	<ul style="list-style-type: none"> • DDA/DUHF abides by the BBL and thus guidelines of the HCC • Further, NMA is the apex body • DUHF acts as a Facilitator for agencies and individuals
	1.9	By this it seems that the existing power of the MCD(s) to notify heritage buildings will now be taken over by the DDA as per the intent of this DDA notification	<ul style="list-style-type: none"> • Same as above
	1.10	This does not clarify what would happen to those who have already taken permission from the Heritage Conservation Committee & are going about their work. Will those	<ul style="list-style-type: none"> • DDA/DUHF abides by the BBL and thus guidelines of the HCC • Further, NMA is the apex body • DUHF acts as a Facilitator for agencies and individuals

			body and accepted? This needs to be put in the proposed rules	
		1.11	The new Regulations need to have eminent, but non-official common, people from Delhi on its DUHF Board, who have a love for Heritage & New Delhi, alike	<ul style="list-style-type: none"> The DUHF co-opts members from eminent Historians, archaeologists/Artists, NGOs, renowned residents of Delhi and from DUAC, ITDC, DTTDC, Central Government, Government of N.C.T of Delhi & others.
		1.12	I think that the proposed notification is a retrograde step on the part of DDA and the Central government and it will have serious implications on the procedures that are currently being followed to manage Delhi's heritage	<ul style="list-style-type: none"> The aim of DUHF is to provide assistance to individuals, Institutions and NGOs in their efforts to save all or in parts components of Urban Heritage and it is continuing to work since 1999.
2.	A.G.K Menon, Convenor, INTACH Delhi Chapter	2.1	In general, the proposed notification should clarify its relation to the existing conservation laws/processes/agencies already in place. This will ensure clarity in both governance and public knowledge regarding conservation/protection of the city's heritage legacy.	<ul style="list-style-type: none"> The aim of DUHF is to provide assistance to individuals, institutions and NGOs in their efforts to save all or in parts components Urban Heritage
		2.2	Insert in Clause 3, Aims and Objectives, the following: (i) To prepare, examine and notify important examples of Modern Architecture built after 1947. from 1962. Note: This is particularly important to DDA because most of this development was facilitated because of the implementation of the Master Plan of Delhi, 1962, so this significant contribution of DDA should be recognized.	<ul style="list-style-type: none"> While DUHF provides assistance to individuals, institutions and NGOs in their efforts to save all or in parts components urban heritage and it does not give any bench mark for heritage. Further as for the inclusion of modern architecture, it needs to be addressed simultaneously on a parallel platform
		2.3	If the above suggestion is accepted then, in Clause 3(b) we propose that the following should be added: (vii) Protection of important examples of Modern Architecture built after 1947.	<ul style="list-style-type: none"> Same as above

Item No. 97/2016

Sub: Designation of 'Dinpanah Archaeological Park' in Chapter 10.0-Conservation of Built Heritage of MPD-2021

File No: F.20(10)/2015-MP

1.0 BACKGROUND:

- The proposal of designation of 'Dinpanah Archaeological Park' was discussed and approved in the 14th Advisory Group meeting on the Midterm Review of Master Plan 2021 held on 11.08.2014 under the chairmanship of Hon'ble Lt. Governor (*Minutes of the meeting placed at Annexure A*). As per the minutes of the meeting - Hon'ble L.G. appreciated the proposal for inclusion of Archaeological Park but desired additional information based on
 - (i) Additional benefits to the area by designating it as Archaeological Park
 - (ii) Wide consultation with the stakeholders and land owning agencies
- Consequent to this a meeting was held under the Chairmanship of V.C., DDA on 2nd December 2014 with all the stakeholder and it was agreed that 'Dinpanah Archaeological Park' representing a 16th century cultural landscape and a contiguous green be recommended for designation as an Archaeological Park in the Master Plan.
- A letter was received from Member Secretary, National Monument Authority, Ministry of Culture addressed to Vice Chairman, DDA requesting inclusion of an additional Archaeological Park to the already designated three Archaeological Parks in Master Plan 2021 for the '*area stretching from Purana Qila in the north to Humayun's Tomb in the south and bound by Mathura road on the west and the river on the east be immediately designated as an archaeological park*' as it has unique 'cultural landscape' dotted with monuments of the 16th century. In the letter it has also been indicated by NMA that '*Urban transport infrastructure will not be permitted in this zone in order to ensure contiguous green area and underlying archaeology is preserved*'. In this regard a D.O. letter No K 12011/5/2014-DDI dated 20th November 2014 has also been received from Additional Secretary, Ministry of Urban Development requesting to consider this area as an Archaeological Park.
- The said recommendation was further approved in the Authority Meeting held on 16.02.2015 vide item no. 16/2015 (*the Agenda and Minutes placed at Annexure B*).
- As per the procedure the Public Notice was issued vide notification S.O. NO. 1232(E) dated 8.5.2015 for inviting objections/suggestions under Section 11A of DD Act. In response to the Public Notice, no objections and suggestions were

- received during the stipulated time period of 30 days, i.e. from 08.05.2015 to 07.06.2015 (*Please refer Annexure H*).
- Subsequently a reference dated 17.07.2015 was received from Ms. Neera Misra, Chairperson-Trustee, Draupadi Resettlement Empowerment Awareness Medicare Trust with the objection that the said Archaeological park be renamed as Indraprastha Archaeological Park. The aforesaid representation was also forwarded by Ministry of Urban Development vide letter no. N-11-13/1/2015-DD-1 (*Please refer Annexure C*).
 - The reference along with the extracts of 'Gazette of Delhi', 'Delhi past and present', 'Archaeology and monumental remains' by Carr Stephen were forwarded to National Monument Authority, Ministry of Culture for views and comments. The Member Secretary, National Monument Authority vide letter date 22nd September 2015 has informed that the Minister of Culture has already approved the proposal of naming the archaeological park for the area stretching from Purana Qila in the north to Humayun's tomb in the south which comprises of unique cultural landscape and is dotted with several monuments as 'Indraprastha Archaeological Park' (*please refer Annexure D*).
 - The Hon'ble Lt. Governor has observed that reference be made to letter dt. 28.11.2014 of Member Secretary, National Monument Authority (NMA), Ministry of Culture, Govt. of India addressed to then V.C., DDA (*copy placed at Annexure E*) wherein the name of this archaeological Park has been mentioned as 'Purana Qila-Humayun's Tomb Archaeological Park'. The Hon'ble L.G. directed that the matter may accordingly to be taken up formally with the National Monument Authority.
 - In the light of the above, a letter of the Chief Architect, DDA addressed to Member Secretary, National Monument Authority was sent vide D.O. No. PS/CA/HUPW/DDA/2016/06 dated 18.02.2016 where in a final view on the matter was requested from the latter. The same was also pursued in another letter of Senior Architect (DUHF/Cons.&NP) to Member Secretary, NMA vide letter no. 20(10)/2015-MP/61 dated 29.4.16 (*copy placed at Annexure F*).
 - In response to the Member Secretary, NMA vide letter dated 05.05.2016 has informed that the final view in this regard is that the name of Dinpanah Archaeological Park may be changed and renamed as 'Indraprastha Archaeological Park' (*letter placed at Annexure G*).

2.0 EXAMINATION:

- **Area Under Reference**

The significant areas that were included in the Dinpanah Archaeological Park are – the citadel of Purana Qila, the National Zoological Park, Sunder Nursery (L&DO ownership), Batashewala Complex (L&DO ownership) B.S.F. Mess, World Heritage Site of Humayun's Tomb, Millennium Park thus including over '50' significant

monuments of which at least 20 are protected to be of national significance. This green zone is a designated District Park as per the Zonal Development Plan 'Zone-D' which shall act as a buffer area to the World Heritage Complex – Humayun's Tomb making it the largest Archaeological Park. Within the proposed boundaries there are no residential neighborhoods.

▪ **MPD-2021 Provisions**

The Delhi Master Plan-2021 under Chapter 10 –Conservation of Built Heritage, has defined the major objectives and requirements for the protection of the urban heritage of Delhi. Under sub clause 10.4, three Archaeological Parks have been designated – Mehrauli Archaeological Park, Sultan Garhi Archaeological Park and Tughlakabad Archaeological Park.

The Master Plan defines an 'Archaeological Park' as an area '*distinguishable by heritage resource and land related to such resources, which has the potential to become an interpretive and educational resource for the public in addition to the value as a tourist attraction*'. The Master Plan states that the areas which have a significant value can be added to the list on the basis of the studies.

- **Proposal as presented in the Agenda item of Authority Meeting** held on 16.02.2015 vide item no. 16/2015 stated that the proposal is for inclusion of Dinpanah Archaeological Park, an addition to the Chapter 10 – Conservation of Built Heritage of Master Plan – 2021 under clause 10.4 which states that other areas can be added to the list on the basis of the studies.

The suggested area for Dinpanah Archaeological Park is a contiguous green zone extending from the Bhairon Marg to the World Heritage Site of Humayun's Tomb, including the Purana Qila, Zoological Park and the Sunder Nursery. The River edge defined by the DDA Millennium Park – which provides excellent views to the World Heritage Site-marks the eastern edge and the Mathura Road – following the historic Grand Trunk road marks the western edge.

The Grand Trunk road built by Sher Shah Suri passed through this area as can be judged from the presence of a Kos Minar standing within the Zoo and at least two other Serais of the 16th Century.

The designation of the Archaeological Park would not compromise ownership and control of individual land parcels with respect to land owner's rights which will remain with concerned department – L&DO, DDA, ASI, CPWD, BSF, or any other. The land owning agencies will co-operate and co-ordinate with one another to allow visitor movement across property lines and provide Delhi with a historical park matching some of the largest urban parks in scale.

The National Monument Authority while indicating immediate designation is required in the Delhi Master Plan has asked that '*Urban transport infrastructure will not be permitted in this zone in order to ensure contiguous green area and underlying archaeology is preserved*'. No other restrictions have been indicated and the entire area is a designated District Park.

The Purana Qila, the National Zoological Park and Humayun's Tomb Complex are separately visited by over millions of visitors annually. These visitors will be encouraged to visit adjoining areas and hence carrying capacity of the area will be increased manifold while considerably enhancing visitor experience.

- Subsequent to the approval of the Authority Meeting response to Public Notice was issued for inviting objections/suggestions. In response Ms. Neera Misra, Chairperson-Trustee, Draupadi Resettlement Empowerment Awareness Medicare Trust raised objections that the said Archaeological park be renamed as 'Indraprastha Archaeological Park'.
- There have been no objections raised to the designation of the boundary of the Archaeological Park under reference, objection has been made only in naming of the Archaeological Park.
- As mentioned above, in a letter dt. 28.11.2014 of Member Secretary, National Monument Authority (NMA), Ministry of Culture, Govt. of India addressed to then V.C., DDA, the name of this archaeological Park has been mentioned as 'Purana Qila-Humayun's Tomb Archaeological Park'.
- However, according to letter dated 05.05.2016 the Member Secretary, National Monument Authority has informed that the final view in this regard is that the name of Dinpanah Archaeological Park may be changed and renamed as 'Indraprastha Archaeological Park' (please refer Annexure G).
- Accordingly the agenda was forwarded for approval to be put up in the Authority meeting, wherein, Hon'ble Lt. Governor observed that, "*the third option 'Purana Qila – Humayun's Tomb Archaeological Park' may also be placed before the Authority for further deliberations and decision*".
- Further to this, a proposal for the parcel of land measuring 2.63 Ha (6.5 acres) which was earlier part of Archaeological park has been modified for change of land use vide notification S.O. no. 22085(E) dated 13.06.2016 from Recreational (District Park) to 'Public & Semi Public Facilities' for construction of a building for the National Museum of Natural History, behind Purana Qila at Bhairon mandir road opposite Pragati Maidan.

- As per MPD-2021, the Public Semi-Public use has certain specific development control norms (ground coverage – 30%, FAR-120) which shall be in conflict with the concept of Archaeological Park. *“Archaeological Park is an area distinguishable by heritage resource and land related to such resources, which has potential to become an interpretive and educational resource for the public in addition to the value as a tourist attraction”*. Hence it is suggested that the said parcel of land be excluded from the proposed Archaeological Park”.

3.0 PROPOSAL

In view of the above examinations the following are proposed for the consideration of the Authority:

1. **Modified boundaries of Archaeological Park under reference :**

The boundary of the proposed Archaeological Park is the designated District Park which includes the citadel of Purana Qila, the National Zoological Park on west side, Sunder Nursery (L&DO ownership), Batashewala Complex (L&DO ownership) B.S.F. Mess, World Heritage Site of Humayun’s Tomb on south side, and Millennium Park on east side. A part of land measuring 2.63 hectare (6.5 acres) for which change of land use from District Park to Public Semi-Public vide notification S.O. no. 22085(E) dated 13.06.2016 has been excluded from the earlier approved Archaeological Park for the construction of a building for National Museum of Natural History. The plan showing the boundaries of the Archaeological Park is annexed at *Annexure-1*.

2. Three alternative names are proposed for the Archaeological Park under reference:

- a) Purana Qila-Humayun’s Tomb Archaeological Park
- b) Dinpannah Archaeological Park
- c) Indraprastha Archaeological Park

4.0 RECOMMENDATION:

The proposal as given in Para 3.0 above, is put up for the discussions & deliberations of the Authority along with suggested names for inclusion in the Master Plan 2021 under Section 11A of DDA Act 1957.

RESOLUTION

The proposal contained in para 3.1 of the agenda item was approved. The area would be designated as “Indraprastha Archaeological Park”.

ANNEXURE-A

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A



DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Plg.) MPR & AP
5th Floor, Vikas Minar, New Delhi - 110002
Tel- (011)23379881, e-mail: dirplgmpr.tc@gmail.com

No.F.1(17)2014/Dir. (Plg.) MPR&TC/

Date: 02.09.2014

Sub: Minutes of the 14th Meeting of the Advisory Group held on 11th August 2014 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The 14th Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 11-08-2014 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix 'A').

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Fourteenth Meeting of the Advisory Group and asked Addl. Commissioner (Plg.) MRR & AP, DDA to present the items as per agenda.

1. Minutes of the 13th (Thirteenth) meeting of Advisory group held on 11/06/2014 already circulated and action taken

Since no comments were received, the minutes of the 13th Meeting of Advisory Group held on 11/06/2014 were confirmed.

2. Action Taken Note of Minutes of the 13th meeting of Advisory Group held on 11.06.2014.

Draft agenda containing Chapter on 'Environment' has been prepared and forwarded for placing before Authority in its next meeting.

3. Presentation of part of the Revised Chapter on 'Transportation' as recommended by MAG: Commissioner (Plg.) briefly explained the status of the part chapter on "Transportation" which was discussed in previous meeting of Advisory Group and requested Dy. Director (UTTIPEC & Arch.) to present the Development Controls related to Transit Oriented Development (TOD) which could not be discussed in the last meeting due to paucity of time.

Dy. Director (UTTIPEC & Arch.) presented the Development Control Norms related to TOD as part of chapter on "Transportation" and further informed that the issue between Land Pooling Policy already notified and proposed Transport Chapter including TOD guidelines have been sorted out. However, some aspects needs discussion in the Advisory Group meeting. It was further informed that the proposed policy does not require any modifications in Zonal Development Plan already notified by the Central Government.

During discussion following observations/ suggestions were provided by the members of Advisory group:

- i. The members suggested that reference of Land Pooling Policy, urban extension areas etc. needs to be deleted as it is in advance stage of implementation based on modification in MPD-2021 already notified.

224

- ii. Chairman observed that the views of officers associated with Land Pooling i.e. Advisor NPIC Addl. Commissioner (Plg) UE, MP& LP and UTTIPEC officers regarding the issues and differences between Land Pooling Policy and TOD guidelines needs to be sorted out within the organization before presenting In Advisory Group meeting. Thus, the presentation of the remaining part was postponed.

Action: Commissioner (Plg)

Addl. Commissioner (Plg) UE, MP & LP

- iii. Chairman IIA, informed during the meeting that while discussing the Development Control Norms in MAG under the Chairmanship of Engineer Member, DDA on 29.05.2014, he had made certain suggestions w.r.t. parking norms & FAR and the same are not incorporated while drafting the minutes. Regarding this Dy. Director (UTTIPEC & Arch.) informed that as per minutes of meeting, the association was requested to provide suggestion in writing. However, no suggestions were received. Chairman, suggested that suggestion can be given in writing by IIA for consideration.
- iv. The suggestion for treating operational structures of DMRC and not to be counted in FAR was discussed. CTP, SDMC informed that this needs review especially in case of housing by DMRC in transport areas.
- v. Members observed that regarding proposal for building regulation a separate set of building bye laws for TOD zone as proposed needs to be examined in consultation with concerned local bodies as at present unified building bye laws 1983 are followed by all local bodies. Proposal for reduction of setback to "minimal or zero" needs wider consultation with Chief Fire officer, service providing agencies and local bodies.

Action: Addl. Commissioner (Plg) TB & C

It was decided that remaining portion of chapter on "Transportation" will be discussed in the next meeting of Advisory Group after modifications based on above suggestions.

4. Inclusion of 'Dinpanah Archeological Park' in the list of Archeological Park in MPD-2021, 'Chapter 10.0 Conservation of Built Heritage' in Para 10.4-Archaeological Park.

Chief Architect, DDA presented the agenda regarding the inclusion of Dinpanah Archeological park in para 10.4 of MPD-2021. He also stated that after in principle approval from Advisory Group the stake holders would be briefed about the new nomenclature and their points (if any) may be discussed for the same.

Addl. Commissioner (Landscape) informed that the inclusion of Millennium Park which is clearly separated by the railway line needs review as it has no heritage element. Further, it was expressed that this will bring more restriction on the development of park by DDA.

Hon'ble L.G. Delhi appreciated the proposal for inclusion in Archeological Park but desired additional information based on -

- i) Additional benefits to the area by designating it as Archaeological Park.
- ii) Wider consultation with stake holders and land owning agencies.

5. Inclusion of Artists as professional and provision of Day Care Centre/ Care Homes/ Senior Resident Homes, Service Kiosks for elderly in Residential areas under Chapter 15 (Mixed Use Regulations)

Chairman enquired about the status of discussion of suggestion in Management Action Group (MAG) before discussing the same in Advisory Group.

290

191/c

10/6

Additional Commissioner (Plg) MPR & AP informed that MAG meetings are not being organized after completing discussion of all the suggestions received as part of Review of MPD-2021. Recently MAG meetings were organized only for discussion of Draft Chapters on 'Transport' and 'Environment'. However, these suggestions were discussed in senior officers meeting and approval of Vice Chairman was taken in file.

Chairman suggested that the laid down norms be followed for such policy Issues/modification in MPD-2021.

The meeting concluded with vote of thanks to the Chair.

S.P. Pathak 21/7/2014

(S.P. Pathak)
Addl. Commissioner (Plg.) MPR & AP
Member Secretary, Advisory Group

Copy to:

- Chairman
- All members of the Advisory Group
- Co-opted Members
- Special Invitees

204/C B

ANNEXURE-B

ITEM NO.16/2015

Sub: Designation of "Dinpanah Archaeological Park" in Chapter 10.0 -- Conservation of built heritage of MPD-2021.

F.3(108)/2013/HUPW/SA(WZ&D)/Pt.II

1.0 Background:-

The designation of 'Dinpanah Archaeological Park', was presented in the 14th Meeting of Advisory Group on Review of Master Plan 2021 held on 11.08.2014 under the chairmanship of Hon'ble Lt Governor. As per the minutes of the meeting circulated vide letter No F1 (17)2014/Dir (Plg)/MPR/TC dated 02.09.14, Item No 4, (Annexure 'A') - Hon'ble L.G appreciated the proposal for inclusion of Archaeological Park but desired additional information based on

- i. Additional benefits to the area by designating it as Archaeological park
- ii. Wider consultation with the stakeholders and land owning agencies.

Consequent to this a meeting was held under the chairmanship of V.C ,DDA on 2nd December 2014 with all the stakeholders and it was agreed that "Dinpanah Archaeological Park" representing a 16th century cultural landscape and a contiguous green be recommended for designation as an Archaeological Park in the Master Plan

A letter has been received from Member Secretary, National Monument Authority, Ministry of Culture, addressed to Vice Chairman , DDA requesting inclusion of an additional Archaeological Parks to the already designated three Archaeological Parks in Master Plan 2021 the '*area stretching from Purana Qila in the north to Humayun's Tomb in the south and bound by Mathura road on the west and the river on the east be immediately designated as an archaeological park*' as it has '*unique cultural landscape*' dotted with monuments of the 16th century. In the letter it has also been indicated by NMA that '*Urban transport infrastructure will not be permitted in this zone in order to ensure contiguous green area and underlying archaeology is preserved*'.

In this regard a D.O letter No K 12011/5/2014-DDI dated 20th November 2014 has also been received from Additional Secretary, Ministry of Urban development requesting to consider this area as an Archaeological Park. (Annexure 'B')

2.0 Examination:

The significant areas that are proposed to be included in the proposed Dinpanah Archaeological Park are - the citadel of Purana Qila, the National Zoological Park, Sunder Nursery (L&DO ownership), Batashewala Complex (L&DO ownership) B.S.F. Mess., a World Heritage site of Humayun's Tomb, Millennium Park thus including over '50' significant monuments of which at least 20 are protected to be of national significance.

This green zone is a designated District Park as per the Zonal Development Plan 'Zone-D', which shall act as a buffer area to the World Heritage Complex - Humayun's Tomb making

it the largest Archaeological Park. Within the proposed boundaries are no residential neighborhoods.

MPD-2021 provisions

The Delhi Master Plan-2021 under Chapter 10 – ‘Conservation of Built Heritage’, has defined the major objectives and requirements for the protection of the urban heritage of Delhi.

Under sub clause 10.3 ‘Six’ historical significant areas have been identified as heritage zones – ‘Specific heritage complex within Nizamuddin and Humayun’s Tomb Complex’ is one of the designated Heritage Zone.

Under sub clause 10.4, three Archaeological Parks have been designated– Mehrauli Archaeological Park, Sultan Garhi Archaeological Park and Tughlakabad Archaeological Park.

The Master Plan defines an ‘Archaeological Park’ as an area *‘distinguishable by heritage resource and land related to such resources, which has the potential to become an interpretive and educational resource for the public in addition to the value as a tourist attraction’.*

The Master Plan states that the areas which have a significant value can be added to the list on the basis of the studies.

3.0 Proposal:

The proposal is for inclusion of Dinpanah Archaeological Park , an addition to the Chapter 10 – Conservation of Built Heritage of Master Plan-2021 under clause 10.4 which states that other areas can be added to the list on the basis of the studies,

The suggested area for Dinpanah Archaeological Park (Annexure ‘C’) is a contiguous green zone extending from the Bhairon Marg to the World Heritage site of Humayun’s Tomb, including the Purana Qila, Zoological Park and the Sunder Nursery. The River edge defined by the DDA millennium Park – which provides excellent views to the World Heritage Site – marks the eastern edge and the Mathura Road – following the historic Grand Trunk road marks the western edge.

The Grand Trunk road built by Sher Shah Suri passed through this area as can be judged from the presence of a Kos Minar standing within the Zoo and at least two other Serais of the 16th century.

The designation of the Archaeological Park would not compromise ownership and control of individual land parcels with respect to land owner’s rights which will remain with concerned department - L&DO, DDA, ASI, CPWD, BSF, or any other. The land owning agencies will co-operate and co-ordinate with one another to allow visitor movement across property lines and provide Delhi with a historical park matching some of the largest urban parks in scale.



LS/c
202/c

The National Monument Authority while indicating immediate designation is required in the Delhi Master Plan has asked that 'Urban transport infrastructure will not be permitted in this zone in order to ensure contiguous green area and underlying archaeology is preserved'. No other restrictions have been indicated and the entire area is a designated District Park.

The Purana Qila, the National Zoological Park and Humayun's Tomb Complex are separately visited by over millions of visitors annually. These visitors will be encouraged to visit adjoining areas and hence carrying capacity of the area will be increased manifold while considerably enhancing visitor experience.

4.0 Recommendation:

The proposal to include the 'Dinpanah Archaeological Park' as given in Para 3.0 above, is put up for the consideration of the Authority to be included in the Master Plan 2021 under Section 11A of DDA Act 1957.

RESOLUTION

(28)

ANNEXURE-C

248/C

Dir. (P)

Dy. No. 1157

Date 17/8/15

MOST IMMEDIATE

No. N-11013/1/2015-DD-I
भारतसरकार/Government of India

शहरीविकासमंत्रालय /Ministry of Urban Development

निर्माणभवन/Nirman Bhavan

नईदिल्ली/New Delhi

Dated the, 11th August, 2015

2242
17/8/15

Commr (Pg)-H.O. Commr
Dy. No. 1149
Date 14/8/2015

उपाध्यक्ष कार्यालय
डायरी सं. 2367-B
दिनांक 12.8.15

To
The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Chief Architect's Office
Dy. No. 1492
Date 20/8/15

Subject: Objection/suggestion by Ms. Meera Mishra, Chairperson-Trustee, Draupadi Rehabilitation Empowerment Awareness Medi-care Trust, Hauz Khas Enclave, New Delhi w.r.t. DDA's notification on creation of Dinpanah Archaeology Park.

Sir,

I am directed to enclose a copy of representation dated 17.07.2015 and 21.07.2015 by Ms. Meera Mishra, Chairperson-Trustee, Draupadi Rehabilitation Empowerment Awareness Medi-care Trust containing the objections with reference to DDA's public notice on creation of Dinpanah Archaeology Park.

2. It is requested that the suggestions/objections given by the above mentioned trust may kindly be taken into consideration as per the rules/procedure applicable to such objectives received in response to public notice issued by DDA.

Yours faithfully,

Sunil Kumar
(Sunil Kumar)

Under Secretary to the Govt. of India
Tel.No.23061681

Encl. As above

Commr (Pg)

17.08.15

This concerns HUPW.

Copy to:
Ms. Meera Mishra, Chairperson-Trustee, Draupadi Rehabilitation Empowerment Awareness Medi-care Trust, Hauz Khas Enclave, New Delhi-110016.

230

Ac (AP)

17/8/15
18-08-15

13/8/2015

ACA II

20/8/15

नवनीत सोनी भा.रा.से.
सचिव

NAVNEET SONI, I.R.S.
Member Secretary
फोन : 23073837



ANNEXURE-D

249/8
नियंत्रण प्राधिकरण
संस्कृति मंत्रालय
भारत सरकार

24, तिलक मार्ग, नई दिल्ली-110001
NATIONAL MONUMENTS AUTHORITY
MINISTRY OF CULTURE
GOVERNMENT OF INDIA
24, TILAK MARG, NEW DELHI-110001

163/c
Chief Architect's Office
Dr. No. 1754
Date 29/9/15

D.O. No. 35-13/NMA-2015/Adm.
Dated: 22nd September 2015

22 SEP 2015

Dear Shri Dhar,

Please refer to your letter no. PS/CA/HUPW/DDA/2015/48 dated 31st August, 2015 regarding change of name "Dinpanah Archaeological Park" for the area stretching from Purana Quila in the North to Humayun's Tomb in the South, which comprises of unique cultural landscape and is dotted with several monuments as "Indraprastha Archaeological Park".

I am to inform you that Hon'ble Minister for Culture has already approved the proposal for change of name of "Dinpanah Archaeological Park" for the area stretching from Purana Quila in the North to Humayun's Tomb in the South, which comprises of unique cultural landscape and is dotted with several monuments as "Indraprastha Archaeological Park".

You are requested to include the amendment in Chapter 10.0 - Conservation of Built Heritage "in MPD-2010" and let me know the progress thereof for kind appraisal of Hon'ble Minister of Culture.

With regards,

Yours Sincerely,

(Navneet Soni)

799/SA/WZ/15
05/10/15
A.C.A. - III
Dr. No. ...
Dated ...
D. D. G.
Shri Vinod Dhar
Chief Architect
Delhi Development Authority
8th floor, Vikas Minar,
I.P. Estate, New Delhi - 110002

5 10 15
KCA II

05/10/2015
SAC (WZ/15)

F.No.16-24/NMA-2014/Adm
Government of India
Ministry of Culture
National Monuments Authority

24, Tilak Marg, New Delhi-110001
Dated: 28th November, 2014

To,

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi-110003

Sub: Purana Qila- Humayun's Tomb Archaeological Park.

Sir,

As you are aware, the area stretching from Purana Qila in the north to Humayun's Tomb in the south comprises a unique cultural landscape and is dotted with several structures dating from the 16th century.

The Delhi Master Plan designates three Archaeological Parks which are so designated on account of their being areas '*distinguishable by heritage resource and land related to such resources, which has the potential to become an interpretive and educational resources for the public in addition to the value as a tourist attraction*'.

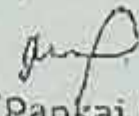
On account of the interpretive and educational value of the area stretching from Purana Qila in the north to Humayun's Tomb in the south and bound by Mathura Road on the west and the river Yamuna on the east, this area should also be immediately designated as an Archaeological Park.

Urban transport infrastructure should not be permitted through this zone in order to ensure the contiguous green area and underlying archaeology is preserved.

I attach herewith a plan depicting the proposed boundaries of the Purana Qila- Humayun's Tomb Archaeological Park.

Encl: As above

Yours faithfully,


(Panraj Rag)
Member Secretary

(28)

ANNEXURE-F

251/c

Office of the Senior Architect
Delhi Urban Heritage Foundation (Cons. & NP)
Housing and Urban Projects Wing
10th Floor Vikas Minar, I. P. Estate, New Delhi-110002

File no. 20(10)/2015-MP/61

Dated: 29/4/16

To

Shri Navneet Soni
Member Secretary,
National Monument Authority,
24, Tilak Marg,
New Delhi- 110001.

Sub.: Regarding the designation of 'Purana Qila - Humayun's tomb
Archaeological Park'

Ref.: PS/CA/HUPW/2016/06 dated 18/2/2016

This has reference to the above noted subject and letter where in the Chief Architect, DDA had requested your final view regarding change of name of "Dinpanah Archeological Park" as "Indraprastha Archeological Park" for the area stretching from Purana Qila in the North to Humayun's Tomb in the South and bound by Mathura road on the west and river Yamuna in the east, which comprise of unique cultural landscape to be included in Chapter 10.0 - Conservation of Built Heritage "in MPD-2021". In this regard it is pertinent to mention here that in an earlier communication received from NMA addressed to Vice Chairman, DDA dated 28th November, 2014 for designation of the aforementioned area as "Purana Qila - Humayun's Tomb Archeological Park"

In light of the above, it is once again requested to kindly provide your final views in the matter for us to proceed further with the inclusion of this unique cultural landscape area in "Chapter 10.0 - Conservation of Built Heritage of MPD - 2021" as designated Archeological Park.

Manisha Gupta
29.4.16
Manisha Gupta
Senior Architect (DUHF/ New Parks)

नवनीत सोनी भा.रा.से.
विव
NAVNEET SONI, I.R.S.
Member Secretary
Tel. : 23073837



281

ANNEXURE-G

राष्ट्रीय स्मारक प्राधिकरण
संस्कृति मंत्रालय 252/0
भारत सरकार

24, तिलक मार्ग, नई दिल्ली-110001
NATIONAL MONUMENTS AUTHORITY
MINISTRY OF CULTURE
GOVERNMENT OF INDIA
24, TILAK MARG, NEW DELHI-110001

Dated: 05th May, 2016

10 MAY 2015

To,

Shri Manish Gupta;
Senior Architect (DUHF/New Parks)
Office of the Senior Architect,
Delhi Urban Heritage Foundation (Cons. & NP)
Housing and Urban Projects Wing
10th floor Vikas Minar, I.P.Estate, New Delhi-02

Senior Architect (DUHF/
Conservations/New Parks), DDA
Diary No. 293
Date 11/5/16

Sub: Regarding the designation of 'Purana Qila - Humayun's tomb Archaeological Park'.

Please refer to your letter no. 20(10)/2015-MP/61 dated 29.04.2016 on the above subject. In this regard our final view is that the name of Dinpanah Archaeological Park may be changed and renamed as Indraprastha Archaeological Park. This is for your information and further necessary action.

(Navneet Soni)
Member Secretary, NMA

Pls. put up in file

Soni
12.5.16

234

✓ Asst

ANNEXURE-H

रजिस्ट्री सं० डी० एत०-33004/99

REGD. NO. D. L.-33004/99

भारत का राजपत्र
The Gazette of India

असाधारण
EXTRAORDINARY
भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)
प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 958]

नई दिल्ली, शुक्रवार, मई 8, 2015/वैशाख 18, 1937

No. 958]

NEW DELHI, FRIDAY, MAY 8, 2015/VAISAKHA 18, 1937

दिल्ली विकास प्राधिकरण

सार्वजनिक सूचना

नई दिल्ली, 8 मई, 2015

का.आ.1232(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत दिल्ली मुख्य योजना-2021 में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/सुझाव देना हो तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से पचासी दिन की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपने नाम एवं पते के अतिरिक्त फोन, फ़ैक्स, मोबाइल नं. और ई-मेल आईडी भी दें।

संशोधन:

दिल्ली मुख्य योजना के अध्याय 10 'निर्मित विरासत का संरक्षण' के अंतर्गत 'पुरातात्विक पार्क' शीर्षक वाले पैरा 10.4 में पहले से विद्यमान सूची में प्रस्तावित संशोधन क्रम सं. IV पर 'दीनपनाह पुरातत्व पार्क' शामिल किया जाए।

प्रस्तावित संशोधन को दर्शाने वाला दिल्ली मुख्य योजना-2021 का पाठ उक्त अवधि के दौरान सभी कार्य दिवसों में निरीक्षण के लिए उप-निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठा तल, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[फा. सं. एफ 20(10)2015-एम.पी.]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

New Delhi, the 8th May, 2015

S.O. 1232(E).—The following modifications which the Delhi Development Authority / Central Government proposes to make to the Master Plan for Delhi-2021, under Section 11-A of D.D. Act, 1957, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of forty five days from the date of issue of this notice. The person

253/C

93/L

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THE GAZETTE OF INDIA EXTRAORDINARY

[PART II—SEC. 3(i)]

making the objection or suggestion should also give his/her name and address in addition to phone, fax, mobile number and E-mail ID.

Modification

Proposed modification of MPD-2021 in Chapter 10 'Conservation of Built Heritage' under Para 10.4 titled 'Archaeological Parks', in the already existing list at S. No. iv '*Dinpanah Archaeological Park*' is to be added.

The text of MPD-2021 indicating the proposed modification is available for inspection at the office of Dy. Director (MP), Delhi Development Authority, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days within the period referred above.

[F. No. F.20(10)2015-MP]

D. SARKAR, Commissioner-cum-Secy.



BOUNDARIES OF ARCHAEOLOGICAL PARK

Item No. 98/2016

Sub: Scrapping of allotment of alternative plots to evictees in New Kondli Resettlement Colony.

.....

F.No.1(121)89/DD/LPB/Pt.VII.

A. Background:

The Kondli Resettlement Scheme was formulated by Slum & JJ Deptt.in the year in 1983-84, when it was under the administrative control of DDA, for allotment of 26 sqm. Plots to the evictees who were removed from number of JJ Clusters located in different parts of Delhi. List of the JJ Clusters with their location & number of evictees is enclosed as **Annexure-I**. The administrative control of Slum & JJ Deptt. was transferred from DDA to MCD vide order dated 1.9.1992 (**Annexure-II**) which is now part of GNCTD as Delhi Urban Shelter Improvement Board. The total number of evictees as per this list is 312 but this figure has been shown different as 217, 264, and 272 at some places. As per policy guidelines dated 8th May 1989 (copy enclosed) as **Annexure-III**, the eligibility criteria for allotment was as under:

- Genuine and valid ration cards issued on or before 30th May, 1986 in the name of head of the family.
- Ration cards should be for the area from where the jhuggi was removed.
- The survey of the jhuggi should be done.
- After allotment of an alternative plot endorsement to this effect be made prominently at page no.1 of the original ration card.

Further, guidelines for alternative allotment were issued on 12.9.2003 (**Annexure-IV**). As per guidelines following conditions should also be fulfilled by evictees for demolition carried out in 1988.

1. Evictees have paid initial payment of Rs. 3000/- in the year 1988, therefore, the final premium has to be calculated by the Finance Deptt.

And after the calculations final demand shall be raised and based on this demand, lease shall be executed.

2. Evictee has to produce any one document like domicile certificate, Identity Card/ Ration card issued before May, 2003 as proof that they are living in Delhi presently and such evictees are only eligible for allotment of plot at this stage to check misuse of demolition slip by other than genuine evictee. An affidavit should also be furnished by evictee that none of his family member own a house/plot in Delhi for residential purpose.
3. Allotment of alternative plot is subject to the result of disposal of SLP No.3166-67/2003 titled as Union of India Vs. Okhla Factory Owner Association. (Renumbered as Civil Appeal 1688/2007).

(The policy for allotment of alternative plots to the JJ Dwellers was quashed by the Divisional Bench of the High Court vide Judgement dated 29.11.2002 in WPC No. 4441/94 & 2112/2002 titled as Okhla Factory Owners Association Vs GNCTD challenging the said Judgement dated 29.11.2002 by way of Civil Appeal No. 1688/2007. The SLP No.1688/2007,1689/07 were disposed of by the Hon'ble Supreme Court vide Judgement dated 7.9.2010 with the following observations.

"Accordingly, Writ Petition Nos.4441/1994 and 2112/2002, which are pending before the High Court of Delhi are withdrawn to this court and dismissed. Consequently, the impugned orders are set aside. It is also made clear that the findings recorded by the Division Bench of the High Court shall not constitute precedent for any purpose whatsoever and the directions contained therein shall not be binding on the appellants."

The allotment made during the intervening period was subject to the orders of the Hon'ble Supreme Court.)

4. In case of death of the evictee, legal heir can claim the allotment if he is having the legal heir certificate and his name appeared in the Ration Card issued prior to 30.5.86 of the original allottee.

5. Committee consisting of Dy.Dir. (LM)EZ, Dy.Dir. (LM)NZ and Dy.Dir.(LAB)/Res. will look into the genuineness of the applicant for allotment of alternative plots according to above guidelines.

- I. First draw for allotment of plots to the evictees was held on 25.6.1990 in which 47 plots were allotted in Block D-1 Kondli.
- II. In 1993, another draw was conducted by Slum & JJ Deptt. When it was under administrative control of MCD. Due to various complaints, the records of allotment were seized by CBI. CBI in its investigation found that 68 demolition slips were duplicate in 1993.
- III. Then next draw was held on 13.11.2001 where 27 plots were allotted.
- IV. Some of the evictees whose claims for allotment for alternative plots were rejected, challenged the rejection before the Hon'ble High Court. The Division Bench vide its judgement dated 16.8.10 (**Annexure-V**) in LPA No. 546/2010 observed as under:-

"Having heard learned counsel for appellants and having perused the paper book; we are of the opinion that jhuggi dwellers have no legal vested rights to claim allotment of an alternative residential plot. The right for an alternative plot only flows from the policy, if any, framed by the respondent-DDA. Consequently, the appellant would be entitled to an alternative plot only if they are so eligible under the respondent-DDA's policy in vogue, namely, the policy dated 8th May 1989 read with policy dated 12th September, 2003. We are further of the opinion that allocation of a demolition slip or allotment on the basis of draw would not entitle the appellants to an alternative plot irrespective of the fact whether they fulfil the condition precedent stipulated in the policy framed by the respondent-DDA.

We are further of opinion that if the aforesaid two policies are read together, it is apparent that the jhuggi dwellers would only be entitled for allotment of an alternative plot if he/she possesses the ration card issued on or before 30th April, 1986. We are in agreement with the view of learned Single Judge that possession of a ration card on the date of demolition i.e. 1988, would not entitle the appellants to an alternative plot.

In our view, the conditions stipulated by the respondent-DDA is based on sound logic because if the cutoff date of settled possession is not much prior to the date of demolition, then may individuals on coming to know about the proposed demolition in a particular area would erect jhuggis in the said area. This court cannot lose sight of the fact that even a small plot of land in Delhi is extremely valuable."

- V. Subsequently various Committees were formed between the years 2009 and 2011 to verify the eligibility of the evictees.
- VI. On 17.6.2012, a press notice was issued to invite the claims of evictees with supporting documents. A total of 234 applications were received but majority of the applications were not complete because of non-submission of required documents, no proper address proof, double application, non-submission of demolition slips etc. and also late payment of the initial payment of Rs. 3,000/- and missing of photographs and non-attestation of photographs and some applications were without signature.
- VII. The matter was again examined by the Committee in 2015 and it was found that out of 217 applicants, ration cards in case of 32 applicants were prior to cut off date and in other cases, the genuineness of ration card could not be verified by the Food & Supply Officer.
- VIII. Since the process of verification of documents of the evictees was taken up in piece-meal earlier. A camp (Shivir) was organized by DDA on 7.9.2015 where evictees were requested to come with ration cards at the time of demolition and before the date of demolition and identity proof. This exercise of physical verification of claimants was done with video recording and biometric finger printing and their photographs were also taken. Out of 312 letters issued by speed post to the evictees, (as per the list available with DDA) 230 call letters were received back as undelivered. Only 14 persons appeared in the camp on 7.9.2015 along with photocopies of documents in their possession.
- IX. The Committee constituted for this purpose, scrutinized the documents of 14 persons and found that none of them were eligible for allotment of alternative plots as their claims are not covered in the policy guidelines.

- X. The evictees who were allotted plots in New Kondli Resettlement colony had either sold or transferred their plots on GPA or sale agreement without seeking prior approval of DDA, which is violation of the terms and conditions of the allotment letter. Also in many cases the plots had been amalgamated and were being used for commercial purposes.
- XI. Demolition programmes were carried out for clearing unauthorized constructions in the above said colony on 17, 18 and 19 August 2015. During these demolition programmes unauthorized constructions on 81 plots were cleared and approximately 2000 sq mtr. land was reclaimed by DDA.
- XII. Despite best efforts of DDA as narrated above, the evictees could not prove their claims for allotment of alternative plots on various occasions as mentioned above.
- XIII. As per report of Executive Engineer, Eastern Division-12, there are 471 plots which are vacant. Out of 471 vacant plots 356 plots are clear and 115 plots are under litigation/dispute.
- XIV. There will not be any impact of the scrapping of the allotment of alternative plots under the Kondli Resettlement Scheme since allotment of alternative plots under the other similar resettlement schemes are being done under the separate policies and plots of size measuring 12.sqm and 18 sqm respectively are allotted whereas in Kondli Resettlement Scheme size of plots are 26 sqm.

B. Proposal:

In view of the above, it would be appropriate to wind up the allotment of alternative plots under the Kondli Resettlement Scheme and allot the remaining 356 clear vacant plots to general public through open auction. Remaining 115 plots may also be allotted to general public after dispute is resolved by the Hon'ble Courts.

C. Recommendations:

Proposal as above is placed before the Authority for its consideration.

RESOLUTION

The proposal contained in the agenda item was approved.

177

DELHI DEVELOPMENT AUTHORITY
(LAND MANAGEMENT COORDINATION)

File No. F2(1)2001/LMC/Pt. A/

Dated: -

To,

Spl. Secretary (UD)
GNCTD, Deptt. of Urban Development
9th Level, 'C' Wing
Delhi Secretariat, I.P Estate,
New Delhi

Sub: Policy Guidelines for relocation of JJ Clusters in Delhi.

Respected Sir,

Kindly refer to your letter No. F224(7)/UD/JNNURM/2009/5539 dated 23.04.10 on the subject cited above.

2. The policy guidelines on the subject issued in 2004 are enclosed herewith.

Encl: As above.

Yours faithfully,

Director (LM) HQ

Director (LM)-I
g
K

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195/ C

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF COMMISSIONER (LM)-I**

No. F2(1)2001/LMC/Pt.A/86

Dated 3/2/04

Sub:- Policy guidelines for relocation of the Jhuggie clusters in Delhi

In supersession of all previous guidelines on the above -mentioned subject, the following broad guidelines for the purpose of relocation of the jhuggie clusters in Delhi are issued :

SURVEY

In the first instance, the JJ clusters to be shifted are to be identified following which the survey should be carried out of those clusters by the concerned zonal offices with the approval of the competent authority. The survey or the joint survey shall be conducted on the prescribed proforma affixing the joint photographs of the JJ dwellers. The name of the women head of the household should be invariably included in the survey. In case a jhuggie is found locked, 3 days notice may be pasted at the door to know the details of the occupier of the jhuggie. This should be followed up by a re- survey of the locked jhuggies prior to demolition.

ELIGIBILITY CONDITIONS:-

1. The JJ dwellers must be a citizen of India.
2. The JJ dwellers can not claim the allotment as a matter of legal right
3. The name of the JJ dwellers should figure in the survey record conducted by the DDA.
4. The JJ dwellers should possess documentary evidence showing his existence prior to 31.1.1990 or post 1990 but before 31. December 1998 till the date of removal.
5. The JJ dwellers will be entitled to one residential plot only even if he is occupying more than one jhuggie.
6. No alternative plot should be given for commercial JJ dwellers.
7. The jhuggie being used for both residential and commercial purposes can be considered allotment of one residential plot only. In case, the ground floor of the jhuggie is being used for commercial purposes and other floors for residential purposes, that will entitle him for one residential plot only, if such commercial and residential unit is occupied by the same person.
8. In case of multistoreyed jhuggie occupied by the same person or different persons, the allotment may be considered for the occupant of ground floor only.
9. Allotment should be made in the joint name of the husband and wife occupying a jhuggie.
10. The allotment of plots to the JJ dwellers will be subject to the result of pending decision and outcome of the BLP (Civil) No. 2766/3167/2003 (from the judgement and order dated 29.11.2002 in CWP 4441/94 and CWP 2112/02 of the High Court of Delhi) in Supreme Court of India.

DISPLAY OF ELIGIBILITY LIST AT SITE

Prior to demolition, a list of eligible JJ dwellers/persons will be displayed at the site for the information and knowledge of the residents of the JJ clusters. The list shall be displayed in the office of the concerned zonal office as well for a reasonable period prior to the demolition so as to give fair chance for objections/representations to be filed with DDA's zonal office.

175 194/ C

Non Eligibility

No allotment will be made in case of :-

1. Vacant/demolished/unoccupied jhuggie
2. The persons/JJ dwellers sitting on the right of way, road berm and foot path etc.
3. To the owners of jhuggies who have rented out/sold out the jhuggie and are not in possession of the jhuggie at the time of removal.
4. The jhuggie dwellers who do not have sufficient proof/documents and are not covered by the above eligibility norms.

Documents to be considered for establishing the continuity of the JJ dweller

1. Ration Card issued prior to 31.1.1990 and before 31st.December 1998
2. Identity Card /metallic token prior to 31.1.1990 issued by the Delhi Administration
3. Identity Card issued by the Election Commission prior to 31.1.1990 or before 31st. December 1998
4. Any other reliable evidence showing the existence of the JJ dweller prior to 31.1.1990 and before 31st.December 1998 acceptable to the competent authority.

ADDITIONAL DOCUMENTS TO BE DEMANDED FROM THE ELIGIBLE JJ DWELLERS.

1. An affidavit should also be furnished by the JJ dwellers to the effect that
 - (a) He is a citizen of India.
 - (b) Neither he nor any of his family members own in full or part lease hold or free hold plot/house/flat in Delhi for residential purpose.
 - (c) He/his wife or any of his family members have neither been allotted nor purchased any plot/flat in full or part on lease hold or free hold basis/Staff Quarter by the Slum and JJ Department of MCD/ DDA/MCD or any other Govt./Semi govt organization in Union Territory of Delhi.
 - (d) He/his wife and his family members shall use the allotted plot for residential purposes only. He shall neither part with nor sale the plot in any manner whatsoever. Besides, he shall not use the allotted plot/flat for commercial/rental purposes.
 - (e) He shall construct the structure on the plot within six month from the date of allotment as per sanctioned plan and will not carry out any addition/alternation therein. Besides, he will abide by the building bye-laws enforced from time to time by the Licensor.
 - (f) He shall abide by the terms and conditions of the allotment of plot/flat on the basis of licence and he shall pay licence fee/ground rent or price whatsoever fixed by DDA and shall continue to pay the same timely.
 - (g) He shall not keep cattle i.e. pig, cow, buffalo etc.on the plot/flat/house or around thereby.
 - (h) He is in occupation/possession of the jhuggie before 31st. January, 1990 or 31st.December 1998 till date and the documents furnished by him are genuine.
 - (i) The licensor has the right to cancel the allotment of plot/flat and to take over the possession of the flat/plot along with structure in case the above stipulated terms and conditions are violated by the licensee. In such events the licensee shall not claim any compensation whatsoever.

Contd...3

2. An undertaking to the effect that the JJ dwellers will deliver the peaceful possession of the plot back to DDA/Licensor in case it is discovered that the allotment has been procured by misrepresentation, mis-statement, suppression of facts, or fraud and producing fake documents, etc. In such events the allotment will stand cancelled and the possession of the plot/flat will vest in DDA/Licensor without any compensation
3. An undertaking to the effect to abide by the decision of the Supreme Court of India in SLP(Civil) No.3166-3167 of 2003 titled Union of India/The Government of National Capital Territory of Delhi Vs Okhla Factory Owners Association and Others/Wazirpur Bartan Nirmata Sangh and Others.
4. An undertaking to execute the licence deed before taking over possession of the plot.
5. In case of any doubt about the documents, a reference should be made to the concerned authorities for confirmation of the documents before offering allotment to the JJ dwellers.

Size of plot to be allotted

1. 18 Sq.mtrs plot to the JJ dweller who has been living in the jhuggi prior to 31st. January, 1990
2. 12.5 Sq.mtrs for post 1990 but before 31st. December 1998

Death Cases

1. In cases where the JJ dwellers expired after the survey but his legal heirs are in possession of Jhuggie with all the required documents as stated above, the claim of his widow or his legal heirs as the case may be, could be considered for allotment. However such allotment would be subject to completion of all legal and codal formalities. In such cases only one allotment should be made.
2. In all disputed cases if any problem is faced then legal opinion may be sought for before finalization of the claim.

Residual evictees

The cases of residual evictees not covered under the above guidelines may be decided on merit of the each case with the approval of the competent authority.

RELIGIOUS STRUCTURES

Where a fully constructed and established religious structure is already standing on public land, orders of Lt. Governor, Delhi will be taken.

ALLOTMENT TERMS

1. The allotment to the JJ dwellers would be purely on licence basis. The licensee shall be required to execute a licence deed in this regard renewable after every 11 months on such terms and conditions as may be specified by the Licensor. Besides, he shall require to pay the licence fee as may be decided by the licensor from time to time.
2. The licence is not transferable in any manner whatsoever. The licensee shall not be permitted to part with the possession of the plot.
3. The licensee shall not be permitted to rent out the accommodation and the same will be exclusively used for his family members.
4. The licensee shall use the plot purely for residential purpose.
5. The licensee shall construct the structure on the plot as per the approved plan within six months from the date of allotment of the plot and abide by the building bye-laws enforced by the licensor from time to time.

173

192/

6. The licensee shall not keep the cattle ie. pig, cow, dog and buffalo etc. at the residence or around the plot/residence.
7. The allotment will be subject to the result of the SLPO No. 3166-3167 in the matter of Govt. of National Capital Territory of Delhi Vs Okhla Factory Owners Association & Others / Wazirpur Barton Nirmata Sangh & Others/ pending in the Supreme Court of India.

SHARING COST PAYABLE BY THE BENEFICIARIES

The licensee will also be required to pay the sharing cost of the plot as decided by the competent authority from time to time. Such amount will be payable at the time of allotment.

(R.K. SINGH)
COMMISSIONER(LM)-I
D.D.A

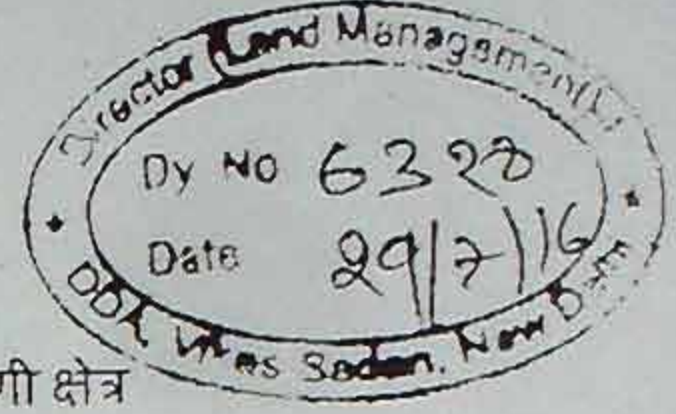
Copy forwarded for information and necessary action to:-

1. Under Secretary, to the Govt. of India, Ministry of Urban Development and Poverty Alleviation, (Delhi Division) Nirman Bhawan, New Delhi.
2. OSD to L.G., Delhi, Raj Niwas, Delhi
3. OSD to VC/DDA, Vikas Sadan, New Delhi
4. Pr. Commissioner/DDA
5. Finance Member, DDA
6. Engineer Member, DDA
5. Pr. Commissioner cum Secretary, DDA
7. Pr. Commissioner, LM-II
8. Commissioner LD/DDA
9. Commissioner(Housing),DDA
10. Commissioner(LM)-I
11. Commissioner (Planning)
12. OSD(LM)-I
13. All Dy. Directors of LM -I zones.

COMMISSIONER(LM)-I

[Signature]

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2)
att.



167
दिल्ली विकास प्राधिकरण
कार्यालय उपनिदेशक भूमि प्रबंधन, रोहिणी क्षेत्र
दीपाली चौक, सेक्टर-3, रोहिणी, दिल्ली-110085
ई. मेल, आई डी- ddlmrzone@gmail.com
दूरभाष न.- 27944583

मिसिल संख्या-F.12(4)2016/LM/RZ/DDA/ 583


दिनांक 27-7-16

To,

✓ The Director(LM)-I,
DDA, Vikas Sadan,
INA, New Delhi.

A telephonic message has been received from your office today with regards to whether scrapping of kondli resettlement scheme formulated in 1983-84 for allotment of 26 sq mtr. to evictee who were removed from number of cluster located in different part of Delhi will impact on any existing similar schemes. In this connection it is intimated that as per report of Revenue Staff of this office that there will no impact on any existing similar scheme of Rohini Zone. No such type of case are pending in this office. This matter may also be confirm^{रू} from Planning Wing Rohini and NL-I also.

This is for your information please.


(17/08/16)
27/7/16
उप-निदेशक.(भू.प्र.)
रोहिणी क्षेत्र, दि.वि.प्रा.

166

In pursuance of the message received from Director (LM)-I at 2.30 PM on 27.07.2016 regarding impact on scrapping of Kondli Re-settlement Scheme upon other similar existing scheme.

After deliberation on the issue, it is submitted that if the scheme of Kondli Re-Settlement Scheme is scraped, influence cannot be negative on the other similar scheme.

Dy. Director (L.M) EZ

Director (LM)-I

Pr. Commissioner (LM)

155

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY.DIRECTOR (LM)/NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA: DELHI

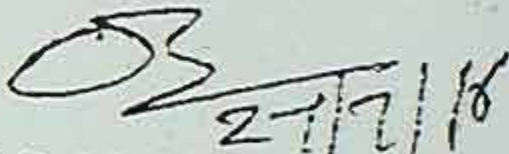
No.PA/DD/LM/NZ/2016/ 623

dated: 27th July, 2016

6294
28/7/16

A message was received from DLM through Mobile regarding "scrapping the Kondli Resettlement Scheme formulated in 1983-84 for allotment of 26 sqm. to evictees who were removed from numbers of cluster located in different parts of Delhi will impact on any existing similar scheme"

In this context it is stated that the aforesaid scheme is not in order in LM(NZ). However, the evictees of JJ Clusters are being allotted 12.5 sq.mt. & 18.00 sq.mtr. plot as per policy .


27/7/16
DD/LM(NZ)

~~DLM-I~~ → 28.7.16

To me

DEVELOPMENT AUTHORITY
OFFICE OF THE DY.DIRECTOR(LM)WZ
SUBHASH NAGAR CROSSING NEW DELHI
(Phone No.25971689)

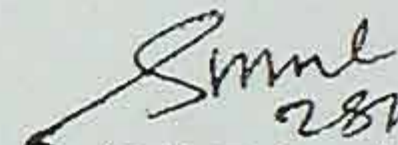
164

No PA/LM/WZ/DDA/

Dated: 28.7.16

Sub: Scrapping of Concli Resettlement Scheme.

Certified that due to Scrapping of Concli Resettlement Scheme formulated in 1983-84 for allotment of 26 sqm plot, no impact on any existing similar nature scheme is found.


28/7/16
(S.K. Talwar)

Dy. Director (LM)WZ

183

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DY.DIRECTOR (LM)/NORTH ZONE,
LSC, LU-BLOCK, PITAM PURA: DELHI

No.PA/DD/LM/NZ/2016/623

Dated: 27th July, 2016

A message was received from DLM through Mobile regarding "scrapping the Kondli Resettlement Scheme formulated in 1983-84 for allotment of 26 sqm. to evictees who were removed from numbers of cluster located in different parts of Delhi will impact on any existing similar scheme"

In this context it is stated that the aforesaid scheme is not in order in LM(NZ). However, the evictees of JJ Clusters are being allotted 12.5 sq.mt. & 18.00 sq.mtr. plot as per policy .

DD/LM(NZ)

DLM-I, DDA
Vikas Sadan, INA,
New Delhi-23

162/6
6230
26/7/16
OFFICE OF THE EXECUTIVE ENGINEER
EASTERN DIVISION No.12
DDA. GEETA COLONY, DELHI-110031.

No. F2(28)83/vol. 4/ ED12/ DDA/ 1018

Dated: 25.7.16

To

✓ The Director (LM) I
DDA, Vikas Sadan, INA
New Delhi.

Sub: Vacant plots at New Kondli resettlement colony.

Consequent upon the telephonic message from DD(LM)EZ/DDA. The required report is as under:-

Total Nos. of plots lying vacant are 471 Nos.

S.No.	No. of plots	Status
1.	356 Nos.	Clear
2.	115 Nos.	Encroachment /Disputed/Under Litigation

and the report may be sought from the L.M. Branch.

471



(Er. V.K. CHAUHAN)
EXECUTIVE ENGINEER
EASTERN DIVISION:12

Copy to:

1. CE/EZ/DDA for his kind information.
2. SE/CC-3/DDA for kind information please.
3. DD/(LM)EZ/DDA for information and verification please.
4. A.E.II /ED.12 w. r. t. his report.

EXECUTIVE ENGINEER
EASTERN DIVISION:12

✓ GND 26.7.16

☞ To me

-133-

-172-

-87

ANNEXURE-I

Annexure-**A**

Claims received for allotment of plots

Si. No.	Name of Cluster	No. of Claims
1	Kardampuri	97
2	Chilla Village	14
3	Kalka ji	2
4	Jhilmil Indl. Area	37
5	Kondli Harijan Basti	16
6	Jhilmil Tahirpur	12
7	Lawrance Road	13
8	Alaknanda	2
9	New Gupta Colony	3
10	Shalimar Bagh	25
11	East Guru Angad Nagar	3
12	Gazipur	5
13	Geeta Colony	5
14	Gharoli	11
15	Kingsway Camp	32
16	Rajori Garden	12
17	Kamal Cinema	6
18	Nehru Camp, Chankyapuri	1
19	ML Nehru Camp, Pusp Vihar	3
20	Nehru Palace Telephone Exchange	1
21	DSIDC Nand Nagri	1
22	Madanpur Khadar	1
23	Opp. LIG Flat, Nandnagri	1
24	Kalyanpuri Blk-11 & 12	1
25	Master Block Shakarpur	1
26	Pitampura	1
27	Singla Ring Road	1
28	Wagirpur S-Area	1
29	Factory Area, Wagirpur	1
30	Hassanpur	1
31	AIIMS	1
32	Labour Colony, Patperganj	1
	TOTAL	312

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
(LOCAL SELF GOVERNMENT DEPTT.)

153
A.W.P. I.A. 1/92

12(4)/74-LSG/II

Dated 1st September, 1992

OFFICE ORDER

Subject: Transfer of Slum & JJ Wings of Delhi Development Authority (DDA) to the Municipal Corporation of Delhi (MCD).

In pursuance of Government of India Ministry of Urban Development letter No. K.10014/4/91-DDVA/HS dated 26th August, 1992 regarding the transfer of Slum & JJ Wings of the Delhi Development Authority (DDA) to the Municipal Corporation of Delhi (MCD), it is hereby ordered further as under:-

- (a) The transfer will be effective from 1.9.1992.
- (b) The transfer will be on "as is where is" basis.
- (c) On transfer to the MCD, the Slum & JJ Wings of the DDA will be known as "The Slum & JJ Department of the MCD".
- (d) Except to the extent indicated below, working of the Slum & JJ Department will be governed by the same rules of business and procedure as are applicable to any other Department of the MCD.
- (e) The Slum & JJ Department of the MCD will be maintained as a separate entity with its own staff, accounts, stores, etc. All orders are issued to the contrary.
- (f) All the assets and liabilities of the Slum & JJ Dept. of the DDA including all lands in JJR colonies will be deemed to have been transferred to the Slum & JJ Department of the MCD with effect from 1.9.1992.
- (g) The employees of the Slum & JJ Wing of the DDA will become the employees of Slum & JJ Department of the MCD. They will continue to be governed by their present terms and conditions of service. They will not be merged with any cadre of the MCD till any orders to the contrary are issued.
- (h) The employees of the DDA who are presently posted to the Slum & JJ Wing of the DDA will continue to work as part of Slum & JJ Department of the MCD till further orders. They will continue to be governed by their present terms and conditions of service. They will also continue to be members of the cadres of DDA of which they form part.
- (i) Employees of other Departments and Organisations who are on deputation to Slum & JJ Wings of DDA will be treated as on deputation with the Slum & JJ Department of MCD on the existing terms and conditions.

Rina Ray
(RINA RAY)
JOINT SECRETARY (C)

(34)

152

(34)

31C

No. F.2(4)/72-LSG/111/2114

Dated 1st September, 1992

Copy to:-

1. The Vice-Chairman, ODA, Vikas Sadan, New Delhi.
2. The Principal Commissioner, ODA, Vikas Sadan, New Delhi
3. Commissioner, MCO, Town Hall, Delhi
4. Commr. S.G.J-1, Vikas Bhawan Anaza, New Delhi.
5. Commr. S.G. J-11, Vikas Bhawan Anaza, New Delhi
6. Secretary, Ministry of Heavy Metals, GOI, New Delhi
7. Dy. Secretary, Min. of Urban Development, GOI, New Delhi
8. The Accountant General, Central Revenue, New Delhi
9. The Secretary, (Pig/5) Govt. Agric., Delhi
10. Secretary to U.C. Raj Nigam, Delhi
11. PG to CS, Delhi Administration, Delhi.

K. R. Ray
 (RINA HAY)

JOINT SECRETARY (M)

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR (LANDS MANAGEMENT).
.....

No. PS/DLM/89/2628.

Dated the 8th May, 1989

ORDERSubject : Policy guidelines for Alternative
Allotment.

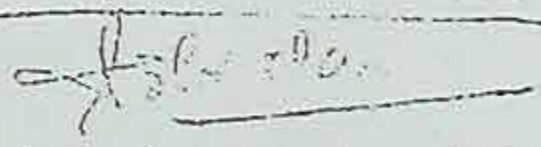
The Land Protection Branch has been undertaking action against unauthorised encroachment on land owned by D.D.A. as well as from the land under the control and management of D.D.A. and alternative allotment of developed plot is also being done to the eligible evictees. It has been decided that henceforth for removal of jhuggies on or after 1st January, 1989, the alternative allotment of plot would be made if the following conditions are fulfilled :

- a) Genuine and valid ration card issued on or before 30th May, 1986, by the Food & Civil Supply Deptt., Delhi Administration, to the head of the family whose jhuggi has been demolished.
- b) Ration card should be only for the area from where the removal operation was undertaken.
- c) The survey of the jhuggi-cluster should be done in triplicate, as per the proforma enclosed. The original copy of the survey should be pasted on a properly page numbered register for permanent record. The second copy be utilized for processing the case on the file and the third copy for the records of alternative allotments.
- d) After allotment of an alternative plot, endorsement to this effect be made prominently at page No. 1 of the original ration card.

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- 149
- e) The demolition slips as well as the alternative allotment letters would be issued under the signatures of the concerned Jt. Director/ Dy. Director.
 - f) New demolition slip book should be issued only after surrender of fully used Demolition slip book.
 - g) A copy of the allotment letter be enclosed to the concerned A.E. and a consolidated list of alternative allotments for removals from cluster be sent to the concerned Executive Engineer within a week.
 - h) The allotment of individual plots would be made by draw of lot from amongst the eligible for a particular removal operation.
 - i) The jhuggi-clusters having jhuggies 50 or less, are to be surveyed under the guidance and supervision of the concerned Dy. Director. For clusters where the number of jhuggi encroachers are more, individual cases be put up to Commissioner(L), for approval/order as to whether the survey/enquiry is to be conducted internally or through some outside agency like S.D. A.

This issues with the approval of V.C.


(S.C. Poodar)
Director (Lands Management)

Copy to :

1. All the JE/DIs in Lands Management Branch.
2. OSD to V.C.
3. P.S. to Commissioner(L).
4. P.S. to Addl. Commissioner(L).
5. P.S. to E.M.
6. Director (W).
7. OSD (Litg.)(Lands).
8. CVO/Director(Vig.).
9. C.L.A.
10. Dy. C.L.A.
11. Project Director, Papankalan
12. P.S. to Chief Secretary, Delhi Administration
13. All R.O. of Land Protection Branch.

Encl. as above.

258

*copy of this guideline may please
be sent to Com. Stm + JJ, Dy. Div. JJ
& II for information*


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151

TRUE TYPED COPY

ANNEXURE-IV

DELHI DEVELOPMENT AUTHORITY
OFFICE OF OSD (LM)-I

No.F.1(121)/89/DD/LP/East/664

Dated: 12.09.03

ORDER

Subject: Guideline for alternative allotment.

In addition to the conditions mentioned in order no. PS/DLM/89/2628 dated the 8th May, 1989, as enclosed herewith following conditions should also be fulfilled by evictees for demolition carried out in 1988.

1. Evictees have paid initial payment of Rs. 3000/- in the year 1988, therefore, the final premium has to be calculated by the Finance Deptt. and after the calculations final demand shall be raised and based on this demand, lease shall be executed.
2. Evictee has to produce any one document like domicile certificate, Identity Card/Ration card issued before May, 2003 as proof that they are living in Delhi presently and such evictees are only eligible for allotment of plot at this stage to check misuse of demolition slip by other than genuine evictee. An affidavit should also be furnished by evictee that none of his family member own a house/plot in Delhi for residential purpose.
3. Allotment of alternative plot is subject to the result of disposal of SLP No. 3166-67/2003 titled as Union of India Vs. Okhla Factory Owner Association.
4. In case of death of the evictee, legal heir can claim the allotment if he is having the legal heir certificate and his name is appeared in the Ration Card issued prior to 30.05.1986 of the original allottee.

Committee consisting of Dy.Dir. (LM)EZ, Dy.director (LM)/NZ and Dy.Dir(LAB)/Res. Will look into the genuineness of the applicant for allotment of alternative plots according to above guidelines.

Sd/-
(Binay Bhushan)
OSD (LM)-I

Copy to:

1. CLA, DDA.
2. Director (Land Costing), DDA
3. Dy.Director(LM)/EZ
4. Dy.Director(LM)/NZ
5. Dy.Dir.(LAB)/Res.
6. OSD to VC, DDA
7. Sr. PS to CLM-I, DDA
8. Sr. PS to EM, DDA

Sd/-
OSD (LM)-I

ANNEXURE-V

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1153

* IN THE HIGH COURT OF DELHI AT NEW DELHI

+ LPA 546/2010 & CMs 13876/2010 & 13879/2010

SMT. NARGIS & ORS. Through Appellants
Mr. P. Chakraborty, Advocate

versus

DDA & ANR. Through Respondents
Ms. Sangeeta Chandra, Standing
Counsel for R-1.
Mr. O.P. Saxena, Standing
Counsel for R-2.

For Printing Use
Sumon
Executive Judicial Department
High Court of Delhi

Reserved on: 5th August, 2010
Date of Decision: 16th August, 2010

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CORAM:
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE MANMOHAN

1. Whether the Reporters of local papers may be allowed to see the judgment? No.
2. To be referred to the Reporter or not? No.
3. Whether the judgment should be reported in the Digest? No.

JUDGMENT

MANMOHAN, J

1. Present Letters Patent Appeal has been filed challenging the judgment dated 24th May, 2010 passed in WP(C) 13309/2009 whereby appellants-petitioners' prayer for allotment of alternative plots after demolition of jhuggis has been rejected by the learned Single Judge on the ground that appellants-petitioners did not meet the eligibility criteria.



LPA 546/2010

Page 1 of 4

260
2010

2. Mr. P. Chakraborty, learned counsel for appellants stated that when the appellants were evicted on 16th January, 1988, they were in possession of ration cards. He further contended that after the survey of all the jhuggis, the claims of the appellants had been verified and they had been issued slips for alternative plots. Accordingly, Mr. Chakraborty submitted that respondent-DDA was under an obligation to hand over possession of plots bearing Nos. B-1/134, B-1/139, B-2/34, B-2/218, C-5/46 and C-5/54, Kondli Resettlement Colony to the appellants on the basis of specific draw held on 29th June 1993.

3. Mr. Chakraborty further submitted that the learned Single Judge was not justified in relying upon the policy dated 8th May, 1989 of respondent-DDA as it was to apply to jhuggis removed on or after 1st January, 1989 whereas the appellants' jhuggis had been removed on 16th January, 1988. Mr. Chakraborty lastly submitted that the learned Single Judge while passing the impugned order had travelled much beyond the scope of the direction given by another learned Single Judge of this Court on 19th August, 2002 in W.P.(C) 3124/1999.

4. Having heard learned counsel for the appellants and having perused the paper book, we are of the opinion that jhuggi dwellers have no legal vested rights to claim allotment of an alternative residential plot. The right for an alternative plot only flows from the policy, if any, framed by the respondent-DDA. Consequently, the appellants would be entitled to an alternative plot only if they are so eligible under the respondent-DDA's policy in vogue, namely, the policy dated 8th May,

LPA 546/2010

Page 2 of 4



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Sunita

Examiner, Public Relations Department
 Home Office, New Delhi

1989 read with policy dated 12th September, 2003. We are further of the opinion that allocation of a demolition slip or allotment on the basis of draw would not entitle the appellants to an alternative plot irrespective of the fact whether they fulfil the condition precedent stipulated in the policy framed by the respondent-DDA.

5. We are further of the opinion that if the aforesaid two policies are read together, it is apparent that the jhuggi dwellers would only be entitled for allotment of an alternative plot if he/she possesses the ration card issued on or before 30th April, 1986. We are in agreement with the view of learned Single Judge that possession of a ration card on the date of demolition i.e. January, 1988, would not entitle the appellants to an alternative plot.

6. In our view, the conditions stipulated by the respondent-DDA is based on sound logic because if the cut off date of settled possession is not much prior to the date of demolition, then many individuals on coming to know about the proposed demolition in a particular area would erect jhuggis in the said area. This Court cannot lose sight of the fact that even a small plot of land in Delhi is extremely valuable.

7. We are also not impressed by the argument that the learned Single Judge by way of the impugned order has acted contrary to the decision of another learned Single Judge's order dated 19th August, 2002. Upon a perusal of the order dated 19th August, 2002, we are of the view that the said order only directed respondent no. . to intimate to



LPA 546/2010

Page 3 of 4

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the appellants the decision with regard to the issue of eligibility of a person to be allotted an alternative plot. It, in no manner, restricted the grounds on which respondent-DDA was to decide the plea of alternative allotment. In view of aforesaid, present appeal, being devoid of merit, is dismissed *in limine*.

MANMOHAN, J

CHIEF JUSTICE

AUGUST 16, 2010
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LPA 546/2010

Page 4 of 4

Certified to be True Copy

Sundar
Examiner Judicial Department
High Court of Delhi
Authorised Under Section 70
Indian Evidence Act.

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Item No. 99/2016

Sub: Transfer of Building activities from DDA to MCD-Rehabilitation Ministry Employees Cooperative House Building Society Ltd., Malviya Nagar, Zone F-10, New Delhi. F.4(AE-1) Bldg. Resd. Misc./06-07/97.

1 BACKGROUND:


- i) DDA has received a proposal to complete the de-notification formalities of the Shivalik/Malviya Nagar area and transfer the building activity to MCD.
- ii) Rehabilitation Ministry Employees House Building Society Ltd. (known as Shivalik), Malviya Nagar has been allotted a land measuring 45 acres (18.21 Hect.) on dated 07-06-1982. The Layout Plan of the said CHBS was approved by DDA on dt. 12-03-1985 for 650 Residential Plots consisting of 3 Blocks i.e. A, B & C. The demarcation plan of Shivalik Society was approved on dated 31-01-1989, after the work of development and demarcation is completed and the building activities were released for 624 Residential Plots on dated 22-03-1991 and 07 Residential Plots on dated 09-05-2001, for 01 residential plot on dated 20.12.14 and remaining 18 Residential Plots were not released due to encroachment. The ownership of the land vested with Land and Development Office (L & D.O.) of MOUD. However, DDA looks after the Building activities of the land allotted either by DDA or L & D O, and therefore building activities are with DDA.

2 LAND USE AND BOUNDARIES

- i) **Land Use:-** As per MPD 2021 and approved Zonal Development Plan of Zone - F, the land use of the Society is 'Residential' and is part of Sub-Zone F-10.

ii) **Boundaries**

East	Malviya Nagar, Panchsheel Park(South)
West	Geetanjali Enclave
North	Aurbindo College, Village Begumpur, Sarvpriya Appartemnts.
South	Malviya Nagar, Press Enclave Road


1/4

3 TECHNICAL COMMITTEE DECISION

The matter was put up in the Technical Committee meeting on dated 08-04-2013 vide Item No. 11/13 . The decision of the Committee is as under:-

"The proposal was explained by Director (Building) Technical Committee agreed to the proposal of transfer of building activities of Rehabilitation Ministry Employees Co-operative House Building Society Ltd. Malviya Nagar i.e. Shivalik from DDA to MCD, as per the approved demarcation plan for 631 number of plots and subsequent letter for release for building activities. Block Officer, L & DO stated that L&DO does not have any objection in this regard. Further this proposal be put to Authority for consideration."

4 AUTHORITY DECISION.

(I) Accordingly the matter was placed before the Authority vide Item No. 90/ 2013 and as per minutes of the Authority Meeting held on dt. 26.07.2013, the Item no. 90/2013 was considered and approved with certain directions. Further the minutes of the same was amended vide U.O. No. 100(12)/13-RL/758/12376 dt. 16.8.13 which is as follows:

"Deferred for further discussion"

(II) After discussion subject matter was again placed before Authority vide item No. 133/2013 and as per the Authority minutes of the meeting held on 5.09.13 views/observations of member are as under:

- (a) DDA would complete demarcation of plots and protect unalloted lands in colony before transferring building activities to SDMC.
- (b) SDMC prefers transfer of entire colony.
- (c) CLA stated that a title suit is pending in the matter.
- (d) Demarcation and protection of balance area is required to be done by DDA.
- (e) DDA to examine records related to the title suit.

(III) Subject matter was again placed before Authority vide item No. 72/2014 and as per the Authority minutes of the meeting held on 9.05.14, views/observations of members are as under:

298/L

- (a) Chief Town Planner, MCD (South) stated that initially the layout plan had been approved for 650 plots. However, there are some private lands within the cooperative house building society as a result of which building activities have not been released for all the plots. Hence, the layout plan should accordingly be modified by DDA before handing over the building activities to MCD.
- (b) After deliberations, it was decided that DDA and MCD should resolve the matter mutually and, thereafter, bring it back before the Authority.

5 EXAMINATION

- (A) Demarcation exercise was carried out by the office of SDM in the month of December, 2013/January, 2014 on the request of DDA.
- (B) In the mean time society has filed writ petition (Civil) No. 485/2014 in Hon'ble High Court, and the High Court vide its order dt. 11.3.2014 directed for a fresh demarcation, for which request has been already sent by Land Department DDA on dt. 22.04.2014, 05.09.2014, 08.10.2014, 19.11.2014 & 02.01.2015. Though the issue of encroachment of DDA land (if any) can be decided in the demarcation exercise to be carried out by the office of SDM, there is no ground of retaining the building activities with DDA of this colony/area particularly since the services are not with DDA.
- (C) In the Authority meeting held on 09.05.2014 vide item 72/2014, it has been recorded that DDA and MCD should resolve the matter mutually and, thereafter bring it back before the Authority. Consequent to this two meetings were held on 20.06.14 and further on 29.04.15, under the chairmanship of VC., DDA.

The matter was discussed in detail in the meeting and VC, DDA stressed upon the point that since the surrounding area has been de-notified, the building activities should not remain with DDA. Even if there is any dispute over certain number of plots, the building activities for the CHBS colony should be taken over by MCD along with the records. The MCD should handle the cases of disputed plots as per the order/direction of court the Chief Town Planner has agreed to take over building activities of "as is where is basis". It was further decided that while handing over the files to SDMC, the plots in dispute should also be mentioned.


3/A

(D) According to approved demarcation plan for 650 number of Residential Plots and subsequently DDA has released the building activities for 632 number of residential plots and remaining 18 residential Plots for which building activities were not released due to encroachments. The detail of these 18 Residential Plots are as under:

S. No.	Block	Residential Plot Numbers
1	A	192, 193, 215, 216, 217, 218, 219, 220, 221, 230, 231, 232 & 233. (13 Nos.)
2	B	143, 144, 145, 146 & 147 (5 Nos.)

6 PROPOSAL.

- (a) Accordingly, the proposal of transfer of building activities of the entire Rehabilitation Ministry Employees, CHBS, Ltd., Malviya Nagar i.e. Shivalik from DDA to SDMC comprising of 650 residential plots along with other facilities as per the approved set-back-cum-demarcation plan is placed before the Authority, as all other municipal functions are being performed by SDMC in the said colony.
- (b) SDMC shall be at liberty to sanction building permits as per the laid down procedure. SDMC may verify the ownership status from the Revenue Department, GNCTD/DDA/L&DO of the respective plots before issuing building permits.
- (c) The Building activities of Shivalik should be transferred to SDMC on "As is where is Basis". DDA & MCD both being statutory body should discharge their respective functions as per Rules & laid down Norms.
- (d) While handing over the files to S.D.M.C., the plots in dispute shall also be mentioned by Director (Building), & MCD shall handle the cases of disputed plots as per the orders/directions of the Court.

RECOMMENDATION.

The proposal contained in Para No. 6(a) (b) (c) & (d) is placed before the Authority for consideration.

267

RESOLUTION

The proposal contained in the agenda item was approved.

Item No. 100/2016

Sub: Adoption of Annual Accounts for the financial year 2015-16

F6(1)2016-17/A/Cs(M)/Annual A/Cs 2015-16/DDA

Precise

1. In accordance with the provisions contained in Rule – 20 and 22 of DDA Budget and Account Rule 1982, DDA is required to prepare the Annual Statement of Accounts in respect of Nazul Account-I, Nazul Account-II & General Development Account in the formats as prescribed in the above rules and forward the same to CAG of India for certification audit. Further, the Certified Accounts together with audit report thereon are to be sent to the Ministry for laying before both the Houses of Parliament by 7th of December every year.
2. Nazul Account I relates to the transactions of old Nazul Estates entrusted to Delhi Improvement Trust under Nazul Agreement, 1937 which was taken over by the Delhi Development Authority as successor of the Delhi Improvement Trust. There have been no significant changes in the transactions relating to Nazul Account -I as per last year's transactions.
3. Nazul II relates to the large scale land acquisition, development and disposal activities. There has been significant decrease in the receipt and payment pertaining to Nazul Account-II. Head of Account wise effective Receipts & Payments for the year 2015-16 along with its comparison with the figures for the years 2013-14 & 2014-15 is given as below:-

Receipts & Payments head of A/c wise

(Fig. in Crore of Rs.)

Head of A/C	RECEIPTS			PAYMENTS		
	2015-16	2014-15	2013-14	2015-16	2014-15	2013-14
GDA	2104.89	1377.78	714.55	2541.54	1583.52	1027.53
Nazul A/C-I	14.24	20.33	5.13	10.26	28.55	29.58
Nazul A/C-II	2130.95	2925.75	3094.81	1802.31	2433.66	3007.60
Total	4250.08	4323.86	3814.49	4354.11	4045.73	4064.71

4. General Development Account (GDA) relates to all the development, construction and other activities undertaken by the Authority on its own account and other activities assigned to the Authority. Details of receipts and expenditure are given under para-3 above. There has been significant

increase in the receipts head of houses and shops for the year 2015-16 due to launching of Housing Scheme-2014. The expenditure has also increased considerably due to Const. of Houses & Shops. Year wise Receipt & Payment of GDA for the last three years is given as below:-

Fig. in crore of Rs.

Head of A/C	Receipts			Expenditure		
	2015-16	2014-15	2013-14	2015-16	2014-15	2013-14
GDA						
Disposal/Const. of Houses & Shops	1482.67	556.40	285.75	1825.68	1053.60	594.29

- Annual Accounts for the financial year 2015-16 have been prepared which comprise Receipt and Payment Accounts, Income & Expenditure Accounts and Balance Sheet in respect of General Development Account and Nazul Account-I (Page- 1 to 44 of the Booklet placed as Appendix "A"). As regards Nazul A/C -II, only Receipt & Payment Accounts has been prepared. These compilations are in accordance with the DDA Budget & Accounts Rules-1982 approved by the Central Government. However, DDA has agreed in principle for preparation of the Balance Sheet of Nazul Account - II. The concerned departments have already been requested to update the land record. As soon as record is updated, the Balance Sheet will be prepared.
- Financial statements of Delhi Development Authority Pension Fund Trust and Delhi Development Authority Gratuity Fund Trusts have been drawn separately consequent upon recognition of these trusts by Income Tax Department (Page- 45 to 58 of the Booklet placed as Appendix "A").
- A comparison showing the Income and Expenditure in respect of DDA's main account i.e. GDA for the last three years is as under:-

(Fig. in Crore of Rs.)

Year	2015-16	2014-15	2013-14
Income	2878.19	3958.72	658.42
Expenditure	2591.10	2437.36	963.86
Excess/Deficit	287.09	1521.36	(305.44)

- After soliciting approval of Hon'ble Lieutenant Governor, Delhi/Chairman, DDA, the Annual Accounts prepared by DDA for the financial year 2015-16 were sent to the office of Director General of Audit on 17.06.2016 for taking up the statutory audit as against the scheduled date of 30.06.2016. The Audit Team from the C & AG office has started audit from 21.06.2016 and the audit is in progress. The Annual Accounts so approved and sent to audit are now to be ratified by the Authority as per decision taken by the Authority in its meeting held on 08.01.2010 (Agenda Item 04).

9. After receipt of final "Separate Audit Report" (SAR), the audited Annual Accounts of 2015-16 along with comments of DDA on SAR will again be placed before the Authority for adoption.
10. Annual Accounts of DDA for the year 2015-16 along with the following items are submitted for ratification as under:-

Sl.No.	Item	Reference to page of appendix's booklet
1	Balance Sheet, Income & Expenditure Account & Receipt and payment A/c of General Development Account along with connected schedules.	Page 1 to 18
2	Statement of significant Accounting Policies (Schedule – N)	Page 19 to 23
3	Notes to the Accounts (Schedule – O)	Page 24 to 30
4	Details of Investments and Bank Balances (Schedule-P)	Page 31
5	Balance Sheet, Income & Expenditure Account and Receipt & payment Accounts of Nazul Account-I along with connected schedules.	Page 32 to 40
6	Receipt & Payment Accounts of Nazul Accounts -II	Page 41 to 44
7	Financial statement of Delhi Development Authority Pension Fund Trust.	Page 45 to 51
8	Financial statement of Delhi Development Authority Gratuity Fund Trust	Page 52 to 58

Proposal

The proposal contained in the above Agenda item relating to the Annual Accounts for the financial year 2015-16 is placed before the Authority for consideration and ratification.

RESOLUTION

The Annual Accounts of the Delhi Development Authority for the financial year 2015-16 were ratified. However, after the receipt of final "Separate Audit Report" (SAR), the audited Annual Accounts of 2015-16 alongwith the comments of Delhi Development Authority on SAR will again be placed before the Authority for adoption.

विषय:— हिन्दी के पदों को सृजित करने हेतु ।

1. भूमिका:—इस सम्बन्ध में सूचित किया जाता है कि वर्तमान में भर्ती नियमों के अनुसार कर्मचारियों की स्वीकृत संख्या और वर्तमान में नियुक्त कर्मचारियों की संख्या हिन्दी कैडर में निम्न प्रकार से है :-

क्र.स.	पद का नाम	कर्मचारियों की स्वीकृत संख्या	वर्तमान में नियुक्त कर्मचारी
1.	उपनिदेशक (राजभाषा)	1	1
2.	सहा. निदेशक(राजभाषा)	3	2
3.	वरिष्ठ अनुवादक(राजभाषा)	6	6
4.	कनिष्ठ अनुवादक	14	8

2. संसदीय राजभाषा समिति की तीसरी उपसमिति द्वारा कुछ समय पहले मुख्य अभियंता(द्वारका) और मुख्य अभियंता (रोहिणी) का राजभाषा हिन्दी के प्रयोग की दृष्टि से निरीक्षण किया गया । इसी समिति द्वारा दिनांक 07.06.16 को मुख्य अभियंता (विद्युत) का निरीक्षण किया जाना है इन निरीक्षणों के दौरान यह बात सामने आई कि जब तक मुख्य अभियंता कार्यालयों में हिन्दी का समुचित स्टाफ तैनात नहीं किया जाता तब तक मुख्य अभियंता कार्यालयों में हिन्दी के प्रयोग को बढ़ावा नहीं दिया जा सकता । संसदीय राजभाषा समिति ने निदेश दिए कि मुख्य अभियंता कार्यालयों में हिन्दी स्टाफ की समुचित व्यवस्था अतिशीघ्र की जाए । निरीक्षण के पश्चात् विभिन्न मुख्य अभियंताओं द्वारा हिन्दी स्टाफ तैनाती के लिए अनुरोध किया जाता रहा है ।

हिन्दी पदों को सृजित करने के विषय में उपाध्यक्ष, दि.वि.प्रा. की अध्यक्षता में दिनांक 8.4.16 को आयोजित राजभाषा कार्यान्वयन समिति की बैठक में विचार किया गया है कि सभी मुख्य अभियंता कार्यालय में मानकों के अनुसार नए हिन्दी के पद सृजित किए जाए । इस संबंध में गृह मंत्रालय द्वारा निर्धारित मानकों के अनुसार प्रत्येक मुख्य अभियंता कार्यालय में निम्नलिखित पद सृजित किए जाएं :-

1.	सहायक निदेशक (राजभाषा)	1
2.	कनिष्ठ अनुवादक (राजभाषा)	2
3.	निम्न श्रेणी लिपिक एवं हिन्दी स्टाफ	1

3. इस संबंध में उल्लेख किया जाता है कि दि.वि.प्रा. में 09 मुख्य अभियंता कार्यालय है, जिनमें से निम्नलिखित कार्यालयों में हिन्दी के पद सृजित किए जाने अपेक्षित हैं। ये पद मुख्य अभियंता कार्यालयों में कार्यरत अनुसचिवीय कर्मचारियों की संख्या व राजभाषा विभाग द्वारा निर्धारित मानकों के अनुसार है।

क. सं.	कार्यालय का नाम	कार्यालय का पता	अनुसचिवीय कर्मचारियों की संस्वीकृत संख्या	कार्यरत अनुसचिवीय कर्मचारियों की संख्या	मानकों के आधार पर हिन्दी पदों की प्रस्तावित संख्या		
					स.नि. (रा.भा.)	कनिष्ठ अनुवादक (रा.भा.)	नि.श्रे. लि. एवं हिन्दी टंकक
1.	मुख्य अभियंता (रोहिणी)	रोहिणी	339	156	01	02	01
2.	मुख्य अभियंता (द्वारका) एवं मुख्य अभियंता (विद्युत)	द्वारका	174	96	01	02	01
		वसंत कुंज	203	63			
3.	निदेशक (उद्यान) -उ.प.एवं	विकास मीनार	72	24	01	01	01
	निदेशक (उद्यान)-द.पू.		95	31			
	आयुक्त (योजना)एवं अपर आयुक्त मू-दृश्याकन)			12			
	मु.अभियंता (डिजाइन) मु. अभियन्ता (उत्तरी क्षेत्र)		28	11			
	मुख्य अभियन्ता (पूर्वी क्षेत्र) एवं मु. वास्तुकार एच.यू. पी.डब्ल्यू.			24			
4.	मु. अभियंता (परियोजना) एवं मु. अभियंता (दक्षिणी)	सीरी फोर्ट	153	35		01	01
	योग		1064	452	03	6	4

4. ये पद राजभाषा विभाग द्वारा जारी आदेशों का संकल्प पुस्तक में दिए गए मानकों के अनुसार प्रस्तावित है (अनुलग्नक-क)। सम्बन्धित पदों का विवरण नीचे दिया गया है।

1. 100 या 100 से अधिक अनुशासकीय कर्मचारियों वाले प्रत्येक सम्बद्ध/अधीनस्थ कार्यालय में हिन्दी अधिकारी सहायक निदेशक (राजभाषा)।

2. 'क' क्षेत्र में स्थित कार्यालय के लिए (सभी सेनाओं और अर्ध सैनिक बलों के कार्यालयों को छोड़कर) 25 से 125 अनुशासकीय कर्मचारियों वाले कार्यालय में एक कनिष्ठ अनुवादक । 126 से अधिक अनुशासकीय कर्मचारियों के लिए दो कनिष्ठ अनुवादक ।

प्रस्ताव :- उपरोक्त को ध्यान में रखते हुए मानक मानदण्डों के आधार पर निम्नलिखित पदों की सृजन हेतु प्रस्तावित शहरी विकास मंत्रालय को अनुमोदन के लिए प्रस्तुत है ।

क) सहायक निदेशक (राजभाषा) के 3 पदों के सृजन के लिए । सहायक निदेशक(राजभाषा) का पद ग्रुप 'ए' का है जिसका पे बैण्ड 15600-39100/-रु0 एवं ग्रेड पे 5400/-रु0 है। दिल्ली विकास (विविध) संशोधन विनियम 1981 के अनुसार निम्नलिखित (क) पद के सृजन हेतु शहरी विकास मंत्रालय सक्षम है।

ख) कनिष्ठ अनुवादक के 6 पदों के लिए । कनिष्ठ अनुवादक(राजभाषा) का पद ग्रुप 'बी' का है जिसके पे बैण्ड 9300-34800 का है एवं ग्रेड पे 4200 रु0 है ।

नोट:- निम्न श्रेणी लिपिक (हिंदी टंकक) के पदों के सृजन का प्रस्ताव नहीं किया गया है क्योंकि हमारे पास कुल 1100 पद निम्न श्रेणी लिपिक के स्वीकृत हैं जिनमें से कुछ उपयोग किये जा सकते हैं ।

वित्तीय अनुमान

ग्रुप 'ए' के वेतन मान में एक सहायक निदेशक का एक वर्ष का अनुमानित वेतन 7.08 लाख रु0 है एवं 03 सहायक निदेशक का एक वर्ष का कुल अनुमानित वेतन 21.26 लाख रु0 है । ग्रुप 'बी' के वेतनमान में एक कनिष्ठ अनुवादक का एक वर्ष का अनुमानित वेतन 4.43 लाख रु0 है । अतः 06 कनिष्ठ अनुवादक का एक वर्ष का अनुमानित वेतन 26.58 लाख रु0 सम्भवतः बनता है । अतः उपरोक्त पदों का 1 वर्ष का कुल अनुमानित वेतन रु. 47.84 लाख सम्भवतः बनता है जिनके सृजन हेतु 20 माली के पदों को छोड़ने का प्रस्ताव है ।

प्राधिकरण का अनुमोदन क्यों आवश्यक है ?

क्योंकि दिल्ली विकास (विविध) संशोधन विनियम 1981 (अनुलग्नक-ख) के अनुसार 'क' समूह के पदों के सृजन हेतु यह प्रस्ताव शहरी विकास मंत्रालय में अनुमोदन हेतु प्रस्तुत किया जाना है ।

संकल्प

The proposal contained in the agenda item was approved.

राजभाषा संबंधी कार्य के लिए पदों का सृजन, न्यूनतम पदों का मानदंड, कार्य के मानक, अधिकारियों के कार्य तथा हिंदी टैककों/आधुनिकियों का अनुपात

10.1 नया कार्यालय नौकरों समेत राजभाषा कार्य संबंधी पदों का प्रावधान

नया कार्यालय खोलते समय राजभाषा नीति के अनुसार हिन्दी में किए जाने वाले कार्यों के लिए और राजभाषा नीति के कार्यान्वयन के लिए 'अवश्यकता' के अनुसार हिन्दी संबंधी पदों का प्रावधान अन्य पदों के साथ-साथ किया जाए। किसी समिति या कमीशन को इनके समय भी बुद्धि ध्यान में रखा जाए जिससे इनकी रिपोर्ट और अन्य कामज हिन्दी या अंग्रेजी में साथ-साथ तैयार हो सकें।

[क. अ. सं. 11/1/3017/3975-क. अ. (ग) दि. 3-3-1976
अ. सं. 13-1]

10.2 राजभाषा नीति के कार्यान्वयन के लिए न्यूनतम हिन्दी पदों का सृजन

राजभाषा नीति का कार्यान्वयन तथा राजभाषा अधिनियम और उसके अंतर्गत बनाए गए नियमों के प्रावधानों का अनुपालन सुनिश्चित करने के लिए केंद्रीय सरकार के सभी मंत्रालयों/विभागों तथा उनके सचद और अधीनस्थ कार्यालयों व सरकारी उपखण्डों, निगमों, शैको आदि में पर्याप्त संख्या में हिन्दी पदों (परिष्कृत हिन्दी अधिकारी, हिन्दी अधिकारी, परिष्कृत हिन्दी अनुवादक, हिन्दी अनुवादक, हिन्दी टाइपिस्ट) का उपलब्ध होना आवश्यक है। राजभाषा विभाग द्वारा कार्यालय आधर सं. 13/35/1980-क. अ. (ग) दिनांक 27 अप्रैल 1981 जारी अरके मंत्रालय/विभाग तथा सचद/अधीनस्थ कार्यालयों में अपेक्षित हिन्दी पदों को न्यूनतम संख्या एवं मासिक वेतन जो राजभाषा विभाग के अ. सं. 11/1/3017/3975-क. अ. (क) दिनांक 6-3-1973 में दिए गए थे परिष्कार किए गए थे। तथार्थ वित्त मंत्रालय के दिनांक 11-1-1984 के का. अ. सं. संख्या 055-7(1) ई (ओआई)/84 द्वारा नए पदों के सृजन पर रोक लगा दी गई। का. अ. सं. 7(1) ई (ओआई)/84 दिनांक 20-6-1984 में सांख्यिक प्रावधानों की परिी के द्वारा अपेक्षित पदों सहित अल्पधिक आधुनिक परिस्थितियों में अति आवश्यक पदों को इस रोक से मुक्त कर दिया गया। राजभाषा अधिनियम तथा नियमों के प्रावधानों का अनुपालन सुनिश्चित करने के लिए अपेक्षित पद भी इसमें सम्मिलित हैं।

इस संबंध में वित्त मंत्रालय, अन्य विभाग का कार्यालय नए पदों का सृजन (ओआई)/85 दिनांक 18 जून 1985 में देया गया और जिसके तहत राजभाषा नीति के कार्यान्वयन के लिए पदों की संख्या के प्रस्तावों पर प्रशासनिक मंत्रालयों के सुनिश्चित अर्थों, वित्त मंत्रालयों के परामर्श से, राजभाषा विभाग द्वारा वित्त मंत्रालय को सहमत से इस संबंध में तैयार और जारी किए गए कार्य-परिष्कार के अनुसार शर्तियों का प्रयोग कर सकेंगे।

नए मानक :-

राजभाषा नीति के कार्यान्वयन के लिए पदों की न्यूनतम संख्या के बारे में निम्नलिखित मासिक वेतन लागू किए जाएं :-

I. मंत्रालयों/विभागों के लिए

(i) प्रत्येक मंत्रालय तथा स्वतंत्र विभाग में, जिसका पुनर्जांचक सचिव हो, एक सहायक निदेशक (क. अ. सं. 1)

(ii) प्रत्येक ऐसे मंत्रालय या विभाग में जहाँ 100 या 100 से अधिक अनुसूचितीय कर्मचारियों हैं, या जिसके अंतर्गत 4 या 4 से अधिक सचद/अधीनस्थ कार्यालय या उपखण्ड ऐसे हैं जिसमें 50 या 50 से अधिक अनुसूचितीय कर्मचारियों हैं, एक परिष्कृत हिन्दी अधिकारी अर्थात् उप-निदेशक (राजभाषा)। राजभाषा विभाग के 13-4-1987 के का. अ. सं. 13017/1/81-क. अ. (ग) में निर्धारित नार्स को ध्यान में रखते हुए यह पर सहायक निदेशक के पद के बदले या उसके अतिरिक्त हो सकता है। मंत्रालय/विभाग में कार्य के स्वरूप और कार्य की मात्रा के ह्रास पर निदेशक का पद धरना जा सकता है।

(iii) 50 से कम अनुसूचितीय कर्मचारियों पर एक अनुवादक, 50 से 100 अनुसूचितीय कर्मचारियों पर 2 अनुवादक, 101 से 150 अनुसूचितीय कर्मचारियों पर 3 अनुवादक, 151 या उससे अधिक अनुसूचितीय कर्मचारियों पर 3 कनिष्ठ अनुवादक तथा एक परिष्कृत अनुवादक।

II. सचद/अधीनस्थ कार्यालयों के लिए

(i) 100 या 100 से अधिक अनुसूचितीय कर्मचारियों वाले प्रत्येक सचद/अधीनस्थ कार्यालय में एक हिन्दी अधिकारी (सहायक निदेशक, राजभाषा)।

39/1

(2) (क) "क" क्षेत्र में स्थित कार्यालयों के लिए (रक्षा सेनाओं और अर्ध सैनिक बलों के कार्यालयों को छोड़कर) 25 से 125 अनुसचिवाय कर्मचारियों वाले कार्यालय में एक कनिष्ठ अनुवादक । 126 से अधिक अनुसचिवाय कर्मचारियों के लिए दो कनिष्ठ अनुवादक ।

(ख) "ख" तथा "ग" क्षेत्रों में स्थित कार्यालयों के लिए :

(i) 25 से 75 तक अनुसचिवाय कर्मचारियों वाले कार्यालय में एक कनिष्ठ अनुवादक 76 से 125 अनुसचिवाय कर्मचारियों वाले कार्यालय के लिए दो कनिष्ठ अनुवादक 126 से 175 अनुसचिवाय कर्मचारियों वाले कार्यालय के लिए तीन कनिष्ठ अनुवादक 175 से अधिक अनुसचिवाय कर्मचारियों वाले कार्यालय के लिए तीन कनिष्ठ अनुवादक तथा एक वरिष्ठ अनुवादक ।

(ii) रक्षा सेनाओं और अर्ध सैनिक बलों के "क" क्षेत्र में स्थित कार्यालयों पर भी जो एक क्षेत्र से दूसरे क्षेत्र में स्थानांतरित होते रहते हैं, यही मानक लागू होंगे ।

(iii) "ख" व "ग" क्षेत्र में स्थित केन्द्रीय सरकार के ऐसे सभी कार्यालयों में जहाँ कम से कम 25 अनुसचिवाय कर्मचारी हैं एक हिन्दी टाइपिस्ट का पद दिया जाए । "क" क्षेत्र में भए स्थले जाने वाले कार्यालयों में भी यदि कम से कम 25 अनुसचिवाय कर्मचारी हों तो एक हिन्दी टाइपिस्ट का पद दिया जाए । "क" क्षेत्र में स्थित रक्षा सेनाओं और अर्ध सैनिक बलों के कार्यालयों, जो एक क्षेत्र से दूसरे क्षेत्र में स्थानांतरित होते रहते हैं, में भी यही मानक लागू होंगे ।

(3) ऊपर पैरा (2) में प्रयोग किए गए "अनुसचिवाय कर्मचारियों" शब्दों के अंतर्गत वे सभी कर्मचारी तथा अधिकारी शामिल हैं जिनके पद अनुसचिवाय कार्यों के लिए सृजित किये गये हैं, चाहे वे तकनीकी या वैज्ञानिक कर्मचारी हों या अधिकारी । इसके अतिरिक्त यदि तकनीकी और वैज्ञानिक पद इस तरह के काम के लिए स्वीकृत हों परन्तु परिवारियों को अनुसचिवाय कार्य भी सौंपा गया हो तो आंतरिक कार्य अध्ययन एकक द्वारा इस तरह के कर्मचारियों के कार्य के स्वरूप की पड़ताल करने के बाद उन्हें हिन्दी पदों के सृजन के लिए गिना जा सकता है ।

- [क. श. सं. 11015/73-क. भा. एकक दिनांक 6-8-1973]
- [क. श. सं. 13035/780-क. भा. (ग) दिनांक 27-4-1981. क्रम सं. 135]
- [क. श. सं. 13035/4/88-क. भा. (ग) दिनांक 12-7-1988. क्र. क्रम 252]
- [क. श. सं. 13035/3/88-क. भा. (ग) दिनांक 5-4-1989]
- [क. श. सं. 13027/25/88-क. भा. (ग-2) दिनांक 29-7-1988. अनुपूरक क्रम सं. 253]

10.3 अनुवाद कार्य के मानक

चित्त मंत्रालय (कर्मचारी नियंत्रण एकक) की सलाह पर यह निर्णय लिया गया है कि अनुवाद कार्य को "साधारण और तकनीकी" रूप में वर्गीकृत किया जाए तथा कार्य मानक निम्न प्रकार तय किए जाए -

	साधारण	तकनीकी	
अनुवाद	1750 शब्द प्रतिदिन	1350 शब्द प्रतिदिन	5 कार्य दिवसीय सप्ताह के लिए
पूरीकरण	5800 शब्द प्रतिदिन	4000 शब्द प्रतिदिन	

केन्द्रीय अनुवाद ब्यूरो में अनुवाद कार्य की विशेष प्रकृति को देखते हुए इस ब्यूरो में अनुवादकों के लिए प्रति अनुवादक 1300 शब्दों का मानक होगा । अनुवाद की सामग्री का वर्गीकरण निम्न प्रकार से किया जाए :-

सामान्य

- (क) वार्षिक प्रशासनिक रिपोर्ट
- (ख) सामान्य आदेश, अनुदेश, परिपत्र आदि
- (ग) संसदीय कार्य-संसद प्रश्न, प्राश्नावसन, ध्यान आकर्षण प्रस्ताव आदि
- (घ) नैसी वार्ताचार
- (ङ) विभिन्न आयोग/कमिटीयों आदि की रिपोर्ट

तकनीकी

- (क) नीति विषयक रिपोर्ट जैसे आयात-निर्यात नीति
- (ख) श्वेत-पत्र
- (ग) विभिन्न मंत्रालयों का वैज्ञानिक तथा तकनीकी साहित्य
- (घ) वैज्ञानिक तथा तकनीकी "रिपोर्ट" जैसे योजना आयोग, केन्द्रीय जल आयोग की रिपोर्ट
- (ङ) मैनुअल, कोड तथा अन्य कार्यविधि साहित्य ।

10.3.1 कोई सामग्री सामान्य है या तकनीकी, इस बारे में वरिष्ठ हिन्दी अधिकारी/हिन्दी अधिकारी का निर्णय अंतिम माना जाएगा । परन्तु यदि किसी विभाग की अनुवादनीय सामग्री का 25% या अधिक भाग "तकनीकी" श्रेणी में रखा जाता है तो आंतरिक कार्य अध्ययन एकक द्वारा अध्ययन प्रायश्चित्त होगा ।

10.3.2 विधि और न्याय मंत्रालय के विधायी विभाग के राजभाषा खंड द्वारा जो कार्य किया जाता है वह अन्य मंत्रालयों/विभागों

से भिन्न प्रकार का होता है। इसलिए ये ध्यान रखने में कार्य के लक्ष्य अनुवादकों पर लागू नहीं होंगे।

[क. ज. सं. 13017/1/81-ग. प्र. (ग) दि. 1-11-1987]

10.4 हिन्दी अनुवादकों के कर्तव्य

वरिष्ठ अनुवादक और कनिष्ठ अनुवादक के पद मुख्यतः अनुवाद कार्य के लिए सृजित किए गए हैं और उनसे सामान्यतः वही कार्य कराया जाना चाहिए। अर्थात् एक ओर राजभाषा अधिनियम की धारा 10 और अन्य नियमों आदि का अनुपालन सुनिश्चित करने के लिए अनुवादकों की पर्याप्त व्यवस्था आवश्यक है वही दूसरी ओर राजभाषा नीति के कार्यान्वयन इस संबंध में समय-समय पर जारी किए गए निर्देशों/अनुदेशों के अनुपालन राजभाषा कार्यान्वयन समिति की बैठकों के आयोजन आदि से संबंधित कार्य वरिष्ठ हिन्दी अधिकारी/हिन्दी अधिकारी तथा अन्य उच्च अधिकारियों के स्तर पर किया जाना चाहिए। साथ ही जिन कार्यालयों में इन कार्यों के लिए समुचित पद नहीं हैं वहां उनका सृजन किया जाना चाहिए। विशिष्ट अवसरों पर (हिन्दी सलाहकार समिति हिन्दी कार्यान्वयन समिति आदि की बैठकों के समय) कनिष्ठ अनुवादकों/वरिष्ठ अनुवादकों की सहायता ली जा सकती है। साथ ही इन अनुवादकों से कार्यान्वयन संबंधी कार्य में भी सहायता ली जा सकती है अर्थात् कि इससे अनुवाद कार्य की अवहेलना न हो। कार्यान्वयन संबंधी कार्य का विशेष महत्त्व है और समुचित स्तर के अधिकारियों द्वारा इस ओर पर्याप्त ध्यान दिया जाना चाहिए। जहां आवश्यकता समझी जाए अतिरिक्त पदों के सृजन के लिए भी प्रयास किए जाने चाहिए।

[क. ज. सं. 13016/1/80-ग. प्र. (ग) दि. 6-12-1980
क्रम सं. 1-10]

[क. ज. सं. 13035/1/87-ग. प्र. (ग) दि. 8-9-1987]

10.5 हिन्दी अधिकारियों के कर्तव्य तथा उनसे निर्धारित कार्य ही लिया जाना

जिन आवश्यकताओं की पूर्ति के लिए हिन्दी अधिकारियों के पद बनाए गए हैं उनके अनुसार यह उचित होगा कि हिन्दी अधिकारियों को निम्नलिखित कर्तव्य सौंपे जाने चाहिए:-

- (1) अंग्रेजी से हिन्दी और हिन्दी से अंग्रेजी अनुवाद का काम और उसकी वेंटिंग।
- (2) विभाग के अधिकारियों और कर्मचारियों को राजभाषा अधिनियम के उपबन्धों तथा हिन्दी प्रशिक्षण और राजभाषा सत्रधी आदेशों की जानकारी कराना और उनके कार्यान्वयन में मदद करना।

(3) राजभाषा अधिनियम उपबन्धों के तथा हिन्दी प्रशिक्षण और राजभाषा सत्रधी आदेशों का अपने विभाग और उसके अधीन कार्यालयों, अनुभागों, कम्पनियों आदि में यथोचित रूप से अनुपालन करना।

(4) विभाग या कार्यालयों के राजभाषा कार्यान्वयन समिति के सचिव के रूप में काम करना और उसकी बैठकों समय-समय पर बुलाना, उन बैठकों की कार्यसूची और कार्य वृत्त तैयार करना तथा बैठक में लिए गए निर्णयों पर की गई कार्रवाई का समन्वय करना।

(5) हिन्दी के प्रभावी प्रयोग को बढ़ावा देने के लिए समय-समय पर उचित सुझाव देना और इस ओर राजभाषा विभाग से उचित माध्यम द्वारा सम्पर्क रखना।

(6) सहायक और संदर्भ साहित्य तैयार करना, हिन्दी कार्यशालाओं का प्रबंध करना और अधिकारियों एवं कर्मचारियों को हिन्दी सीखने तथा सरकारी कामकाज में उसका इस्तेमाल करने में मदद देना।

(7) हिन्दी अधिकारियों/अनुवादकों से केवल अनुवाद तथा राजभाषा के कार्यान्वयन का ही काम लिया जाए जिसके लिए वे पद स्वीकृत किये गए हैं। यदि किसी कार्यालय में हिन्दी का निर्धारित काम पूरी तरह से वार्षिक कार्यक्रम के लक्ष्य अनुसार कर लिया जाता है, उसके बाद भी यदि छिदी पदों पर लगे अधिकारियों/कर्मचारियों को समय मिले तब ही उन्हें हिन्दी अनुवाद तथा राजभाषा नीति के कार्यान्वयन के अतिरिक्त कोई अन्य कार्य दिया जाए।

10.5.1 हिन्दी सत्रधी आदेशों के कार्यान्वयन की जिम्मेदारी विभाग के वरिष्ठ अधिकारियों पर रही है, उनकी यह जिम्मेदारी आगे भी बनी रहेगी। हिन्दी अधिकारियों आदि की सेवाओं का उपयोग उस जिम्मेदारी को पूरा करने में सहायता लेने की दृष्टि से किया जाना चाहिए।

[क. ज. सं. 11/13019/75-ग. प्र. (ग) दिनांक 31-12-1975
क्रम सं. 139]

[क. ज. सं. 13035/1/87-ग. प्र. (ग) दिनांक 8-9-1987]

[क. ज. सं. 13017/4/88-ग. प्र. (ग) दिनांक 8-6-1988
अनुक्रम सं. 255]

10.6 हिन्दी टाइपिस्टों तथा मिलानकर्ताओं के कार्य की मात्रा के मानक

भारत सरकार के विभिन्न मंत्रालयों/विभागों/कार्यालयों में किए जा रहे हिन्दी टाइपिंग के काम और उससे संबंधित विभिन्न

DELHI DEVELOPMENT (MISCELLANEOUS) AMENDMENT RULES, 1981

1. (1) These rules may be called the Delhi Development (Miscellaneous) Amendment Rules, 1981.
- (2) They shall come into force on the date of their publication in the Official Gazette.
2. In the Delhi Development (Miscellaneous) Rules, 1959 -
 - (a) for the words and figures "Class-I", "Class-II", "Class-III" and "Class IV", whenever they occur, the words and figures, "Group-A" "Group B", "Group C" and "Group D" shall respectively be substituted;
 - (b) for rule 3 and its heading the following heading and rule shall be substituted, namely:

CONTROL AND RESTRICTION ON APPOINTMENT OF STAFF

3. (1) The posts under the Authority other than those of the Secretary and Chief Accounts Officer shall be classified as follows:

Group A	:	Pay or a scale of pay with a maximum of not less than Rs.1,300 per month
Group B	:	Pay or a scale of pay with a maximum of not less than Rs.900 per month but less than Rs.1300 per month
Group C	:	Pay or a scale of pay with a maximum of over Rs.900 per month but less than 900 per month
Group D	:	Pay or a scale of pay the maximum of which is Rs. 290 per month or less

Provided that:

- (a) the classification of any posts created on or after the 1st January, 1973 in the revised scale but before the date of issue of the Delhi Development (Miscellaneous) Amendment Rules, 1981 as specific additions to cadre existing prior to the 1st January, 1973 shall be the same as that the posts in the cadres to which they have been added; and
- (b) any other posts not covered by (a) created in the revised scale of pay on or after the 1st January, 1973 but before the enforcement of these rules having a classification higher than the one envisaged in these rules, shall be reclassified in terms

of these rules but without prejudice to the status of the existing incumbents of such posts.

- (2) No post in Group A whether temporary or permanent shall be created by the Authority without the prior approval of Central Government.
- (3) Notwithstanding anything contained in sub-rule (2), the Authority may create a post in Group A carrying a pay or scale of pay with a maximum pay of not more than Rs2000/- per month

Provided:

- (a) that a post so created shall lapse on the expiry of the financial year in which it was created unless the period is extended beyond the said financial year with the prior approval of the Central Government,
- (b) no such post is created by the Authority except with the concurrence of the Finance and Accounts Member of the Authority,
- (c) that the power to create such posts is not delegated by the Authority to any of its officials without the prior approval of the Central Government, or is not used with retrospective effect:
- (d) before creating any technical posts the requirements of such posts are assessed on the basis of the following work load norms namely;
- | | | | |
|-----|-------------------|---|--|
| (i) | Nature of work | Workload of a Division handling civil works | Workload of a Division handling electrical works |
| | Construction work | Rs.98 lakhs per annum | Rs 60 lakhs per annum |
| | Maintenance work | Rs.37 lakhs per annum | Rs.20 lakhs per annum |
- (ii) Normally four divisions are placed under the control of a Superintending Engineer.
- (iii) The post of a Chief Engineer is sanctioned for an anticipated work load of 15 to 16 crores of rupees per annum. Besides the span of control that Chief Engineer has to exercise is also taken into consideration:

Provided that if the Central Public Works Department adopts different workload norms in respect of Work executed under the control of that Department, the Authority shall follow the

norms for the time being in force prescribed by the Central Public Works Department.

- (e) the economy instructions issued by the Central Government in the Ministry of Finance, for the time being in force are kept in view before creating such posts.
- (4) Authority shall make appointments to posts in Group 'A' only in accordance with the regulations approved by Central Government prior to such appointments and no such appointment to a post in Group 'A' carrying pay, or a scale of pay with a maximum of pay of more than Rs.2000 is made by the Authority without the prior approval of the Central Government.

[Rules made by the Central Government in exercise of the powers conferred by sub-section (1) of section 56 of the Delhi Development Act, 1957 (61 of 1957) read with clauses (d) and (r) of sub-section (2) of that section, in consultation with the Authority vide Notification No. G.S.R. 917 dated 26th Sept. 1981.]

[Published in Gazette of India, Part II, Section 3 (ii), dated 10th October, 1981]

Item No. 102/2016

Sub: Creation of separate trusts for GP Fund, Leave Encashment Fund & PRMS Fund.

F6 (9) 2015-16/A/Cs(M)

PRECISE

1. DDA has five Earmarked Funds for providing retirement benefit to its employees namely Pension Fund, Gratuity Fund, General Provident Fund, Leave Encashment Fund and Post Retirement Benefit Fund. Out of the five, DDA has already created separate trusts for two funds i.e. Pension Fund and Gratuity Fund and had got these trusts recognized from Income Tax Department in the year 2011-12. After creation of separate trusts, separate PAN have been got allotted and both these trusts are operational and separate balance sheet is being prepared in respect of these trusts for claiming exemption on its Annual Income.
2. DDA has been making investment for the above funds as per the guidelines prescribed by Ministry of Finance and Income Tax Act, from time to time.
3. Earlier, the PAN of DDA was being used for making investment in General Provident Fund, Leave Encashment Fund and Post Retirement Benefit Fund and the same was acceptable to Clearing Corporation of India Ltd. (CCIL), a unit of RBI till 31.03.2015. During the year 2015-16, CCIL issued instructions that for making investment in Govt. Securities/State Development loans by any trust/organization, there should be a separate PAN in the name of trust/organization and as such, a need arose for obtaining separate PANs for these funds to fulfill the requirement of CCIL.
4. After obtaining the advice of Tax Consultant to DDA, another CA firm was engaged which advised that creation of separate trusts for each funds shall be required for getting separate PANs. Accordingly, final draft Trust Deeds for all the three proposed trusts have been finalized and the same have also been vetted by Legal Cell (Annexure 'A', 'B' & 'C').
5. Before filling an application before the Income Tax Department for recognition of trusts and allotment of separate PAN for each trust, approval of the Authority is required for creation of separate trust for these funds.
6. The investment of the trust funds will be made as per the guidelines of Ministry of Finance/ Income Tax Rules and as per the ratio already approved by the Authority vide Resolution no. 59/11 with the approval of Competent Authority on the recommendation of Investment Committee headed by of CAO, DDA.
7. The matter is placed before the Authority for soliciting approval for creation of separate trusts for three funds namely G P Fund, Leave Encashment Fund & Post-Retirement Medical Fund so that an application can be filed before the Assessing Officer for recognition of the trusts and allotment of separate PAN for each trust and for claiming exemption on the income of trust funds.

RESOLUTION

The proposal contained in the agenda item was approved.

Item No. 103/2016

Sub: Proposed road infrastructure development to decongest traffic in and around District Centres, Community Centres, Non- Hierarchical Commercial Centres and Local Shopping Centres developed by DDA in Delhi by upgradation of road infrastructure of surrounding areas.

File No.F.15(10)2016/MP

1.0 SYNOPSIS:

As per the Master plan provisions, during the last five decades, DDA had developed number of District Centres (DC), Community Centres (CC), Non- Hierarchical Commercial centres and Local Shopping Centres. Over the period, due to increase of population and vehicles in the city, the traffic congestion has increased around these Commercial Centres which needs intervention in the form of additional road infrastructure development, in and around these Commercial Centres to decongest the areas and provide easy access and movement of traffic around these centres.

The proposal is regarding to initiate the process of infrastructural upgradation of the surrounding adjacent roads and junctions around District Centres, Non- Hierarchical Commercial and Community Centres by DDA for value addition to these Commercial Centres.

2.0 BACKGROUND:

- i. Since the inception of Delhi Master Plan, it was proposed to decentralize commercial activities based on the distribution of employment in the commercial sector for which various types of commercial centres were proposed. District Centres are one of the hierarchies which were proposed for every 1.5 to 2.5 lakhs of population as per MPD-1962. It was proposed to develop 15 District Centres. They were proposed to be developed as composite centres and had retail shopping, general business, commercial and professional offices, local government offices, cinemas, restaurants and other places of entertainment. The required infrastructure was envisaged as per the population proposed in MPD-2021 for which the capacity of surrounding road networks was developed in that context only.
- ii. These are few more non- hierarchical commercial centres such as Vasant Kunj, Jasola also developed by DDA.
- iii. DDA has disposed the commercial plots in DC, CC also built up spaces and built up areas. The provision of infrastructure not done prior to disposal of these commercial plots. Therefore, the enhanced traffic leads to traffic congestion and chaos surrounding these commercial centres. This burden has been passed on to the local body at the time of transfer of area and the infrastructure.
- iv. The cost towards provision of infrastructure in and around these commercial centres was not loaded on the project.
- v. During the past, traffic decongestion measures like grade separator etc. were not considered while planning of these areas and infrastructure has not come up before completion of the buildings in these commercial centres.

3.0 EXAMINATION:

- i. To accommodate required shopping, commercial office and other service activities like cinema, hotel, restaurant, various community services and facilities in an integrated manner, MPD has envisaged various tier systems of commercial areas which were developed over a period of time by DDA. Among the various tiers of commercial centres, District Centres are the most important commercial centres which are meant to serve as the apex of the multi-nodal activities of the community, which should be conceived as major shopping centers, while serving the community with a reasonable variety of other services and facilities and also centres of socio-cultural activity where the community can get together. Following are the District Centres which are already developed or in advanced stages of development:
 - 1) *Nehru Place*
 - 2) *Rajendra Place*
 - 3) *Bhikaji Cama Place*
 - 4) *Janakpuri*
 - 5) *Laxmi Nagar*
 - 6) *Shivaji Place (Raja Garden)*
 - 7) *Jhandewalan*
 - 8) *Netaji Subhash Place (Wazirpur)*
 - 9) *Saket*
 - 10) *Manglam Place (Rohini)*
- ii. Due to rise in population, density, revisions in Master Plan, introduction of mixed land use there is an increase in number of vehicles, introduction of mixed- land use, the load on the road infrastructure has increased manifold during last five decades around the DC, CC, Non- Hierarchical Commercial Centres and LSC.
- iii. As a nodal agency, DDA is taking up the upgradation of infrastructure to decongest areas in and around the District Centres. Following developed District Centres (as per MPD-2021) are suggested for taking up the decongestion and upgradation of infrastructure by short term & long term interventions:
 - 1) *Saket*
 - 2) *Netaji Subhash Place (Wazirpur)*
 - 3) *Laxmi Nagar*
 - 4) *Vasant Kunj (Non Hierarchical Commercial Centre/ Shopping Mall)*
 - 5) *Rajendra Place*
 - 6) *Janakpuri*
 - 7) *Nehru Place*
- iv. The above centres were developed on the basis of integrated scheme. Over the period of time, increase in the number of private motor vehicles has resulted in major rise in traffic congestion in and around the District Centres, Community Centres, Non- Hierarchical Commercial Centres and Local Shopping Centres etc. in Delhi. Some of these need upgradation in terms of its accessibility (ingress & egress), road infrastructure, parking spaces, facilities for pedestrians.

4.0 PROPOSAL:-

- i. To decongest and Improve the accessibility (ingress & egress), road infrastructure, parking spaces, public utilities and services, facilities for pedestrians etc. in and around the commercial centres in Delhi, implementing agency/ land owning (DDA in this case) can undertake the infrastructure upgradation.
- ii. The pre investment on upgradation of road infrastructure, water supply, zero waste sewerage and drairage shall be on the maximum permissible FAR and a portion of receipts realized from sales in a centre shall be in an escrowed account to be utilized for that centre.
- iii. Infrastructure upgradation of schemes in and around these commercial centres will add value to the remaining plots which are yet to be auctioned by the DDA. A portion of future receipts shall be escrowed into a separate account to ensure this infrastructure upgradation. To cater to gaps existing as on date, Nazul-II/GDA funds shall be utilized.
- iv. This infrastructure upgradation will also provide hassle free entry/ exit to the users of these commercial centres with respect to both vehicular and pedestrian movement by grade separators and ensure augmentation of services e.g., uninterrupted water supply, zero waste sewerage and smooth drainage at all times.
- v. Infrastructure upgradation of the surrounding adjacent roads and junctions around the commercial centres will also decongest the thorough inter/ intra city vehicular movement.
- vi. Following interventions are proposed to be taken up as **Short Term** solutions:
 - a) **Junction improvement:** The junction would be repaired and retrofitted so that traffic and pedestrians can be channelized.
 - b) **Traffic management:** One way movement, closure of medians, U-turns, traffic diversion, road markings would be repaired/retrofitted/painted, if needed.
 - c) **Improving edge conditions:** wherever edges need repair or retrofitting, would be undertaken.
 - d) **Traffic calming measures:** traffic calming measures like table top crossings, 3D zebra marking, calming rumble strips would be provided as per the site requirement.
 - e) **New entry/ exit & closure of entry/ exits:** this would be done at site after examining existing pattern of movement of traffic and also entry/exit would be improved.
 - f) **Improving signages in and around District Centres:** Road signages would be provided in and around District Centres so that traffic/pedestrian is properly channelized.
 - g) **Parking management:** This would be done by proper marking and improvement of road cross section.
 - h) **Removal of encroachment**
 - i) **Retrofitting of roads**
 - j) **Improving signal timings**
 - k) **Improving road geometry:** The attention would be given to site distance, turning radius, pedestrian walk way and wherever possible additional slip road etc. would be created.
 - l) **Improving facilities for public transport (Bus stops/ bus bays):** This would be provided after examining the location with appropriate marking and other improvement.
 - m) **Integration of various other modes**

TRUST DEED

THIS DEED OF TRUST is made on this th day of, 2016, at New Delhi

Between:-

Delhi Development Authority (DDA) having its Head Office at Vikas Sadan, near INA Market, Delhi-110023 (hereinafter called 'the SETTLOR') of which expression unless the context otherwise shows shall mean and include its successors and assignees through its Secretary of the one part

AND

- 1) Vice Chairman, Delhi Development Authority,
- 2) Finance Member, Delhi Development Authority,
- 3) Chief Accounts Officer, Delhi Development Authority,
- 4) Commissioner (Personnel), Delhi Development Authority,
- 5) Finance Advisor (Housing), Delhi Development Authority,

Vikas Sadan, near I.N.A. Market, New Delhi-110023, (hereinafter called 'the Trustees') of the Other Part.

WHEREAS the SETTLOR is a body having a large number of employees, who are subscribers to General Provident Fund in terms of General Provident Fund (Central Services) Rules, 1960 and Bye-laws framed or prevalent for the time being, as applicable in Delhi Development Authority;

WHEREAS THE SETTLOR intends to create a General Provident Fund for the benefit of the employees of DDA; AND WHEREAS it is necessary to execute a declaration of trust in respect of the contribution of the employees to the fund;

AND WHEREAS to manage the collection, investment of the collected fund as well as the disbursement of the requisite funds to discharge the liability of employees of DDA found entitled in terms of advance, withdrawal, settlement on retirement, etc. in accordance with General Provident Fund(Central Services) Rules,1960 and Bye-laws framed or prevalent for the time being, as applicable in Delhi Development Authority, the Settlor has desired of forming of a Trust and the Trustees above named have agreed to act as Trustees of the Trust for carrying out objects and aims of the trust. Now, therefore, it is agreed between the Settlor and the Trustees above named as follows :-

1. That the Trust shall be known as the "DDA General Provident Fund Trust".
2. The Head office of the Trust will be situated at DDA, Vikas Sadan, INA, New Delhi-110023 or at any other place as a Board of Trustee may decide.

Contd.on.....2

3. The scheme constituted and established by this Deed shall be and is named as the Employees General Provident Fund Scheme.
4. The scheme shall apply to all permanent employees of the Delhi Development Authority except in case of permanent employee appointed since 2004 under New Pension Scheme.
5. That the above-named persons/officers, namely (1) Vice Chairman, DDA (2) Finance Member, DDA (3) Commissioner (Personnel), DDA (4) Finance Advisor (Housing), DDA and (5) Chief Accounts Officer, DDA are hereby appointed as the first trustees for administering the General Provident Fund of DDA and the income thereof as provided in the General Provident Fund (Central Services) Rules, 1960 and Bye laws of the DDA (hereinafter called the Rules) in force for the time being.
6. In these presents, unless there is anything repugnant to the subject or context:-
 - (a) "The Fund means the General Provident Fund constituted by these presents.
 - (b) "Employee(s)" means a permanent employee of Delhi Development Authority subscribing to the Fund.
 - (c) "Subscription" means any sum credited by or on behalf of a employee out of his/her salary to his/her individual account but does not include any sum credited as interest.
 - (d) "The Balance to the Credit of an employee" means the total amount to the credit of the Fund at any time.
 - (e) "The Accumulated Balance due to an employee" means the balance to the credit of the Employee's Provident Fund Account or such amount thereof as may be claimable by him/her under the regulations and bye-laws of the scheme on the day he/she ceases to be an employee of the Fund.
 - (f) Annual accretion in connection with the balance to the credit of an "employee" means the Increase to such balance in any year arising from contributions and interest.
 - (g) Rules shall mean General Provident Fund (Central Services) Rules, 1960 and Bye-Laws framed or prevalent for the time being, as applicable in Delhi Development Authority.
 - (h) "Financial Year" means a year commencing from 1st April to the 31st March.

Contd.on.....3

- (i) "Salary" includes dearness allowance, if the terms of employment so provide, but excludes all other allowances and perquisites.
 - (j) Employee means any person employed on a whole time basis directly on wages in any kind of work, manual or otherwise in connection with the work of organization but excludes a person employed on deputation or a person appointed in apprentice under the Apprentice Act 1961 and or a Trustee who is on probation or an employee on contract basis and a re- employed pensioner.
 - (k) Family and child will be defined as per GPF (CS) Rules 1960.
 - (l) All words and expressions not defined here have the same meaning as assigned to them in the Rules.
7. That the funds of the Trust shall be applied in discharging the liabilities of the employees from time to time, in accordance with General Provident Fund Rules,1960 and the Laws, Rules and Bye-Laws framed thereunder and any amendments, modifications thereof applicable for the time being.
 8. That the Trustees shall be entitled to invest the Trust Funds in accordance with investment policies/ guidelines/pattern prescribed by Ministry of Finance Govt. of India and Income Tax Act or as per notification or circular issued by Government from time to time and any such income from such investment shall be added to the corpus and form part of the fund of the Trust.
 9. That the fund of the Trust shall vest in the Trustees or their successors.
 10. That the Trust Fund is primarily established for the benefit of the employees who may be found to be entitled to advance, withdrawal from time to time and settlement on ceasing as employee in accordance with the Rules.
 11. That the Settlor shall transfer requisite funds to the account of the Trust and the said funds shall be managed by the Trustees in accordance with the Rules.
 12. That the Vice Chairman of Delhi Development Authority shall be the Chief Patron of the Trust, while the Finance Member of Delhi Development Authority shall be the Managing Trustee. The Chief Accounts Officer, Delhi Development Authority shall act as Secretary of the Trust.

Contd.on.....4

- 13. That the term of each of the Trustees shall be his/her tenure as the mentioned designated Officer of Delhi Development Authority and shall automatically come to an end on such Trustee ceasing to hold his/her office in DDA. In the event of any Trustee ceasing to be a holder of the mentioned designation in DDA, the next person whoever is appointed on the said post with the said designation shall automatically become Trustee in place of the person vacating the said office.
- 14. That the Trustees shall meet at least once a month and the quorum for the meeting shall be three Trustees. The decision of the Trust shall be in accordance with democratic principles and in case of their being divided in equal number of votes, the Trustee Chairing the meeting shall be entitled for casting a vote to enable the Trust to arrive at a decision.
- 15. That the Trustees shall not do anything or cause anything to be done which is contrary to the General Provident Fund Scheme of the Settlor, as also against the law of the land including General Provident Fund (Central Services) Rules, 1960.
- 16. That the funds of the Trust shall be deemed to be vesting in the Trustees only for the purpose of and to the extent of complying with and observing the General Provident Fund Scheme, the legal provisions of the General Provident Fund (Central Services) Rules, 1960 and the Rules and Bye-laws made thereunder, as also any Circulars issued by the Government for the time being, as also the Settlor respecting the disbursement of the General Provident Funds.
- 17. That the SETTLER shall collect subscription to the Fund by way of deduction from monthly salary of its employees in accordance with the Rules. The Funds so collected shall be transferred to the Trust Fund on monthly basis immediately after deduction from salary.
- 18. It shall be open for employees to pay additional subscription to the Fund which shall be a definite proportion of his/her salary for that year as per GPF Rules 1960.
- 19. That the rate of interest shall be determined and /or adopted by the Trustees in accordance with the Rules.
- 20. That the funds of the Trust shall be deposited in a scheduled nationalized bank /scheduled commercial bank and the Trustees are at liberty to decide as to which of the Trustee(s) or any authorized person(s) shall be entitled to operate any such Bank Account/Accounts.

Contd. on.....5

- 21. That the Trustees shall maintain or cause to be maintained appropriate accounts in respect of all receipts and their disbursement.
- 22. That in routine the Secretary of the Trust shall be entitled to convene a meeting of the Trustees to be held at the office of the Settlor or at any other place as may be mutually decided. However, the chief patron of the Trust / the Managing Trustee / majority of the trustees shall also be entitled to convene a meeting of the Trust.
- 23. That it is the duty of the Secretary or any other person so authorized by the Chief Patron in the absence of Secretary to maintain the minutes of meeting of the trustees within thirty days and to enter into a Minute Book all resolutions and proceedings thereof. The same shall be signed by the Chairman of the Meeting, or by the Chairman of the next succeeding meeting.
- 24. That the present Trust is irrevocable and merely because of the Settlor being dissolved, or superseded, the Trust shall not come to an end. The trust shall be deemed to have continued for all intents and purposes and the successors of the Settlor shall be bound by the aims and objects of this present Trust and the obligations there-under.
- 25. That all the Trustees, who are employees of Delhi Development Authority and draw their remunerations therefrom, shall not be entitled to be paid anything extra for their acting as Trustees. However, if a meeting of the Trustees is held at a place away from the Office of the Delhi Development Authority, the Trustees shall be entitled to be provided with conveyance facility or in the alternative actual Conveyance Expenses for the same.
- 26. That the Trustees shall maintain an account of provident fund for each employee and it shall include the particulars prescribed in sub-rule (2) of Rule 74 of the Income-tax Rules, 1962 and such other particulars as the Trustees may, from time to time, deem necessary and expedient for the benefit of the employee.

The Trustees shall furnish a statement of Provident Fund account to each employee at such interval, not exceeding 12 months, in accordance with the GPF Rules, 1960. It shall be the duty of every employee to verify the correctness of the statement as and when it is furnished to him/her and to bring the discrepancy, if any, within thirty days to the notice of the Trustees. Such a statement shall be signed by the Trustee(s) or by any other person specially authorized by the Trustees in this behalf.

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- 27. That the accounts of the General Provident Fund Trust shall be made for each financial year and shall be duly audited by a Chartered Accountant appointed by the Trustees. There shall be an annual meeting of the trustees after the closing of the year and at such annual meeting of the trustees the audited accounts of the previous year of the Fund shall be presented and passed.
- 28. All matters of procedures and other ancillary matters not herein specifically provided for and requiring the framing of rules shall be regulated as prescribed under various statutes.
- 29. That Trust shall commence with effect from the date mentioned hereinabove.

IN WITNESS WHEREOF the parties hereto have signed these presents this th day of , 2016 at New Delhi.

Witness No.1

Secretary, DDA
SETTLOR

TRUSTEES

1. Vice Chairman, DDA
Chief Patron

Witness No.2

2. Finance Member, DDA
Managing Trustee

3. Chief Accounts Officer
Trustee & Secretary of Trust

4. Commissioner (Personnel)
Trustee

5. Finance Advisor (Housing)
Trustee

TRUST DEED

THIS DEED OF TRUST is made on this.....th day of July, 2016, at New Delhi
BETWEEN:-

Delhi Development Authority (DDA) having its Head Office at Vikas Sadan, INA ,
Delhi-110023 (hereinafter called 'the SETTLOR') of which expression unless the
context otherwise shows shall mean and include its successors and assignees
through its Secretary of the one part

AND

- 1) Vice Chairman, Delhi Development Authority,
- 2) Finance Member, Delhi Development Authority,
- 3) Chief Accounts Officer, Delhi Development Authority,
- 4) Commissioner (Personnel), Delhi Development Authority,
- 5) Finance Advisor (Housing), Delhi Development Authority,

Vikas Sadan, I.N.A. , New Delhi-110023, ((hereinafter called 'the Trustees') of the Other Part.

WHEREAS the Settlor is a body corporate constituted under the Delhi Development Act, 1957 having a
large number of employees who are provided leave encashment benefit after retirement in accordance
with Central Civil Services (Leave) Rules, 1972 and Rules and Bye-laws framed or prevalent for the time
being, as applicable in Delhi Development Authority;

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25.04.2016

AND WHEREAS to manage the collection, disbursement of the requisite funds and leave encashment benefit to each of the retired employees of DDA found entitled to the same, the Settlor has desired of forming of a Trust and the Trustees above named have agreed to act as Trustees of the Trust for carrying out objects and aims of the trust;

Now, therefore, it is agreed between the Settlor and the Trustees above named as follows:-

1. That the Trust shall be known as the "DDA Leave Encashment Fund Trust".
2. The Head office of the Trust will be situated at DDA, Vikas Sadan, INA, New Delhi-110023 or at any other place as a Board of Trustee may decide.
3. That the (1) Vice Chairman, DDA (2) Finance Member, DDA (3) Chief Accounts Officer, DDA (4) Commissioner (Personnel), DDA and (5) Finance Advisor (Housing), DDA are hereby appointed as the first trustees for administering the DDA Leave Encashment Fund Trust.
4. In these presents, unless there is anything repugnant to the subject or context:-
 - (a) "The Fund" means the Leave Encashment Fund constituted by these presents.
 - (b) "Employee(s)" means retired employee or employees on permanent basis of Delhi Development Authority who are entitled for leave encashment.
 - (c) "Rules" mean Central Civil Services(Leave) Rules, 1972, Instructions/modifications issued by the Central Govt. from time to time and Rules and Bye-laws framed or prevalent for the time being, as applicable in Delhi Development Authority.
 - (d) "Trust" means the legal entity created by this Trust Deed.
5. That the settlor shall cause to be calculated the funds to be transferred to the Fund of the Trust by a Registered Actuary. The funds so calculated shall be transferred annually, or at such other time as may be found necessary by the Settlor for the purpose of fulfilling the requirements of the trust fund.
6. That the fund of the Trust shall be applied in discharging the liabilities of the employee of the settlor from time to time in terms of leave encashment in accordance with the Rules.
7. That the Trustees shall be entitled to invest the Trust Funds in accordance with investment policies/guidelines/pattern prescribed by Ministry of Finance Govt. of India and Income Tax Act or as per notification or circular issued by the Government from time to time and any such income from such investment shall be added to the corpus and form part of the fund of the Trust.

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114
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8. That the Trust Fund is primarily established for the benefit of the employees of the settlor who may be found to be entitled to claim leave encashment from time to time in accordance with the Rules as also the scheme of grant of leave encashment to the employees of the Settlor and for no other purpose.
9. That if at any time the Trustees find that there is surplus amount in their hands, the Trustees may invest the same in any investments authorized by law for the Investment of Trust Funds, and the moneys so invested and the income thereof shall form part of the corpus and funds of the trust.
10. That the fund of the Trust shall vest in the present Trustees or their successors.
11. That the Settlor shall from time to time, supply to the Trustees a list of employees entitled to Leave encashment as per Rules and the amounts of their respective entitlements, including any other particulars relating thereto.
12. That the Settlor shall transfer requisite funds to the account of the Trust and the said funds shall be managed by the Trustees in accordance with the Rules.
13. That the Vice Chairman of Delhi Development Authority shall be the Chief Patron of the Trust, while the Finance Member of Delhi Development Authority shall be the Managing Trustee. The Chief Accounts Officer, Delhi Development Authority shall act as Secretary of the Trust.
14. That the term of each of the Trustees shall be his tenure as the mentioned designated Officer of Delhi Development Authority and shall automatically come to an end on such Trustee ceasing to hold his/her office in DDA. In the event of any Trustee ceasing to be a holder of the mentioned designation, the next person whoever is appointed on the said post with the said designation shall automatically become Trustee in place of the person vacating the said office.
15. That the Trustees shall meet at least once a month and the quorum for the meeting shall be three Trustees. The decisions of the Trust shall be in accordance with democratic principles and in case of their being divided in equal number of votes, the Trustee Chairing the meeting shall be entitled to exercise the right of casting a vote to enable the Trust to arrive at a decision.
16. That the Trustees shall not do anything or cause anything to be done which is contrary to the Leave Encashment Scheme of the Settlor, as also against the law of the land including CCS (Leave) Rules, 1972.

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17. That the funds of the Trust shall be deemed to be vesting in the Trustees only for the purpose of and to the extent of complying with and observing the Leave Encashment Scheme of employees of the settlor in accordance with the Rules as also any Circulars issued by the Government for the time being, as also the Settlor respecting the disbursement of the Leave Encashment Funds.
18. That the funds of the Trust shall be deposited in a scheduled nationalized bank or in a bank to be **decided by the trustees** and the Trustees are at liberty to decide as to which of the Trustees or any authorized person(s) shall be entitled to operate any such Bank Account/Accounts.
19. That the Trustees shall maintain or cause to be maintained appropriate accounts in respect of all receipts and their disbursement.
20. That in routine the Secretary of the Trust shall be entitled to convene a meeting of the Trustees to be held at the office of the Settlor or at any other place as may be mutually decided. However, the Chief Patron of the Trust or the Managing Trustee or majority of the trustees shall also be entitled to convene a meeting of the Trust.
21. That a meeting of the Trustees for the time being, at which quorum is present, shall be competent to exercise all or any of the powers and discretions vesting in the Trustees by virtue of these presents and the Indian Trust Act.
22. That it is the duty of the Secretary or any other person so authorized by the Chief Patron in the **absence of Secretary** to maintain the minutes of meeting of the trustees within thirty days and to enter into a Minute Book all resolutions and proceedings thereof. The same shall be signed by the Chairman of the Meeting, or by the Chairman of the next succeeding meeting..
23. That the Trustees shall always remain indemnified against all liabilities incurred by them in the lawful execution of the directions given by the Trust and shall have a lien on the funds of the Trust for such indemnity.
24. That the present Trust is irrevocable and merely because of the Settlor being dissolved, or superseded, the Trust shall not come to an end. **The trust shall be deemed to have continued** for all intents and purposes and the successors of the Settlor shall be bound by the aims and objects of this present Trust, and the obligations there-under.
25. That all the Trustees, who are all employees of Delhi Development Authority and draw their remunerations therefrom, shall not be entitled to be paid anything extra for their acting as Trustees. However, if a meeting of the Trustees is held at a place away from the Office of the Delhi Development Authority, the Trustees shall be entitled to be provided with conveyance facility or in the alternative actual Conveyance Expenses for the same.

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130
113

- 26. That the trustees shall have power to employ any person (s) to do any secretarial, legal, accountancy or other work which they may consider necessary or expedient in connection with the management of the fund and to pay for that in addition to all other proper disbursements, all ordinary or reasonable charges out of the fund.
- 27. That the accounts of the Leave Encashment Fund Trust shall be made for each financial year and shall be duly audited by a Chartered Accountant appointed by the Trustees . There shall be an annual meeting of the trustees after the closing of the year and at such annual meeting of the trustees the audited accounts of the previous year of the Trust shall be presented and passed.
- 28. All matters of procedures and other ancillary matters not herein specifically provided for and requiring the framing of rules shall be regulated as prescribed under various statutes.
- 29. That Trust shall commence with effect from the date mentioned hereinabove.

IN WITNESS WHEREOF the parties hereto have signed these presents on this th day of , 2016 at New Delhi in the presence of the following witnesses:

Witness No.1

Secretary, DDA
SETTLOR

Witness No.2

- TRUSTEES
- 1. Vice Chairman, DDA
Chief Patron
 - 2. Finance Member, DDA
Managing Trustee
 - 3. Chief Accounts Officer
Trustee & Secretary of Trust
 - 4. Commissioner (Personnel)
Trustee
 - 5. Finance Advisor (Housing)
Trustee

TRUST DEED

THIS DEED OF TRUST is made on this.....th day of July, 2016, at New Delhi
BETWEEN:-

Delhi Development Authority (DDA) having its registered office at Vikas Sadan, INA , Delhi-110023 (hereinafter called 'the SETTLOR') of which expression unless the context otherwise shows shall mean and include its successors and assignees through its Secretary of the one part

AND

- 1) Vice Chairman, Delhi Development Authority,
- 2) Finance Member, Delhi Development Authority,
- 3) Chief Accounts Officer, Delhi Development Authority,
- 4) Commissioner (Personnel), Delhi Development Authority,
- 5) Finance Advisor (Housing), Delhi Development Authority,

Vikas Sadan, I.N.A. , New Delhi-110023, (hereinafter called 'the Trustees') of the Other Part.

WHEREAS the Settlor is a body corporate, established under the Delhi Development Act, 1957 which has been providing medical assistance to its certain retired employees in accordance with DDA Medical Scheme based on CGHS as described in CCS Medical Attendance Rules and Rules and Bye-laws framed or prevalent for the time being, as applicable in Delhi Development Authority;

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AND WHEREAS to manage the collection, disbursement of the requisite funds and medical assistance benefit to each of the retired employees of DDA found entitled to the same, the Settlor has desired of forming of a separate Trust and the Trustees above named have agreed to act as Trustees of the Trust for carrying out the aims and objects of the trust;

Now, therefore, it is agreed between the Settlor and the Trustees above named as follows:-

1. Name of Trust.

The Trust shall be called as "DDA Post Retirement Medical Benefit Trust" (hereinafter called "the Trust").

2. The Head office of the Trust will be situated at DDA, Vikas Sadan, INA, New Delhi-110023 or at any other place as a Board of Trustee may decide.

3. Definitions

The following words used in these presents shall have the following meaning:

- i. "DDA"- Shall mean Delhi Development Authority, a body corporate constituted under section 3 of the Delhi Development Act, 1957.
- ii. "DDA Medical Scheme(s)" - Shall mean DDA Retired Employees Medical Benefit Scheme I and II. The existing DDA Retired Employees Medical Benefit Scheme which is being regulated in the DDA at present shall be known as Scheme-I. The membership of the Scheme-I will be closed as soon as this Trust will come into existence. However, the existing members of Scheme I as on the date of closure of membership would continue to get the medical benefit as provided for in the Scheme. A new scheme called the DDA Retired Employees Medical Benefit Scheme II will be launched with effect from the date this trust comes into existence. With effect from the said date, retiring / retired employees desirous of obtaining membership of DDA Retired Employees Medical Benefit Scheme will invariably be required to acquire membership of the Scheme-II only.

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129

The members of Scheme-I shall automatically become the members of Scheme-II on the closure date of Scheme-I.

Both the schemes are based on CGHS as described in CCS Medical Attendance Rules, as applicable in DDA. Different relaxation Circulars, orders and clarifications on DDA Medical Scheme issued from time to time by competent authority in DDA are and shall form part of Scheme II.

"Beneficiaries" - Shall mean employees on permanent basis who have retired from DDA and are members of Scheme I, Scheme II and those who shall become members of the Scheme framed by DDA Post Retirement Medical Benefit Trust.

"Board of Trustees" - shall mean and include all the above mentioned Trustees, managing the Trust.

"Rules" - (this term may be defined)

3. OBJECTS OF THE TRUST:

To provide financial assistance for meeting, partly or fully, within specified monetary limits as prescribed in the rules for life, hospitalization/post-hospitalization expenses for treatment of specified diseases/ailments to such retired employees, and their spouse as well as dependent child/children who fulfill the criteria for eligibility as beneficiaries, specified in clause 4 hereunder and as such beneficiaries entitled to the benefits of Scheme framed by this Trust and/or as may be modified from time to time by the Trustees.

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4. BENEFICIARIES OF THE MEDICAL BENEFIT SCHEME FRAMED UNDER THE TRUST

The following shall be the beneficiaries under the Trust:

- i. The permanent employees of DDA who have already retired and who have been receiving medical benefits from DDA Retired Employees Medical Benefit Scheme I hereof would be deemed to be the beneficiaries under this Trust and shall continue to receive benefits from the Trust as have been receiving under the DDA Retired Employees Medical Benefit Scheme 1.

Up-gradation: All employees who retired on superannuation at the age of 60 years and are members of Scheme-I and who are not members of the scheme-I can now become members of Scheme-II and upgrade themselves by submitting the required application form along with membership subscription fee. (the format of required application form is not available in this draft).

In respect of all such members the coverage under Scheme-II shall be reduced to the extent of medical assistance / benefit already claimed / availed under the existing Scheme-I.

- ii. The employees of DDA (i) who have already retired on the date of execution of this trust deed and received pension may apply, in the prescribed format, to become beneficiary of Medical Benefit Scheme-II framed under this Trust, provided they fulfill the under noted eligibility criteria and (ii) those who would retire in future and receive first pension / PF from the DDA may apply, in the prescribed format, to become beneficiary of Medical Benefit Scheme-II framed under this Trust, provided they fulfill the following eligibility criteria:
 - a) who will retire from the DDA's service in normal course on attaining the age of retirement which at present is 60 years.

127

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- b) who had been/are allowed to retire from the DDA's service on medical grounds on being declared permanently incapacitated by bodily or mental infirmity from further active service (such infirmity not being the result of irregular or intemperate habits) by a Medical Board constituted for the purpose by the DDA and allowed to draw pension under CCS (pension) Rules, 1972.
- iii. Age of retirement: The age of retirement for the purpose of Trust will be deemed to be the date notified by DDA from time to time for the purpose of normal superannuation/retirement. The age of retirement on the date of execution of the Trust Deed is 60 years.

5. TRUST FUND :

- a) The Trust Fund shall consist of :
- i. One-time lump-sum contribution to the extent of the respective amount, as mentioned below, by the eligible retired permanent employees of DDA.

MEMBERSHIP CONTRIBUTION

Contribution by permanent retiring and retired DDA employees will be as under :

- 1) Pensioners and family pensioners will make one-time payment towards Medical Contribution as per provision in CGHS. The amount of one time Medical contribution will be 10 times (is this 10 times or 10 years) the annual contribution payable at the time of retirement.

- 2) In this regard followings are significant :-

In respect of those beneficiaries who have already retired and have made payment say for 3 years, they shall be required to contribute for the remaining seven years.

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- If a beneficiary has already contributed for 10 years after retirement he/she shall be issued permanent CGHS Card without making further contribution.
 - Employees taking voluntary retirement at an early age before the age of superannuation, shall also pay contribution equivalent to ten times of annual contribution for acquiring Permanent Medical Identity Card.
 - Pensioners desirous of becoming members of the DDA Medical Scheme-II even at a later age after retirement will also be required to pay 10 times of the annual contribution for getting Permanent Medical Identity Card.
 - An application form of option (Form 'E') for one-time payment of Medical Contribution will be appended with the set of the forms for Retirement benefits to be filled in by the employee at the time of retirement and the option to deposit the same in cash or recovery from amount of Gratuity will be available.
 - For any further clarification with regard to the above, if required, relevant provisions in the CGHS will apply which may be consulted.
- II. Contributions shall also be made by DDA from time to time, as may be decided by Registered Actuary, to the Trust Fund for the purposes of the Trust. The amount so contributed by DDA will be credited to the Corpus Account of the Trust.
- b) The amount contributed by the beneficiaries will be credited to the Corpus Account of the Trust.

- c) The Trust Fund or any portion thereof may be invested in any form(s) or mode(s) specified in section 11(5) of the Income Tax Act, 1961 with the prior approval of the board of trustees or as per directions of Ministry of Finance.
- d) Income accrued upon the Trust Fund so invested by the Trust shall be added to the corpus and shall form part of the fund of the trust.

6. BENEFITS UNDER MEDICAL BENEFIT SCHEME-II FRAMED UNDER THE TRUST:

- (i) A beneficiary of the Trust will be eligible for medical assistance under the Trust, in respect of himself, his /her spouse as well as dependent child/children who is/are declared as such in the membership application form. The spouse and dependent child/children of the beneficiary will continue to receive the benefits under the Medical Benefit Scheme-II framed under Trust even after death of the beneficiary.
- (ii) Expenses for treatment of the diseases/ailments, as mentioned at sub-clause (iii) below, incurred on or after the date of his tendering the payment towards contribution to the scheme with the application for membership will be reimbursed subject to the aggregate claim being limited for life for member/beneficiary as well as his/her spouse and dependent child/children and also his membership being approved by the Board of Trustees.
- (iii) (a) OPD Reimbursement will be made as per annual limit which may be increased (in near future) as per approved policy with reference to increase in DEARNESS ALLOWANCE.

(iii)(b) IPD claims - As per DDA medical scheme-I, hundred percent reimbursement of IPD claim will be allowed on CGHS rates, provided claimant gets treatment from panel hospitals as per DDA authorization.

(iii)©Special and chronic diseases -Claim for five special and chronic diseases mentioned in CCS Attendance Rules may be allowed. In addition to this, claims relating to CKD may also be entertained under the category of special and chronic disease as a welfare measure after policy decision by the Board of Trustees.

(iv) If husband and wife both are pensioners and both opt for the membership of Scheme-II under the Trust by paying contribution/membership fee individually, they would each be entitled for reimbursement up to the amount to which they are individually entitled.

Provided further: Notwithstanding anything provided hereinabove, benefit payable for medical benefit scheme under the trust each year shall be restricted to the maximum amount of Trust Fund plus the Income of the trust each year.

7. PROCEDURE FOR AVAILING THE BENEFITS UNDER THE SCHEME

(i) An employee, retiring after the date of formation of the Trust, and those retired employees in whose case three months have not lapsed after the payment of first pension shall, subject to his/her eligibility, apply for the membership of the Scheme on prescribed Membership-cum-Declaration Form, as prescribed, along with the bank draft for contribution for such amount as will entitle the applicant for medical benefits. The bank draft will be drawn in favor of "DDA Post Retirement Medical Benefit Trust " and payable at Delhi/New Delhi,

Provided that such a retiring employee may also submit the Membership- cum-Declaration Form along with the bank draft for such subscription amount before his retirement but not earlier than 15 days from his retirement. However, in such cases the deemed date of receipt of application will be the first day of the retirement and if the employee unfortunately expires before the date of retirement, his application will become null and void. In such a situation, the Membership -cum- Declaration Form together with the subscription amount paid by the deceased employee will be returned to his/her legal heir within a reasonable time.

- (ii) A retiring employee or a retired employee of DDA , whose pension is in the process of sanction, will be required to pay contribution of such amount from his own sources as is prescribed for availing medical benefits under the scheme.
- (iii) The applications made by retiring employees of DDA for becoming beneficiary for availing of medical benefits under this Trust will be subject to the approval of their memberships by the Board of Trustees and will take effect from the date of approval by the Board of Trustees. However, the reimbursement of medical bills submitted by the beneficiaries will be made from the date of submission of membership application along with bank draft at the office of the Trust after ratification of membership by Board of Trustees. Subscriptions/contributions in respect of members, whose applications are not approved by the Board of Trustees, shall be repaid by debiting the Corpus Account, if already credited therein.

8. ADMINISTRATION OF TRUST

Board of Trustees.

The Trust shall be managed by the Board of Trustees consisting of five trustees in the maximum and not less than three trustees. The first five trustees being signatories to this Trust Deed shall be :

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Vice Chairman, Delhi Development Authority,
Finance Member, Delhi Development Authority,
Chief Accounts Officer, Delhi Development Authority,
Commissioner (Personnel), Delhi Development Authority,
Finance Advisor (Housing), Delhi Development Authority,

- (a) That the Vice Chairman of DDA shall be the Chief Patron of the Trust, while the Finance Member of DDA shall be the Managing Trustee. The Chief Accounts Officer, DDA shall act as Secretary of the Trust.
- (b) That the term of each of the Trustees shall be his/her tenure as the mentioned designated Officer of DDA and shall automatically come to an end on such Trustee ceasing to hold his/her office in DDA. In the event of any Trustee ceasing to be a holder of the mentioned designation in DDA, the next person whoever is appointed on the said post with the said designation shall automatically become Trustee in place of the person vacating the said office.
- (c) That the Trustees shall meet at least once in a quarter and the quorum for the meeting shall be three Trustees. The decisions of the Trust shall be in accordance with democratic principles and in case of their being equal number of votes, the Trustee Chairing the meeting shall be entitled for casting a vote to enable the Trust to arrive at a decision.
- (d) That in routine the Secretary of the Trust shall be entitled to convene a meeting of the Trustees to be held at the office of the Settlor or at any other place as may be mutually decided. However, the Chief Patron of the Trust /the Managing Trustee/ majority of the trustees shall also be entitled to convene a meeting of the Trust

(e) A statement of income & expenditure and a Balance Sheet of the Trust will be prepared for each financial year, which will be placed before the Board of Trustees. Further, these financial statements will be audited every year by a Chartered Accountant, approved by the Board of Trustees, the cost of which will be borne by the Trust.

(f) The Trust or the Board of Trustees will not be responsible for any tax liability devolving on any beneficiary, arising out of reimbursement of medical expenses under the Scheme.

9. POWERS OF BOARD OF TRUSTEES (TRUSTEES):

The Board of Trustees shall have power:

- (a) To consider and deal with applications from beneficiaries from time to time regarding the medical benefits to be given from the corpus of the Trust Fund;
- (b) To pay, out of the income of the Trust Fund all costs, charges and expenses incidental to the promotion, management and pursuit of the objects of the Trust and to do all such other acts and things as are incidental or conducive to the attainment of above objects or any of them.
- (c) To determine, as the Trustees shall consider just, all questions and matters of doubt existing in the administration of the Trust so that every such determination whether made upon a question actually raised or implied in the acts or proceedings of the Trustees shall so far as the law may permit be conclusive and that none of the Trustees and no person having formerly been one of the Trustees and no estate of any deceased trustee shall be liable for, or for the consequences of any act done or to be done or any payments made or omitted to be made in pursuance of any such determination as aforesaid notwithstanding that such determination shall be subsequently held to have been wrongly made.

----12----

- (d) To open and operate banking accounts of the Trust in the name of the Trust in the Scheduled nationalized Bank or in a bank as may be decided by the Trustees from time to time and to close such account or accounts or open new ones in any such Bank or Banks and the Trustees are at liberty to decide as to which of the Trustees or any authorized person(s) shall be entitled to operate any such Bank Account/Accounts.
- (e) To maintain or cause to be maintained appropriate accounts in respect of the Trust Funds, all receipts and their disbursement.
- (f) To have power to employ any person (s) to do any secretarial, legal, accountancy or other work which they may consider necessary or expedient in connection with the management of the fund and to pay for that in addition to all other proper disbursements, all ordinary or reasonable charges out of the fund.
- (g) To modify provisions for the medical benefits to the beneficiaries / members under the Trust and to frame rules and regulations for availing such benefits from time to time to achieve the aims and objects of the Trust hereby created.
- (h) To determine all matters of difficulty, doubt or dispute and all questions arising in the course of or incidental to the execution of the Trust or powers of these presents and any such settlement or determination, although the question involved may not have been actually raised, shall be conclusive and binding on all persons claiming under these presents.

Contd.....13

- (i) To deposit any document of title or any other papers or documents or certificates held by them relating to the Trust under these presents with any Bank or Bankers or any other persons, firm or company whatsoever and may pay any sum or charges payable in respect of such deposits.
- (j) To remain indemnified against all liabilities incurred by them in the lawful discharge of their duties as trustees of the Trust and shall have a lien on the funds of the Trust for such indemnity.
- (k) To draw, make, accept, endorse, discount, execute and issue bills of exchange promissory notes and other negotiable or transferable instruments or securities.
- (l) To do all such other things as may be incidental to or conducive to the attainment of the above mentioned objects.
- (m) To compromise, settle or refer for settlement to adjudicating authorities any claim or account arising out of any dispute whatsoever or any other matter in which the interests of the Trust Fund are involved and its funds and property may be concerned or wherein the Trustees as such may be parties.
- (n) The Board of Trustees may authorize any one or more of its members to carry on the day to day management of the Trust Fund and administration of the medical benefits relating to the various categories of the beneficiaries under this Trust Deed.
- (o) Board of Trustees will continue to formulate and approve the detailed procedure to be followed for the day to day management of the Fund and administration of medical benefits under the Trust including forms, control records/returns, registers to be maintained, coverage of benefits, amount towards medical benefits and shall form rules and regulations in that behalf.

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- (p) To wind up the Trust if it is considered by the Board of Trustees to be unviable and to dispose of contributions / fees received from the members and contributions received from DDA in a manner to be decided by the Trustees.

10. INVESTMENT OF TRUST FUND

That the Trustees shall be entitled to invest the Trust Funds in accordance with investment policies/guidelines/pattern prescribed by Ministry of Finance Govt. of India and Income Tax Act or as per notification or circular issued by the Government from time to time and any such income from such investment shall be added to the corpus and form part of the fund of the Trust.

11. GENERAL

- (i) The Trustees shall frame the scheme / Rules & Guidelines for medical benefits of retired employees of DDA and shall revise from time to time increase / reduce the reimbursement/ medical benefits subject to viability of the fund as may be decided by the Board of Trustees.
- (ii) Except as provided in these presents and the rules, guidelines and regulations framed by the Trustees under this Trust Deed, no employees of DDA who are beneficiaries of the Trust shall have any legal claim, right or interest in the Trust Fund. The Trustees hereby jointly and severally covenant with the settlor that the Trustees shall duly perform their duties as such trustees and will control and administer the Trust Fund in accordance with these presents and with no other rules.

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119 117

- (iii) That the Trustees, who are all employees of DDA and draw their remunerations there from, shall not be entitled to be paid anything extra for their acting as Trustees. However, if a meeting of the Trustees is held at a place away from the Office of the DDA, the Trustees shall be entitled to be provided with conveyance facility or in the alternative actual Conveyance Expenses for the same.
- (iv) That it is the duty of the Secretary or any other person so authorized by the Chief Patron in the absence of Secretary to maintain the minutes of meeting of the trustees within thirty days and to enter into a Minute Book all resolutions and proceedings thereof. The same shall be signed by the Chairman of the Meeting, or by the Chairman of the next succeeding meeting.
- (v) All matters arising out of disputes and/or interpretation of the rules of the Trust will be referred to the Board of Trustees whose decision shall be final.
- (vi) That all matters of procedures and other ancillary matters not herein specifically provided for and requiring the framing of rules shall be regulated by such rules as the trustees may, in consultation with the Settlor, from time to time, make in that behalf or as prescribed under various statutes.

12. WINDING UP

In the event of the Trust being rendered unviable i.e. it is not in a position to sustain the expenditure for the purpose stated herein or for any other reason considered valid by the Board of Trustees, the Board may decide to wind up the Trust hereby created. The contributions received from DDA as also contributions/fees received from the members will be disposed of in a manner to be decided by the Board of Trustees

Contd.....16

13. That Trust shall commence with effect from the date mentioned hereinabove.

IN WITNESS WHEREOF the parties hereto have signed these presents on this th day of , 2016

at New Delhi in the presence of the following witnesses:

Witness No.1

Secretary, DDA
SETTLOR

TRUSTEES: 1. Vice Chairman, DDA
Chief Patron

Witness No.2

2. Finance Member, DDA
Managing Trustee

3. Chief Accounts Officer
Trustee & Secretary of Trust

4. Commissioner (Personnel)
Trustee

5. Finance Advisor (Housing)
Trustee

Other Items (i)

Sub: RFP for Consultancy to develop city level high density mix use Economic/Commercial/Residential Hubs in DDA's vacant land at Dwarka, Rohini & Narela.

File No. F.73(218)2016/CE/QAC/

Background

1.1 The Master Plan of Delhi 2021 (MPD) has proposed a new approach to development of the proposed urbanisable area in Delhi. In order to optimally utilize all available resources, public and private, in land assembly, infrastructure development and housing, DDA intends to appoint Consultants of repute having experience in Real Estate Advisory/Master Planning and PPP project Advisory for integrated township projects, SEZ's etc/Urban Planning/Real Estate Marketing Strategy/Infrastructure Consultancy advisory services to provide Consultancy to develop city level high density mix use Economic/Commercial/Residential hubs in DDA's vacant lands scattered as well as contiguous at:-

1	Dwarka	154 Hect.
2	Rohini	259 Hect.
3	Narela	218 Hect.

Objective

2.1 The objective of this Consultancy is to conceptualize an integrated mixed land use state of art development and prepare a Master Plan for city level High Density Mixed Land use Nodes proposed by DDA along with Business Plan (s) and Financial Model (s) for such development.

2.2 The Consultant shall design specific Urban Design controls & Urban Design Guidelines to enhance image of city level mixed used DDA Nodes through control over elements of Urban Design/Architecture Features.

2.3 The Consultant shall consider easily implementable city features, in view and propose, development for city level Mixed Used DDA Nodes

in the existing ecosystem, Internet of things (IOT) for Traffic Management, Parking, Transit Operations, Emergency Response, Incident Management, Existing and proposed transportation (Road Network) along with connectivity to proposed City Level Mixed Development DDA Nodes.

Scope of Services

The scope of services shall include.

- Real Estate and Urban/Architectural Planning.
- Costing & Revenue Generation
- Real Estate Marketing Assessment and Proposed Development
- Financial Strategy and structuring .

In the first instance, the RFP for Dwarka Zone is proposed to be floated and RFP for Rohini & Narela shall be floated after reviewing the response of RFP of Dwarka.

The proposal for appointment of Consultant is placed before Authority for information.

RESOLUTION

The information contained in the agenda item was noted.

Other Items (ii)

Sub: Agenda for delegation of power for deployment of Security Guards

F 5 (2467) 2014-15 | PC | DDA | PT.

1. Background:-

At present security guards are provided in DDA Parks through:

- a) DDA Employed Security Guards.
- b) Security Guards by outsourcing from the agency.

The Security Guards employed by DDA are very old and nearing retirement, as such they are unable to perform their duties efficiently within next three to four years majority of Security Guards employed by DDA will retire.

2. Examination:-

A comprehensive study has been done for providing security guards in parks. The work of upgradation of parks including construction of toilets in parks been taken up recently by DDA at large scale. Due to lack of security guards, the following problems have been observed:

- a. Thefts are taking place.
- b. Anti-social elements harass the general public specially the ladies, incidents of chain snatching etc.
- c. Uncontrolled burning of leaves.
- d. Damaging the equipments provided in the open gym.
- e. Removing the fixtures from the toilets.
- f. Removing and damaging the electrical fittings.
- g. Stealing the grills provided on the boundary walls.

Complaints have been received in this regard, from Public Representatives, Senior Citizens & RWAs.

3. Existing Powers:-

As per existing financial powers approved by the Authority by Agenda Item No.100/2011 in its meeting held on 15.11.2011 ANNEXURE-A Chief Engineer of the Zone is competent to appoint upto 50nos. of Security Guards for a period of one year, as per rates and overheads decided by Director General (Rehabilitation) Ministry of Defence. Deployment of security guards beyond this limit, the competency lies with VC/DDA.

4. Proposal:-

Keeping in view, the above problems and exigencies, it is proposed that the existing powers as mentioned above may be modified as under:

- a. Chief Engineers to have the powers to appoint 50 nos. Security Guards for a period of one year, as per the rates and overheads decided by Director General (Rehabilitation) Ministry of Defence.
- b. Beyond 50 nos. Security Guards EM, DDA to be authorised.

5. Recommendations:

The proposal contain in Para 4(a) & (b) above is submitted for consideration & approval of Authority.

RESOLUTION

The proposal contained in the agenda item was approved.

1.	2.	3.	4.	5.	6.	7.
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be placed before the Authority in its next meeting. The amount so sanctioned/approved will be released to DISCOM/local energy supplier and necessary provision shall be made in the revised PE within three months by concerned CE.

7.	Appointment of Security Guards	CE	NIL			
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Upto 50 nos. of security guards for a period of one year. As per rate and overheads decided by Director General Rehabilitation Ministry of Defence.

312

Sd/-
DASd/-
AAO (P)Sd/-
Dy. CAO (P)Sd/-
Dir. (Works)Sd/-
CE (HQ)Sd/-
EM, DDA

Other Items (iii)

Sub: 100% interest waiver on dues/over-dues of the Kashmiri Migrants allottee of one room sets (a kitchen/kitchenette & toilet-cum-bathroom).

ISSUE: F-312(3006) HSRKM/2004/DW

Ministry of Urban Development vide its letter no. K-20014/06/2014-DD.III dated 14.10.2014 conveyed that Kashmiri Migrants are meeting their livelihood through monthly financial assistance (ad-hoc-relief) provided by the Government and they are facing great difficulties in payment of dues/over-dues installments. Hence, it has been decided by the Ministry of Urban Development, Govt. of India to sanction 100% interest waiver on dues/over-dues installments of the Kashmiri migrant allottees of one room flats as a special case as it is an humanitarian and national integration issue.

BACKGROUND

DDA vide Authority Resolution No. 40/2000 had approved launching of a Housing Scheme for rehabilitation of Kashmiri Migrants who were staying in 14 Refugee Camps situated at different locations. Therefore, the total allotments under the Scheme were/are 245. Allotment of flat was made through computerized draw of lots. The allotments were made on Hire Purchase mode of payment.

WAIVER OF INTEREST ON BELATED INSTALLMENTS

As per provision of the Scheme (Clause 5 (ii) and (iii) on receipt of initial payment of Rs. 10,000/- + Rs. 50,000/-, DDA issued the Possession Letter. The allottees were required to pay the remaining amount of Rs. 1, 20,000/- in 180 EMIs @ Rs. 1934/- per month with interest of 12.75% (reduced to 11% during pendency of SLP). Any delay in payment will attract a simple interest @ 18% per annum.

On receipt of a letter from Dr. Jitender Singh, Minister of State (PM Office) for waiver of 100% interest on dues/over dues installments, MOUD sought a report. Accordingly, DDA sent a detailed report vide letter no. A 312 (3006)/HSRKM/04/DW dated 25.09.2014. It was inter alia informed to the Ministry that there is no policy for complete waiver of dues/over-dues on account of interest/penalty on delayed installments.

Ministry of Urban Development vide its aforementioned letter dated 14.10.2014 conveyed its decision to sanction 100% interest waiver on dues/over-dues installments of the Kashmiri Migrant allottees of one room flats as a special case as it is an humanitarian and national integration issue. As per directions of Hon'ble L.G decision of the Ministry of Urban Development was placed before the Authority vide Agenda item being 'Other Items' in its meeting held on 23.09.2015 for information of the Authority.

The files concerning allottees of Kashmiri Migrants were referred to Housing Finance Wing for calculation of the dues as per directions of the Ministry of Urban Development. Once the dues were calculated, without levy of any interest/penalty on delayed payment of the installments, demands to the individual allottees were raised. Further, it is noted that as per calculations, these allottees are getting a relief of an amount which ranges about Rs. 2,70,000/- to Rs. 2,90,000/- on account of waiver of interest. By virtue of this relief of waiver of interest, most of the allottees have paid the demanded amount. The above status was also conveyed to the office of Hon'ble UDM vide DDA's letter no. F 312 (3006)/HSRKM/02/DW dated 11.05.2016.

The Kashmiri Migrants have been representing to the Ministry of Urban Development that the decision of the Ministry was for complete waiver of interest on dues/over-dues of installments, i.e. including the interest which was in-built in the EMIs (Equated Monthly Installment) and not only the interest on belated payment of installments. Therefore inbuilt interest in the EMIs also needs to be waived off by the DDA, as per direction of the Ministry of Urban Development.

Ministry of Urban Development has desired to review DDA's interpretation on the issue and correct its stand/decision and implement the direction of 100% waiver of interest on dues/over-dues. As MOUD has taken this decision on humanitarian grounds and in the interest of national integration as a "Special Case".

It is therefore proposed to modify our earlier interpretation of the directions of MoUD and accordingly waive off the component of interest charges @ 11% which was inbuilt in the EMIs calculated at the time of launching of the Scheme. Refund of interest on dues/over-dues, if any, will accordingly be made on an application by the original Kashmiri Migrant allottee.

The issue was placed before the Authority vide **Agenda Item No. 87/2016** in its meeting fixed for 10.06.2016, but due to paucity of time, the Agenda Item could not be discussed in the said meeting.

Considering the urgency in the matter and as the status report was required to be sent to the MOUD the file was placed before Hon'ble L.G seeking his kind approval subject to placing the matter before the next Authority Meeting for information and approval. Accordingly, an office order No. F312 (3006)/HSRKM/Q4/DW dated 16.06.2016 was issued endorsing a copy of the same to PS to UDM for information. A copy of the office order is enclosed Annexure-1.

PROPOSAL

The Agenda Item as above is placed before the Authority for information and concurrence.

RESOLUTION

The Authority concurred with the decision taken in the matter.

ANNEXURE-I



DELHI DEVELOPMENT AUTHORITY
[HOUSING DEPARTMENT (JANTA BRANCH)]

No. F.312(3006)HSRKM/2004/DW/982

Dated: 16.6.16

OFFICE ORDER

Sub: 100% interest waiver on dues/overdues of the Kashmiri Migrant Allottees of One Room Flats.

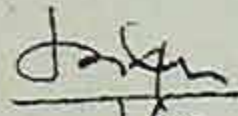
DDA floated a Housing Scheme for Rehabilitation of Kashmiri Migrants who were staying in 14 designated Refugee Camps of GNCTD. Under the Scheme a total of 245 families/persons migrated from Kashmir were declared eligible by the Dy. Commissioner, GNCTD of the concerned Distt. in which the Camp of the applicant was situated. As per provisions of the Scheme, allotments were on higher purchase basis. The allottees were required to make payment of balance amount in 180 Equated Monthly Instalments. DDA issued the letter of possessions to the allottees who made payments of the initial demand and also completed the codal formalities.

2. The allottees have been representing to the Ministry of Urban Development for waiver of 100% interest on dues/overdues instalments. Considering the grievance at length, Ministry of Urban Development vide letter No. K-201/06/2014-DD-III dt. 14.10.2014 conveyed that Kashmiri Migrants are meeting their livelihood through monthly financial assistance (ad hoc relief) provided by the Govt. and they are facing great difficulties in payment of dues/overdues instalments and decided to sanction 100% interest waiver on dues/overdues instalments as a special case, as it is a humanitarian and national integration issue. The matter was placed before the Authority in its meeting held on 23.9.15 for information. The Authority noted the decision of the Ministry of Urban Development. Accordingly, allotment files were referred to Housing Finance for calculation of dues, as per directions of Ministry of Urban Development. As per calculations, the interest due on late payment of instalments was being waived off and communicated to the respective allottees.

3. The Kashmiri Migrants have been representing to the Ministry of Urban Development that the decision of the Ministry was for complete waiver of interest on dues/over dues of instalments, i.e. including the interest which was in-built in the EMIs (Equated Monthly Instalment) and not only the interest on belated payment of instalments. Therefore, inbuilt interest in the EMIs also needs to be waived off by the DDA, as per directions of the Ministry of UD.

4. The Ministry of Urban Development has desired to review DDA's interpretation on the issue and correct its stand/decision and implement the directions of 100% waiver of interest on dues/over-dues, as MoUD has taken this decision on humanitarian grounds and in the interest of national integration, as a 'Special Case'.

5. Accordingly, the matter was revisited and placed before the Authority/Hon'ble LG for modifying our earlier interpretation and implementing Ministry's directions in letter and spirit. The Hon'ble LG has approved the proposal for implementing the decision by the Housing Department of the DDA with immediate effect.


[J.P. Agrawal]
Pr. Commissioner (H&LD)

Copy for information & necessary action to:-

1. PS to Hon'ble Minister for Urban Development, Nirman Bhawan, New Delhi.
2. OSD to Hon'ble Lt. Governor, Delhi.
3. OSD to Vice-Chairman, DDA
4. Finance Member, DDA
5. Financial Advisor (Housing), DDA
6. Director (Housing)-II
7. Director (Coordination) Housing
8. Dy. Director (Janta)H

Other Items (iv)

Sub:- Regarding waiving off interest against the late payment on account of premium of land for the allotted site measuring 20.8 Hect. for setting up National Institute of Technology at Sub City Narela, Delhi in favour of Ministry of Human Resources, Department of Higher Education, Govt. of India.

No.F.32(56)10/IL

Background of the case:-

The Secretary, Ministry of Human Resources Development, Govt. of India, vide letter dated 05.7.2010 addressed to Secretary, Ministry of UD for allotment of land measuring 300 Acres for permanent site for National Institute of Technology. The request for allotment of land forwarded to DDA by Ministry of Urban Development vide letter dated 30.7.2010.

On 25.4.2013 DDA allotted the land measuring 20.8 Hect. for setting up National Institute of Technology at Narela Sub City, Delhi in favour of Ministry of Human Resources Development, Department of Higher Education @ Rs.300.15 Lakh per acres (Provisional) with annual ground rent 2.5% per annum of the total premium and the total demand was raised Rs.15,81,27,532/- within 60 days.

The payment was made on 24.3.2014 with the delay of 9 months for which interest amounting to Rs.17,35,61,738/- @ 15% (P.A.) was demanded from NIT on 29.4.2014. The Secretary, Ministry of Human Resources Development, Department of Higher Education, GOI vide letter dated 20.5.2014 requested the Hon'ble LG, Delhi to waive off the demand of the interest.

On the basis of the request mentioned above and with the approval of Competent Authority, the rate of interest was reduced from 15% to 10 % (P.A.). Consequently, a demand of Rs.11,57,07,825/- was raised and the relief of waiving off interest of Rs.5,78,53,913/- was provided to NIT.

Further, the Hon'ble Minister of Human Resources Development, Govt. of India vide letter dated 08.12.2014 addressed to Hon'ble Minister of UD represented that DDA has sent a demand letter to Director, NIT-Delhi for the payment of interest Rs.11,57,07,825/- instead of Rs.17,35,61,738/- after reduction of rate of interest from 15% to 10% for the belated payment of premium and it has been stated that as per the existing Central Government Policy, the land is to be provided free of cost by the respective State for setting up/expansion of an Institute of National Importance and requested to take up the matter with DDA for waiving the entire interest amounting to Rs.11,57,07,825/-. The matter has been forwarded by MoUD vide letter dated 17.12.14 to DDA for necessary action in the matter.

Decision take by the Competent Authority in the matter:-

On the basis of the request received above and keeping in view that NITs are Centrally funded autonomous Technical Institutions set up under the Govt. of India and these have since been declared the "Institutes of National Importance" as per the National Institute of Technology Act, 2007", the Competent Authority was pleased to waive off the entire interest as the issue relates to only interest waiver to the Govt. of India, vide order of 30.6.2016.

The decision in the matter has been intimated to the MoUD and the NIT vide this office letter dated 01.07.2016 (copy enclosed).

The matter is submitted before the Authority for kind information please.

RESOLUTION

The information contained in the agenda item was noted.



120

116/10009

**DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH**

A-Block, 2nd Floor, Vikas Sadan, INA, New Delhi

F.32(56)2010/IL/1160

Dated 01.07.2016

To

The Under Secretary to the Government of India,
Ministry of Urban Development,
Delhi Division,
Nirman Bhawan,
New Delhi-1100108

Sub : VIP reference from Smt. Smriti Zubin Irani, Hon'ble Minister for HRD, Govt. of India regarding waiving of interest demanded by DDA for a plot allotted to National Institute of Technology.

Sir,

This is with reference to your letter dated 9.6.2016 and its reminder dated 27.6.2016 on the subject cited above. I am directed to inform you that on the request of Hon'ble Minister of HRD, Govt. of India, the Competent Authority has further pleased to waive off the interest of Rs. 11,57,07,825/- on account of late payment on premium of land for the allotted site measuring 51.4 Acres for construction of National Institute of Technology at Narela being a matter of allotment of land to Ministry of HRD, Govt. of India.

Yours faithfully,

(Sada Shiv)

Dy. Director (IL)

Copy to :-

1. PS to Hon'ble Minister of Human Resource & Development, Govt. of India, Room No. 301, C-Wing, Shastri Bhawan, New Delhi-110001 for information please.
2. Director, National Institute of Technology, T, A-7, Institutional Area, IAMR Capus, Narela, Delhi-110040 for information please.

318

(Sada Shiv)

Dy. Director (IL)

Other Items (v)

ACTION TAKEN REPORTS ON THE 'OTHER POINTS' RAISED BY MEMBERS OF THE DELHI DEVELOPMENT AUTHORITY DURING THE MEETING OF THE AUTHORITY HELD ON 27.04.2016 AT RAJ NIWAS.

S. No.	Subject	Remarks
1.	<p>Shri O P Sharma enquired whether any socio cultural centre is proposed to be developed in East Delhi.</p> <p>a) Vice Chairman, DDA informed that the agenda placed before the Authority is regarding development control norms for socio cultural activities. Sites for socio cultural centres would be considered separately. However, in East Delhi sites for socio cultural centres have been earmarked at Mayur Vihar and Shahdara.</p> <p style="text-align: right;">Action: Chief Architect</p>	<p>The following two sites have been conceptually identified in East Delhi:-</p> <p>(i) C.B.D. Shahdara (ii) Distt. Centre, Mayur Vihar</p>
2.	<p>Shri Somnath Bharti suggested that a meeting should be convened by DDA with officers of the Forest Department of GNCTD for expediting permission to construct a temporary road for vehicular movement for Hauz Khas village market.</p> <p>a) It was decided that a meeting in this matter would be scheduled by Engineer Member, DDA on priority.</p> <p style="text-align: right;">Action: Engineer Member</p>	<p>In this connection, it is intimated that the proposed approach road falls in forest area of Hauz Khas which is declared as notified protected forest. Hon'ble MLA has already been informed vide office letter No. DHSE 8(49)2015/SNB/431 dated 15.02.2015. A letter has also been sent by Engineer Member, DDA vide letter No. EM5(2)89/MLA/DDA/444 dated 22.03.2016 to Secretary (Environment), GNCTD with the request to grant permission to construct a</p>

		temporary road for vehicular movement with permissible specifications from the forest area. Copy of the letter has already been sent to Shri Somnath Bharti, Hon'ble MLA for information.
3.	<p>Shri Somnath Bharti desired that the matter with regard to the DDA park in Shivalik area should be resolved urgently.</p> <p>a) Secretary (L&B), GNCTD, who was present in the meeting, assured that the matter would be examined expeditiously.</p> <p>Action: PC(LM) & Chief Engineer (SZ)</p>	<p>A meeting was held under the Chairmanship of Vice Chairman, DDA with Commissioners of all the three MCDs on 25.04.2016. In this meeting, Commissioner, SDMC agreed to take over all the parks below 3 acres under the jurisdiction of SDMC by 31.05.2016 subject to the condition that consolidated deficiency amount of ₹ 6.97 crores is paid by DDA and payment made to SDMC on 25.05.2016. The concerned Dy. Directors (Hort.) are pursuing the matter with their counterparts in SDMC for handing over/taking over of these parks.</p>
4.	<p>Shri Somnath Bharti stated that vacant DDA lands which are being used for surface parking, like the plot at Arjun Nagar, should be utilized for construction of underground parking.</p> <p>a) It was intimated that data of all such sites is being compiled and the details would be intimated shortly.</p> <p>Action: Chief Engineer (Headquarters)</p>	<p>This is a policy matter and a list of such vacant lands is being compiled.</p>
5.	<p>Shri O P Sharma desired to be apprised whether land between the Walled City and the Yamuna bank is a special area.</p> <p>a) Commissioner (Planning), DDA intimated that the land between the Walled City upto the Ring Road is part of a special area and</p>	<p>In the meeting/presentation held on 02.05.2016 with Members of the Authority, the area details of 'Special Area' of MPD-2021 have been explained to Shri O.P. Sharma, Hon'ble Member of the Authority. Further, copies of land use plan of 'Special Area' of MPD- 2021 and land use plan of</p>

	<p>land east of the Ring Road upto the Yamuna bank is part of 'O' zone. Written clarification would be provided to Shri O P Sharma.</p> <p>Action: Commissioner (Planning)</p>	<p>MPD-2021 have also been handed over to Hon'ble Member.</p>
<p>6.</p>	<p>Shri O P Sharma stated that despite his several requests, encroachments on roads in his constituency have not yet been cleared though demolition programmes had been fixed.</p> <p>a) Hon'ble Lt. Governor requested Chief Secretary, GNCTD to coordinate a meeting with DDA, PWD, Delhi Police, DUSIB and Shri O P Sharma to resolve the matter. Since DUSIB has built up dwelling units, these could be considered for allotment to clear the encroachment on the roads and, if required, DDA could provide subsidy for allotment of these dwelling units for which the matter should be brought before the Authority for consideration.</p> <p>Action: Pr. Commr.(LM)</p>	<p>The matter has been taken up with Chief Secretary, GNCTD for resolving the matter. A meeting has been fixed by Chief Secretary, GNCTD on 01.06.2016 to resolve the issue. The decision of the proposed meeting will be informed to the Authority after the meeting.</p>
<p>7.</p>	<p>Shri O P Sharma stated that there is no nodal officer in DDA to coordinate matters pertaining to his constituency.</p> <p>a) It was decided that monthly meetings would be convened to resolve issues raised by Hon'ble non-official members of the Authority. These meetings would be called by Engineer Member, Pr. Commr.(LM) and Pr. Commr.(LD).</p> <p>Action: EM, PC(LM) and PC(LD)</p>	<p>A meeting was convened by Engineer Member, DDA on 05.05.2016 with the Hon'ble Member to resolve the pending issues of his constituency, but the meeting was postponed on the request of Hon'ble Member.</p>

8.	<p>Shri O P Sharma desired to be apprised how DDA had evaluated the requirement for installation of open gyms.</p> <p>a) Vice Chairman, DDA informed that the performance of the equipment is being monitored and revised tenders, including maintenance contract, for the life span of equipment are being prepared by the Engineering Deptt. for fresh procurement.</p> <p style="text-align: center;">Action: Engineer Member</p>	<p>It was initially envisaged that open gyms be provided in large parks with maximum number of footfalls and installation of more gyms would be considered in other parks after evaluating the performance of those already installed.</p>
9.	<p>Shri O P Sharma stated that though his constituency has several proper residential colonies, there is only one toilet in a DDA park and even this is not maintained properly. Lack of toilets in public parks creates severe inconvenience, especially for ladies and the elderly. He suggested that DDA should explore the possibility of installing waterless toilets on priority.</p> <p>a) Hon'ble Lt. Governor directed that a team should inspect toilets in all DDA parks and assess the requirement of additional toilets as well as the quality of maintenance.</p> <p style="text-align: center;">Action: Engineer Member</p>	<p>It has been decided to construct toilets on PPP mode in DDA parks throughout Delhi. The RFP document is ready. As a pilot project, tenders for construction and maintenance of 71 new toilets and maintenance of 31 existing toilets have been floated for Dwarka Zone. Tenders for other zones will be invited shortly. It is likely that toilets will be provided in the parks by the concessionaire approved through above tender system as per the requirements within the next 5-6 months.</p>
10.	<p>Shri O P Sharma stated that maintenance of DDA parks is very poor. Besides, lighting is inadequate and pathways ill maintained. In many cases even the greenery has deteriorated. For several years plans have been made for development of Maharaja Surajmal Park but till date no work has been executed.</p>	<p>Due care is taken to redevelop the parks. However, concerned Executive Engineer and Dy. Director (Hort.) have been directed to have a joint inspection with the Hon'ble Member and deficiencies pointed out by him be rectified within a month.</p>

	<p>a) Vice Chairman, DDA informed that the condition of most DDA parks has deteriorated over a period of time and many toilets in these parks also remain locked. Solutions for resolving these problems are under way.</p> <p>Action: Engineer Member</p>	
11.	<p>Shri Somnath Bharti stated that he had not been called for inauguration of the open gym in his constituency.</p> <p>a) It was decided that all public representatives would be invited for any such public function in their constituency.</p> <p>Action: Engineer Member</p>	<p>It has been decided that in future all public representatives would be invited for any such function in their constituency.</p>
12.	<p>Shri O. P. Sharma stated that DAV school at Shrestha Vihar has unauthorizedly encroached DDA land both for its general and nursery school branches. Instead of giving the entire status report, it has only been mentioned that the matter is sub judice and stay has been granted by the Court. Besides, instead of taking action against illegal encroachment, efforts are being made to regularize the encroachment and the DDA's counsel also does not properly attend the matter in Court.</p>	<p>Details of writ petitions are as under:-</p> <ol style="list-style-type: none"> 1. WP(C) No. 7532/2013 titled as DAV College Trust and Management Society & Another v/s DDA or Ors:- <p>The matter has been discussed with Shri Rajiv Bansal, Sr. Standing Counsel. Reportedly, the case was last listed in the Court on 18.05.2016 and is now adjourned to 03.08.2016. DDA has moved application for vacation of stay in the Court and the opposite party has been given last opportunity to file response to DDA's application for vacation of stay failing which their right to file reply shall stand cancelled.</p> <ol style="list-style-type: none"> 2. WP(C) No. 2020/2013 titled as DAV College Trust and Management Society v/s DDA:- <p>As reported by Shri Rajiv Bansal, Sr. Standing Counsel, DDA has moved an</p>

	<p style="text-align: center;">Action: Pr. Commr.(LD) and CLA</p>	<p>application for early hearing which was allowed vide order of Hon'ble Court dated 03.02.2016 and this matter has been directed to be shown in the first 10 cases in the regular list in the week commencing w.e.f 26.04.2016. It was last listed for hearing on 26.04.2016 and the matter has not come up for hearing so far. Further, written submissions, as directed by the Court have also been filed on behalf of DDA. However as per order of the Court dated 22.03.2013 the court directed that any action taken by the Respondent/DDA will be subject to the outcome of the present petition, which was made absolute vide its order dated 05.02.2016.</p> <p style="text-align: center;">3. WP(C) No. 7426/13 titled Manish Aggarwal v/s DDA & Ors:</p> <p>In this petition Shri Rajiv Bansal, Sr. Standing Counsel is representing DDA and the matter is now fixed for 03.08.2016. The main issue in this matter and both the above writ petitions pertains to construction by DAV Management Society on an area allocated for maintaining a playground.</p>								
13.	<p>Shri Somnath Bharti stated that DDA has not taken action despite orders of the Hon'ble High Court for demolition of structure constructed on Khasra No. 277 at Hauz Khas village and performance of DDA's lawyers should be evaluated.</p> <p>a) Chief Legal Adviser, DDA stated that the matter is being pursued for preponement of hearing for vacation of stay. However, action is being initiated against DDA's counsel for his lapse.</p>	<p>The status of court cases pending in High Court and Saket District Court in respect of Khasra No. 277, Hauz Khas village is as under:-</p> <p style="text-align: center;"><u>HIGH COURT</u></p> <table border="1" data-bbox="1135 2280 1912 2751"> <thead> <tr> <th>S.No</th> <th>Case No.</th> <th>Title</th> <th>Date of hearing</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>CS(OS) 3352/15</td> <td>Ngudup Wangmo Dontatsang Bhutia vs DDA</td> <td>20.07.2016 for admission denial of documents & 17.08.2016</td> </tr> </tbody> </table>	S.No	Case No.	Title	Date of hearing	1.	CS(OS) 3352/15	Ngudup Wangmo Dontatsang Bhutia vs DDA	20.07.2016 for admission denial of documents & 17.08.2016
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SAKET DISTT. COURT

S.No	Case No.	Title	Date of hearing
1.	CS No. 313/15	Iqbal Chauhan vs DDA	28.05.2016
2.	CS No. 306/15	Rehana Chauhan vs DDA	28.05.2016
3.	CS No. 311/15	Vipin vs DDA	06.06.2016
4.	CS No. 319/15	Leelawati vs DDA	01.06.2016

In all the 5 cases mentioned above the court has granted the interim protection directing to maintain the status quo. In these cases DDA has already filed its written statement alongwith applicants for vacation of the interim orders. The next date of hearing in each of the case has been indicated in the statement mentioned above.

As regards the pre-ponement of hearing in the case at S.No. 1 pending in the High Court, the application filed by the DDA has been allowed and the hearing has now been preponed to 17.08.2016 and the case has been reassigned to the Sr. Standing Counsel Shri Rajiv Bansal along with Shri Dhanesh Relan, Standing Counsel.

(b) Hon'ble Lt. Governor directed that the performance of all DDA's lawyers for the last 5 years should be reviewed with reference to the number of cases entrusted to them, cases in which orders have been

(b) As per the direction of the competent authority, the performance of all the DDA lawyers has been reviewed and the same is in the process of submission.

	<p>issued in favour of DDA, those in which orders have been issued against DDA and cases which are still pending. A review of the performance of all these lawyers be brought before Hon'ble Lt. Governor.</p> <p style="text-align: center;">Action: PC(LM) & CLA</p>	
14.	<p>Shri Vijender Gupta desired to be apprised of the status of the approval of guidelines for adopting green building norms.</p> <p>a) It was intimated that this has been referred to Ministry of Urban Development, Govt. of India for approval and the matter would be pursued for expediting approval.</p> <p style="text-align: center;">Action: Commissioner (Planning)</p>	<p>The matter regarding incentives for adopting green building policies have been approved by the Authority, in its meeting held on 12.12.2014 vide Item No. 184/2014. As per approval, the matter has been sent to MoUD for its consideration and final notification vide letter dated 16.01.2015. Further, Ministry of Urban Development from time to time requested for clarification in this regard. Accordingly, clarification has been provided by DDA vide letters dated 16.10.2015, 28.03.2016 and 18.05.2016.</p>
15.	<p>Shri Vijender Gupta and Shri O P Sharma stated that the matter regarding Mates in DDA should be resolved expeditiously as per CPWD norms.</p> <p>a) It was intimated that the matter has been referred to Ministry of Urban Development, Govt. of India.</p> <p style="text-align: center;">Action: Commissioner (Personnel)</p>	<p>The matter stands referred to MoUD for decision. Further MoUD's observations vide letter dated 05.04.2016 have also been replied vide letter No. F7(1)2003/P&C(P)/Vol-II/226 dated 05.05.2016.</p>

RESOLUTION

Action Taken Reports on "Other Points" raised by non-official Members of the Authority during the meetings of the Authority held on 27.4.2016 and 10.6.2016 were noted.

Other Items (V)

ACTION TAKEN REPORTS ON THE 'OTHER POINTS' RAISED BY MEMBERS OF THE DELHI DEVELOPMENT AUTHORITY DURING THE MEETING OF THE AUTHORITY HELD ON 10.06.2016 AT RAJ NIWAS.

S. No.	Subject	Remarks
1.	<p>It was decided that a copy of the power point presentation made by Dy. Director General (CS), Department of Telecommunications, Govt. of India regarding installation of mobile towers on residential buildings would be sent to all non-official members of the Authority.</p> <p style="text-align: center;">Action: Commr.-cum-Secy.</p>	<p>A copy of the power point presentation prepared by the Department of Telecommunications, GOI has been sent to all non-official members vide letter dated 14.06.2016.</p>
2.	<p>Shri Somnath Bharti suggested that the proceedings of the meeting of the Board of Enquiry and Hearing should be videographed.</p> <p style="text-align: center;">Action: Commissioner (Plg.)</p>	<p>The suitable measures have been taken and accordingly, the meeting of Board of Enquiry & Hearing conducted on 05.07.2016 under the Chairmanship of Engineer Member, DDA was videographed and this procedure will also be followed in future.</p>
3.	<p>Shri Somnath Bharti also suggested that brief synopsis should be prepared for all agenda items in future.</p> <p style="text-align: center;">Action: All HODs</p>	<p>All Departments have been accordingly advised. Synopsis have been prepared for all agenda items being discussed by the Authority in its meeting scheduled on 10.08.2016.</p>
4.	<p>Shri Somnath Bharti desired that the terms like 'cluster block' in Master Plan for Delhi, 2021 should be clearly defined.</p> <p>It was decided that all such terms of the Master Plan for Delhi, 2021 would be clearly defined separately.</p> <p style="text-align: center;">Action: Commissioner (Plg.)</p>	<p>MPD-2021 is a statutory document governing the overall planning and development of Delhi. To regulate the development in the NCT of Delhi within the frame work of the land use plan, terms such as use zone, local area plan, lay out plan, use premise have been defined in Chapter - 17 of MPD-2021.</p> <p>The clarification with reference to definition of "Cluster Block" in MPD-2021 will be suitably incorporated in the "Frequently Asked Questions" available on DDA's website for widen public dissemination.</p>
5.	<p>Shri Somnath Bharti stated that a park had been given out for maintenance by DDA and</p>	<p>The park has been handed over to M/s Flora Consortium on 17.05.2016 under park adoption policy and its maintenance is under control of the</p>

	<p>the RWA is utilizing a room in the park unauthorisedly.</p> <p>It was decided that the matter would be looked into.</p> <p style="text-align: center;">Action: Engineer Member</p>	<p>said agency. However, complaints are being received for improper maintenance of park by the agency. In this regard, show cause notices have been served to M/s Flora Consortium on 08.06.2016 and 28.07.2016 and suitable action for maintenance of park is to be taken by the agency otherwise action shall be initiated.</p> <p>Regarding RWA utilizing the rooms in the park, as reported by C.E. (Elect.)/Director (Hort.) S-E, the possession of two rooms in the park was handed over to RWA, which are being got vacated soon.</p>
6.	<p>Shri Vijender Gupta stated that the DPC meeting on 30.05.2016 for promotion from Asstt. Engineer (Civil) to Executive (Civil) could not be held.</p> <p>Vice Chairman, DDA intimated that the matter would be resolved.</p> <p style="text-align: center;">Action: Commissioner (Personnel)</p>	<p>90 Asstt. Engineers (Civil) have been promoted to the post of EE (Civil) vide E.O. No. 882 dated 30.06.2016 (87 candidates) and E.O. No. 940 dated 12.07.2016 (3 candidates).</p>
7.	<p>Shri Vijender Gupta stated that matter regarding mates in DDA has not yet been resolved.</p> <p>Vice Chairman, DDA intimated that the matter has been referred to the Ministry of Urban Development, Govt. of India and clarifications sought by the Ministry have also been sent.</p> <p style="text-align: center;">Action: Commissioner (Personnel)</p>	<p>The matter has already been referred to MoUD vide letter No. F7(1)2003/P&C(P)/Vol-II/226 dated 05.05.2016 for consideration. MoUD had asked information/clarification which has also been sent by DDA vide letter No. F7(1)2003/P&C(P)/Vol-II/282 on 26.05.2016.</p> <p>Further, MoUD vide letter dated 24.06.2016 has directed CPWD to furnish necessary details pertaining to grant of selection grade to its Mates and other corresponding categories directly to DDA, which is still awaited from CPWD. DDA has also requested CPWD vide letter dated 13.07.2016 for providing all relevant information/details regarding the basis of consideration and circumstances under which selection grade have been granted to Mates and other categories. The aforesaid information is awaited.</p>

RESOLUTION

Action Taken Reports on "Other Points" raised by non-official Members of the Authority during the meetings of the Authority held on 27.4.2016 and 10.6.2016 were noted.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 10th August, 2016 at 10.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Najeeb Jung
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Arun Goel

MEMBERS

- 1 Shri Venkatesh Mohan
Finance Member, DDA
- 2 Dr. Mahesh Kumar
Engineer Member, DDA
- 3 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 4 Shri Somnath Bharti, MLA
- 5 Shri S K Bagga, MLA
- 6 Shri O P Sharma, MLA

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Shri K K Sharma
Chief Secretary, GNCTD

- 2 Shri Janak Digal
Principal Secretary (UD), GNCTD
- 3 Shri Vijay Kumar
Secretary to Lt. Governor, Delhi
- 4 Shri A Anbarasu
Secretary (L&B), GNCTD
- 5 Shri Praveen Gupta
Commissioner, North Delhi Municipal Corporation
- 6 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 7 Shri Mohanjeet Singh
Commissioner, East Delhi Municipal Corporation
- 8 Shri J P Agrawal
Principal Commissioner (LD & Housing), DDA
- 9 Shri Shripal
Principal Commissioner (LM, Personnel & Systems), DDA
- 10 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 11 Shri R N Sharma
Special Secretary to Lt. Governor, Delhi
- 12 Dr. (Smt.) Simi Malhotra
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor,
Delhi
- 13 Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
- 14 Shri Vishwendra
Pvt. Secretary to Lt. Governor, Delhi
- 15 Shri K K Joadder
Chief Town Planner, TCPO
- 16 Shri S P Pathak
Commissioner (Planning), DDA
- 17 Shri Alok Swarup
Special Secretary (Finance), GNCTD

- 18 Shri Mahendra Kumar Gupta
Commissioner (Personnel), DDA
- 19 Shri Santosh Kumar
Chief Accounts Officer, DDA
- 20 Shri Udit Ratna
Chief Town Planner, South Delhi Municipal Corporation
- 21 Shri A D Biswas
Chief Town Planner, North Delhi Municipal Corporation
- 22 Shri Anil Kumar Sharma
Chief Legal Adviser, DDA
- 23 Smt. Savita Bhandari
Addl. Commissioner (Landscape), DDA
- 24 Shri Amit Kumar Das,
Addl. Commissioner (AP), DDA
- 25 Shri Sabyasachi Das
Addl. Commissioner (UTTIPEC), DDA
- 26 Shri G S Meena
Addl. Commissioner, South Delhi Municipal Corporation
- 27 Dr. K Srirangan
Director (Planning)AP-I, DDA
- 28 Shri Rajesh Kumar Jain
Director (Planning), DDA
- 29 Shri Surajit Jaradhara
Director (Building), DDA
- 30 Smt. Manisha Gupta
Senior Architect (DUHF/Urban Parks), DDA

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, special invitees and senior officers present in the meeting of the Authority.

Item No. 90/2016

Confirmation of minutes of the meeting of the Delhi Development Authority held on 10.6.2016 at Raj Niwas.
F. 2(2)2016/MC/DDA

Minutes of the meeting of the Authority held on 10.6.2016 were confirmed as circulated.

Item No. 91/2016

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 27.4.2016.
F.2(3)2016/MC/DDA

The action taken reports (ATRs) on the minutes of the meeting of the Authority held on 27.4.2016 were noted.

The proposal contained in the ATR for item No. 67/2016 was approved.

Item No. 92/2016 (A)

Proposed Modifications in MPD-2021/Change of Land Use Cases for forwarding to MoUD for final notification.

- (i) Proposed change of land use of an area measuring 3019.5 sq.m. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D.
F.20(03)2015/MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

- (ii) Proposed change of land use of an area measuring 1.83 ha. from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.
F.3(32)96/MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

- (iii) Proposed change of land use of site area measuring 8.90 ha. from 'Recreational' to 'Public & Semi-Public Facilities'(PS3), Sports Complex in Rohini Project - Sector 33, Phase IV & V, Zone-M. F.20(18)/2015-MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

- (iv) Proposed change of land use of the primary school plot of an area 0.28 ha. from 'Residential' to 'Public & Semi-Public Facilities' for construction of multi-specialty hospital at Shanti Path along railway track near flyover Moti Bagh, New Delhi falling in Planning Zone-D. F.20(14)2015/MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

- (v) Proposal regarding change of land use of an area measuring 1.852 ha. from 'Recreational' (Neighbourhood Park/Open Space) to 'Transportation' (Multi Level Parking) located at Gandhi Maidan falling in Planning Zone- A (Walled City). F.20(3)2016/MP

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Government of India for issuance of final notification.

Item No. 92/2016 (B)

Proposed Modifications in MPD-2021/Change of Land Use Cases for issuance of Public Notice for inviting objections / suggestions.

- (i) Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB office building at Sarai Kalan Khan, New Delhi, falling in Planning, Zone-D.
F.20(2)2014/MP

After detailed discussions, in the matter, decision on the agenda item was deferred. It was decided that detailed information would be obtained from DUSIB before the matter is again brought before the Authority for consideration.

- (ii) Proposal regarding change of land use of an area measuring 1.264 ha. from 'Public and Semi-Public Facilities' to 'Commercial' (Non-Hierarchical Commercial Centre) (C1) located at Bungalow Road, falling in Planning Zone-C.
F.20(04)/2016-MP

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

Item No. 93/2016

Modification in Chapter 19 of MPD-2021 for final notification by Ministry of Urban Development (MoUD),
F.3(53)2003/MP/Vol.II

Discussion on the agenda item was deferred.

Item No. 94/2016

Proposed modifications in Chapter 12: Transportation of MPD-2021 regarding provisions for multi-level parking buses in Bus Depots/Terminals.
F.20(7)2015-MP

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued immediately.

Item No. 95/2016

Creation of a Special Purpose Vehicle (SPV) named as the 'Biodiversity Mission and DDA Greens' a not-for-profit company, under Section 8 of the Companies Act, 2013.

F.3(6)/2016/HUPW/SA/(Urban Parks & DUHF) +
F.PS/AC(LS)/DDA/2015/73/Pt.-I

The proposal contained in the agenda item was approved for formation of SPV titled "Biodiversity Mission and DDA Greens". The matter be referred immediately to the Ministry of Urban Development, Govt. of India for concurrence. After the concurrence is received from the Ministry, formal application be filed with the help of a professional Company Secretary with the Registrar of Companies, Delhi for incorporation of the SPV named "Biodiversity Mission and DDA Greens".

Item No. 96/2016

Modification in the Delhi Urban Heritage Foundation Regulations, 1999.

F.3(114)/2013/HUPW/WZ&Dwk

The proposal contained in the agenda item was approved. Public notice inviting views/suggestions from public and other stakeholders under Section 57 of Delhi Development Act, 1957 be issued immediately.

Item No. 97/2016

Designation of 'Dinpanah Archaeological Park' in Chapter 10.0 - Conservation of Built Heritage of MPD-2021.

F.20(10)/2015-MP

The proposal contained in para 3.1 of the agenda item was approved. The area would be designated as "Indraprastha Archaeological Park".

Item No. 98/2016

Scrapping of allotment of alternative plots to evictees in New Kondli Resettlement Colony.

F.1(121)89/DD/LPB/Pt.VIII

The proposal contained in the agenda item was approved.

Item No. 99/2016

Transfer of building activities from DDA to MCD - Rehabilitation Ministry
Employees Cooperative House Building Society Ltd., Malviya Nagar, Zone-
F, New Delhi.
F.4(AE-I)Bldg./Resdl./Misc./06-07/Pt.

The proposal contained in the agenda item was approved.

Item No. 100/2016

Adoption of Annual Accounts for the financial year 2015-16.
F.6(1)2016-17/A/cs(M)/Annual A/c 2015-16/DDA

The Annual Accounts of the Delhi Development Authority for the financial year 2015-16 were ratified. However, after the receipt of final "Separate Audit Report" (SAR), the audited Annual Accounts of 2015-16 alongwith the comments of Delhi Development Authority on SAR will again be placed before the Authority for adoption.

Item No. 101/2016

Creation of Hindi posts.
F.1(Misc.)PB-I/DDA/2015/Hindi

The proposal contained in the agenda item was approved.

Item No. 102/2016

Creation of separate trusts for GP Fund, Leave Encashment Fund & PRMS
Fund.
F.6(9)2015-16/A/cs(M)

The proposal contained in the agenda item was approved.

Item No. 103/2016

Proposed road infrastructure development to decongest traffic in and around District Centres, Community Centres, Non-Hierarchical Commercial Centres and Local Shopping Centres developed by DDA in Delhi by upgradation of road infrastructure of surrounding areas.

F.15(10)/2016/MP

The proposal contained in the agenda item was approved in principle so that DDA can initiate the work of infrastructural upgradation. The individual projects shall be examined by the UTTIPEC in depth before approval of Competent Authority.

Other Items:

- (i) RFP for consultancy to develop city level high density mix use Economic/Commercial/Residential Hubs in DDA's vacant land at Dwarka, Rohini & Narela.
F.73(218)2016/CE/QAC

The information contained in the agenda item was noted.

- (ii) Delegation of power for deployment of Security Guards.
F.5(287)2014-15/PC/DDA/Pt.

The proposal contained in the agenda item was approved.

- (iii) 100% Interest waiver on dues/over-dues of the Kashmiri Migrants allottee of one room flats.
F.312(3006)HSRKM/2004/Dwk

The Authority concurred with the decision taken in the matter.

- (iv) Waiving off interest against the late payment on account of premium of land for the allotted site measuring 20.8 hect. for setting up National Institute of Technology at Sub city Narela, Delhi in favour of Ministry of Human Resources, Department of Higher Education, Govt. of India.
F.32(56)10/IL

The information contained in the agenda item was noted.

- (v) Action Taken Reports on 'Other Points' raised by non-official Members of the Authority during the meetings of the Delhi Development Authority held on 27.4.2016 and 10.6.2016 at Raj Niwas, Delhi.
No. F.2(2)2016/MC/DDA/Pt.

Action Taken Reports on "Other Points" raised by non-official Members of the Authority during the meetings of the Authority held on 27.4.2016 and 10.6.2016 were noted.

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

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

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

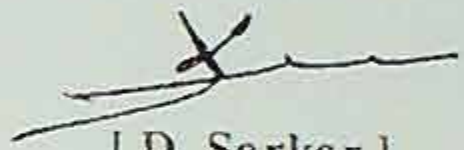
No. F.2(2)2016/MC/DDA/155

Dated: 23.08.2016

Sub: Corrigendum to the minutes of the meeting of the Delhi Development Authority held on 10.08.2016 for agenda item No. 96/2016.

Please find enclosed a copy of corrigendum to the minutes of the meeting of the Delhi Development Authority held on 10.8.2016 for agenda item No. 96/2016.

This issues with the approval of Hon'ble Lt. Governor, Delhi/Chairman, DDA.


[D. Sarkar]
Commissioner-cum-Secretary
Tel. No. 24623598

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Arun Goel

MEMBERS

3. Shri Venkatesh Mohan
Finance Member, DDA
4. Dr. Mahesh Kumar
Engineer Member, DDA
5. Shri Durga Shanker Mishra
Additional Secretary, MOUD
6. Shri B.K. Tripathi
Member Secretary, NCRPB
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Satish Upadhyay
Municipal Councillor, SDMC

Contd2.

SPECIAL INVITEES

1. Shri K.K. Sharma
Chief Secretary, GNCTD
2. Shri Janak Digal
Principal Secretary (UD), GNCTD
3. Shri S.N. Sahai
Principal Secretary (Finance), GNCTD
4. Shri Vijay Kumar
Secretary to Lt. Governor, Delhi
5. Shri A. Anbarasu
Secretary (L&B), GNCTD
6. Shri K.K. Joadder
Chief Planner, T.C.P.O.
7. Shri Puneet Kumar Goel
Commissioner, SDMC
8. Shri Praveen Gupta
Commissioner, NDMC
9. Shri Mohanjeet Singh
Commissioner, EDMC
10. Shri J.P. Agrawal
Principal Commissioner (LD, Housing & CWG), DDA
11. Shri Shripal
Principal Commissioner (Personnel, LM & Systems), DDA

Copy also to:

1. Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
2. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi
3. Dr. Simi Malhotra
Advisor (Media, Academics, Art, Culture & Language) to Lt. Governor, Delhi
4. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
5. Shri Vishwendra
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (UD), Office of the Minister of Urban Development, Govt. of India.

DELHI DEVELOPMENT AUTHORITY

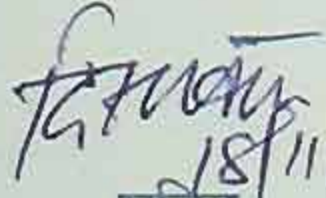
Corrigendum to the minutes of the meeting of the Delhi Development Authority held on 10.08.2016 for item No. 96/2016.

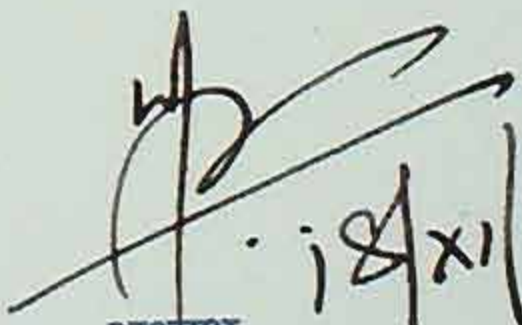
Modification in the Delhi Urban Heritage Foundation Regulations, 1999 (F.3(114)/2013/HUPW/WZ&Dwk).

The resolution for the above agenda item circulated vide No. F2(2)2016/MC/DDA/148 dated 16.08.2016 states "The proposal contained in the agenda item was approved. Public notice inviting views/suggestions from public and other stake holders under Section 57 of Delhi Development Act, 1957 be issued immediately."

The minutes of the above agenda item may instead be read as follows: -

"The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Urban Development, Govt. of India for approval and, thereafter, be notified by DDA."


18/11/2016
सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली


18/11/2016
अध्यक्ष
दिल्ली विकास प्राधिकरण
नई दिल्ली