

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

No. F.2(2)2017/MC/DDA/193

Dated: the 13th November, 2017

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Monday, the 20th November, 2017 from 3.00 p.m. to 5.00 p.m.** under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.



(D. SARKAR)

Commissioner-cum-Secretary

Phone No. 24623598

Encl:As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Udai Pratap Singh

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Dr. Mahesh Kumar
Engineer Member, DDA
5. Shri Manoj Kumar
Additional Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Shri B.K. Tripathi
Member Secretary, NCR Planning Board
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. Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
12. Smt. Bhavna Malik
Municipal Councillor, East Delhi Municipal Corporation

Contd2.

SPECIAL INVITEES

1. Dr. M.M. Kutty
Chief Secretary, GNCTD
2. Shri S.N. Sahai
Principal Secretary (Finance), GNCTD
3. Smt. Renu Sharma
Principal Secretary (UD), GNCTD
4. Shri Vijay Kumar
Principal 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. Dr. Puneet Kumar Goel
Commissioner, SDMC
8. Dr. Ranbir Singh
Commissioner, EDMC
9. Shri Madhup Vyas
Commissioner, NDMC
10. Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
10. Shri J.P. Agrawal
Principal Commissioner (Housing, Systems & PMAY), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), 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. Shri Ravi Dhawan
Jt. Secretary to Lt. Governor, Delhi
4. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, GOI.

**AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY**

DATE: 20.11.2017

TIME: 3.00 PM

VENUE: RAJ NIWAS

DELHI

INDEX

Sl. No.	Item No.	Subject	Department
1.	50/2017	Confirmation of minutes of the meeting of the Delhi Development Authority held on 12.09.2017 at Raj Niwas. F. 2(2)2017/MC/DDA	CCS
2.	51/2017	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 12.09.2017. F.2(3)2017/MC/DDA	CCS
3.	52/2017	Relaxation in the eligibility criteria in respect of Rohini Residential Scheme-1981 (RRS-1981). F.PA/DD/RO/Policy-2010	LAND DISPOSAL
4.	53/2017	Review of policy for fixation of reserve price for sale/allotment of Delhi Development Authority (DDA) properties (land/shops etc.) through public auction/e-tender. F.1(114)17/LD/Coordn.	LAND DISPOSAL
5.	54/2017	Correction of Sector and number of flats for allotment of EWS flats to squatters of Kathputli Colony as Pocket 4 and 5 in Sector G-7/G-8 Narela in place of G-2 and G-8 Block, Narela as approved by the Authority vide Agenda No. 33/2017 dated 20.7.2017. F.KPC/11/DDA/2017/Pt. file	PC (HOUSING)
6.	55/2017	Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh. F.12(385)06/HC/Legal/Pt.	PC (HOUSING)
7.	56/2017	Permissibility of State Guest House in Residential Land Use as per MPD-2021 in respect of plot No. 29-C & 29-D measuring 1.478 acres (5982.96 sq.m.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chankyapuri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House. F.20(09)2017/MP	PLANNING
8.	57/2017	Fixation of Pre-determined Rates (PDRs) in respect of Rohini Phase IV & V for the financial year 2017-18. F.4(50)2016/AO(P)/DDA	FINANCE
9.	58/2017	Fixation of Pre-determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18. F.4(52)2016/AO(P)/DDA	FINANCE

10.	59/2017	(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the year 2017-18. (ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2017-18. F.2(34)99/AO(P)/DDA/Pt.	FINANCE
11.	60/2017	Fixation of Plinth Area Rates (PARs) of construction effective from 1 st April, 2017 to 30 th September, 2017 for Standard Costing of flats. F.21(1671)/2001/HAC/Pt.III	FINANCE
12.	61/2017	Amendment in the schedule of Disciplinary Authority – Schedule to Regulation 3 (d) DDA (Conduct, Disciplinary & Appeal) Regulations, 1999 read with the DDA (Conduct, Disciplinary & Appeal) Amendment Regulations, 2014 notified vide G.S.R. 181 (E) dated the 2 nd March, 2015. F.4(4)2017/P&C(P)	PERSONNEL
13.	62/2017	Introduction of Annual Medical Examination for the Group 'A' officers of DDA of age 40 years and above. F.4(3)2017/P&C(P)	PERSONNEL
14.	63/2017	Adoption of Recruitment Rules for the post of Multi Tasking Staff, Delhi Development Authority. F.1(Misc.)/02/RR/2014	PERSONNEL
15.	64/2017	Recruitment Regulations for the post of Lower Division Clerk-cum-Typist (now Junior Secretariat Assistant) (English-Hindi), Delhi Development Authority. F.7((Misc.)2017/PB-III/RR/LDC(MTS)	PERSONNEL

Most Immediate

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

No. F.2(2)2017/MC/DDA/196

Dated: the 17th November, 2017

Sub: Supplementary agenda for the meeting of Delhi Development Authority.

In continuation to this office circular of even number dated 13.11.2017, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for **Monday, the 20th November, 2017 from 3.00 p.m. to 5.00 p.m.** under the Chairmanship of Hon'ble Lt. Governor at Raj Niwas, Delhi.



**(D. SARKAR)
Commissioner-cum-Secretary
Phone No. 24623598**

Encl: As above.

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Udai Pratap Singh

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Dr. Mahesh Kumar
Engineer Member, DDA
5. Shri Manoj Kumar
Additional Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Shri B.K. Tripathi
Member Secretary, NCR Planning Board
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. Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
12. Smt. Bhavna Malik
Municipal Councillor, East Delhi Municipal Corporation

Contd2.

SPECIAL INVITEES

1. Dr. M.M. Kuty
Chief Secretary, GNCTD
2. Shri S.N. Sahai
Principal Secretary (Finance), GNCTD
3. Smt. Renu Sharma
Principal Secretary (UD), GNCTD
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Principal 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. Dr. Puneet Kumar Goel
Commissioner, SDMC
8. Dr. Ranbir Singh
Commissioner, EDMC
9. Shri Madhup Vyas
Commissioner, NDMC
10. Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
10. Shri J.P. Agrawal
Principal Commissioner (Housing, Systems & PMAY), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

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Special Secretary to Lt. Governor, Delhi
2. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi
3. Shri Ravi Dhawan
Jt. Secretary to Lt. Governor, Delhi
4. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, GOI.

2

**Supplementary Agenda for the meeting of the
Delhi Development Authority fixed for 20.11.2017**

INDEX

Sl. No.	Item No.	Subject	Department
1.	65/2017	Proposed modification of sub-clause 2.10 in UBBL S.O. 1053 (E) dated 5 th April, 2017. F.15(06)2016/MP/Pt.	PLANNING
2.	66/2017	Selection of agency for development and maintenance of "Computerized Management System for Decision Support (CMS)" and "On-line Public Services (including Grievances Redressal)" in DDA. F.10(33)2017/Sys.	SYSTEMS

ITEM NO.50/2017

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 12.9.2017.

File No. F.2(2)2017/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 12.9.2017 were circulated vide office circular No. F.2(2)2017/MC/DDA/159 & 160 dated 25.9.2017 with the request that proposals for amendment, if any, should be submitted within 7 days (Annexure 'A').

2. Principal Commissioner (Coordn.), DDA vide his note dated 6.10.2017 has requested amendments in the minutes of the meeting of the Delhi Development Authority held on 12.09.2017 with regard to agenda Item No. 37/2017 regarding "The policy for fixation of charges for allowing permitted non-industrial activities, such as 'Residence Use (Group Housing)' etc. in existing industrial areas, in accordance with modified provisions notified under MPD-2021 and also revision/fixation of change of user charges in case of 'industrial' to 'commercial/ hospital'".

3. The minutes for the agenda Item No. 37/2017 are as follows:

"The proposal contained in the agenda item was approved with the modification that in de-notified areas, the charges on account of conversion charges/additional FAR/ enhanced FAR would be recovered by the concerned local bodies. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification."

4. Principal Commissioner (Coordn.), DDA has requested vide his note dated 6.10.2017 that the minutes may be amended as follows:

"The proposal contained in the agenda item was approved with the modification that in de-notified areas, the charges on account of additional FAR/enhanced FAR would be recovered by the concerned local bodies. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification."

(Copy of note of Principal Commissioner (Coordn.), DDA dated 6.10.2017 is placed at Annexure 'B').

5. Principal Commissioner (Coordn.), DDA vide his note dated 23.10.2017 has also requested for amendment to the minutes with regard to agenda Item No. 40/2017 regarding "Policy for

permissibility of additional educational activities/use premises under the Educational category plots”.

6. The minutes for the agenda item No. 40/2017 are as follows:

“After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item No. 37/2017. It was also decided that the clearance/approvals from regulatory bodies shall be obtained in advance before the regularization/permission of additional educational activities.”

7. Principal Commissioner (Coordn.) has requested vide his note dated 23.10.2017 that the minutes for the agenda item No. 40/2017 be amended. (Copy of note of Principal Commissioner (Coordn.), DDA dated 23.10.2017 is placed at Annexure ‘C’).

The approved proposed amendment is as follows:

“After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item No. 37/2017 subject to approvals from regulatory bodies/statutory authorities, as applicable under law.”

The above requests for amendment of the minutes are placed before the Authority for consideration.

8. The remaining minutes of the meeting of the Delhi Development Authority held on 12.09.2017 are submitted for confirmation of the Authority.

RESOLUTION

i) After detailed discussion, the proposed amendment for item No. 37/2017 of the minutes of the meeting of the Authority held on 12.09.2017 was not agreed to. The approved minutes for agenda item no. 37/2017 of the meeting of the Authority held on 12.9.2017 was confirmed and it was decided that the confirmed minutes be referred to Ministry of Housing and Urban Affairs, Government of India for consideration and issuance of final notification.

ii) The proposed amendment for item No. 40/2017 of the minutes of the meeting of the Authority held on 12.09.2017 was agreed to and the amended minutes for the item be read as follows:-

“After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item No. 37/2017 subject to approvals from regulatory bodies/statutory authorities, as applicable under law.”

iii) The remaining minutes of the meeting of the Authority held on 12.09.2017 were confirmed as circulated.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 12th September, 2017 at 2.30 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Dr. Mahesh Kumar
Engineer Member, DDA
- 3 Shri Manoj Kumar
Addl. Secretary, Ministry of Housing & Urban Affairs
- 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
- 7 Shri O P Sharma, MLA
- 8 Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Dr. M M Kutty
Chief Secretary, GNCTD
- 2 Shri Raajiv Yaduvanshi
Principal Secretary (UD), GNCTD
- 3 Shri A Anbarasu
Secretary (L&B), GNCTD
- 4 Dr. Ranbir Singh
Commissioner, East Delhi Municipal Corporation
- 5 Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
- 6 Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
- 7 Shri J P Agrawal
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
- 8 Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA
- 9 Shri K K Joadder
Chief Planner, Town & Country Planning Office
- 10 Dr. Dilraj Kaur
Addl. Commissioner, South Delhi Municipal Corporation
- 11 Shri Umesh K. Tyagi
Special Secretary (Finance), GNCTD

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
- 2 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 3 Shri R N Sharma
Special Secretary to Lt. Governor, Delhi

4 Shri Ravi Dhawan
Joint Secretary to Lt. Governor, Delhi

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. 35/2017

Confirmation of minutes of the meeting of the Delhi Development Authority held on 20.07.2017 at Raj Niwas.

F. 2(2)2017/MC/DDA

The minutes of the meeting of the Authority held on 20.07.2017 were confirmed as circulated.

Item No. 36/2017

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 20.07.2017.

F.2(3)2017/MC/DDA

Members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 20.07.2017:-

- i) Shri Somnath Bharti stated that links on DDA's website in which information on vacant lands have been uploaded are not available and printout be provided.
- ii) Shri O P Sharma desired information on the status of lease of two plots of land occupied by DAV School, Shrestha Vihar where unauthorized construction have been carried out.
- iii) Shri Vijender Gupta stated that policy for change in fixation of reserve price for DDA's commercial sites has not yet been formulated.
- iv) Shri Vijender Gupta sought information on the status of progress of the proposed socio cultural centre at Rohini.
- v) Shri Somnath Bharti stated that interim and final replies to letters of members of the Authority on various matters are not yet being received.
- vi) Shri Somnath Bharti stated that a water body at Begampur village used to exist, though SDMC and revenue authorities have intimated that there is no water body at Begampur village.

- vii) Shri Somnath Bharti stated that there is no necessity for a fresh request from SDMC for allotment of land for kabristan at Begampur village as earlier a request has already been sent by SDMC in the matter.
- viii) Shri O P Sharma appreciated the efforts made for removal of jhuggies on right of way at Vishwas Nagar. He, however, pointed out that the Action Taken Report mentions that the schedule of shifting depends upon remittance of relocation charges by EDMC and approval of Competent Authority.
- ix) Shri O P Sharma stated that there are three other cases of shifting of jhuggis on right of way and stated that action should be initiated for these cases also.
- x) Shri Somnath Bharti stated that urgent action should be taken for construction of an alternative road through the Protected Forest at Hauz Khas village.
- xi) Shri Somnath Bharti sought information on action proposed on the unauthorized construction at Safdarjung Development Area which was reportedly a graveyard earlier.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

Item No. 37/2017

The policy for fixation of charges for allowing permitted non-industrial activities, such as 'Residence Use (Group Housing)' etc. in existing industrial areas, in accordance with modified provisions notified under MPD-2021 and also revision/fixation of change of user charges in case of 'industrial' to 'commercial/ hospital'.

F1(Misc.)2016/LSB(I)

The proposal contained in the agenda item was approved with the modification that in de-notified areas, the charges on account of conversion charges/additional FAR/enhanced FAR would be recovered by the concerned local bodies. The matter be referred immediately to Ministry of Housing and Urban Affairs, Government of India for issuance of final notification.

Item No. 38/2017

Policy decisions in respect of fresh acquisition of DDA land declared lapsed by the Court under Section 24(2) of Land Acquisition Rehabilitation & Resettlement (LARR) Act, 2013.

F.PS/CLA/DDA/2017

The proposal contained in the agenda item was approved. The following views of the non-official members of the Authority were also noted for appropriate action:-

- a) Any additional financial liability on account of enhanced compensation as per the new Act should be borne by the Govt. of NCT of Delhi, in respect of all such cases where the acquisition proceedings have been declared lapsed due to non-payment of compensation although the requisite amount was transferred by DDA to L&B Deptt.
- b) A formal enquiry may also be instituted to determine the lapses and fix responsibility for all cases where acquisition proceedings of the land have been declared lapsed.

Item No. 39/2017

Draft policy to enable the planned development of privately owned lands.

File No. F.3(33)2012/MP/Pt.II

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

Item No. 40/2017

Policy for permissibility of additional educational activities/use premises under the Educational category plots.

F.12(55)92/IL/Pt.

After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item no. 37/2017. It was also decided that the clearance/approvals from regulatory bodies shall be obtained in advance before the regularization/permission of additional educational activities.

Item No. 41/2017

Status of DDA Aawasiya Yojana 2017.

F.1(16)15/Co-ordn.(Housing)/2015/DDA

The information contained in the agenda item was noted.

Item No. 42/2017

Policy for allotment of Community Halls of DDA on licence basis.

F.1(8)2016/CH/Gen./Mon./DDA

The proposal contained in the agenda item was approved.

Item No. 43/2017

De-notification of balance area of Development Area No. 171 (Dwarka Phase-I).

F.7(04)/2014/Bldg/Misc/Resdl.

The proposal contained in the agenda item was approved.

Item No. 44/2017

Proposed change of land use of DDA land measuring 4240 sq.m. at Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (Police Station).

F.20(04)/2017-MP

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

Item No. 45/2017

Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F.

F.20(11)2016-MP

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

Item No. 46/2017

Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021 – suggested by GNCTD.

F.17(5)2007/MP

Part-A: The proposal contained in the agenda item was approved. The matter be referred immediately to the Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

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

The additional footnote be inserted under the proposed list in Para 7.7:New Industrial Areas.

"Any recommendation for additions/alterations to the above list forwarded by DSIIDC in consultation with Industries Department of GNCTD shall be incorporated, if considered appropriate and in public interest by the Central Government".

Public Notice inviting objections/suggestions be issued immediately.

Item No. 47/2017

Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D.

F.20(10)2016/MP

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

Item No. 48/2017

Adoption of Annual Accounts of DDA for the financial year 2016-17.

F.6(1)2017-18/A/cs(M)Annual A/cs 2016-17

The annual accounts of the Delhi Development Authority for the financial year 2016-17 were adopted.

Item No. 49/2017

Appropriation of funds of ₹37.21 crores – ratification by the Authority.

F.Appropriation/Budget/DDA/2017-18

Appropriation of funds was ratified.

Other Points raised by the members of the Authority:

1. Shri Somnath Bharti raised the following issues:-
 - i) Though he has earlier sought rehabilitation of jhuggi dwellers on DDA land at Indira Camp, Valmiki Camp and F-Block, Malviya Nagar, no action has as yet been taken.
 - ii) DDA land near Malviya Nagar metro station is being encroached by jhuggis.
 - iii) Whether Standard Operating Procedure (SOP) has been prepared with regard to inviting public representatives for inaugural functions.
 - iv) Requested for temporary allotment of DDA land at Safdarjung Enclave for development of Harsukh park by SDMC which is presently being used for parking of dumper trucks.
 - v) DDA land near nallah at Sheikh Sarai could be designated as Ramlila ground. Besides, in each constituency one or more 'Utsav Ground' should be designated.
2. Shri Vijender Gupta stated that as per the present policy, DDA permits stalls only on 25% of the allotted land or on 2500 sqm., whichever is less, for Ramlilas, which is inadequate.
3. Shri O P Sharma requested that a portion of the land available at Anand Vihar should be designated as 'Utsav Ground'.
4. Smt. Veena Virmani raised the following issues:-
 - i) Though DDA provides land to DUSIB for construction of public toilets, DUSIB does not invite local public representatives at the commencement and completion of these projects.
 - ii) In-situ jhuggi rehabilitation could be taken up in 30 acre vacant DDA land at Lakkar Mandi, Kirti Nagar.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

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.



Discussed. The proposal is as under:-

The minutes of the meeting of the Delhi Development Authority held on 12/07/2017 (Flag-A) may please be seen.

2. Against the Item No.37/2017, the following minutes(Flag-B) have been mentioned.

3. It may be seen that C.L.D. has sent the proposed minutes dated 13/09/2017 is as under:-

"The proposal contained in the agenda item was approved with the modification that in de-notified areas, the charges on account of additional FAR/enhanced FAR would be recovered by the concerned Local bodies. The matter be referred immediately to Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification".

4. However, the circulated minutes by Meeting Cell is as under:-

The proposal contained in the Agenda item was approved with the modification that in de-notified areas, the charges on account of conversion charges/additional FAR/enhanced FAR would be recovered by the concerned Local Bodies. The matter be referred immediately to Ministry of Housing & Urban Affairs, Govt. of India, for issuance of final notification.

5. In view of above, it is clarified that the minutes intimated at 3 above vide this office note dated 13/09/2017 is in order and the same may be included in the minutes of the Authority Agenda No.37/2017. It remains same and may be included/noted suitably.

6. If agreed, we may request the Commissioner-cum-Secretary for correction of the said minutes of the meeting against Item No.37/2017 while placing the same before the Authority for its confirmation.

Kind approval of VC,DDA may also be solicited.

Director(Indl.)

CLD

PC(E)

VC

1
06/10/2017

Dep
6/10

9/10/2017

DD(Indl.)

6/10/17

6/10/17

CLD

DDA

10-10-17

10/10/2017

AD/VC

10/10/2017

दिल्ली विकास प्राधिकरण



10/10/17

63

10/10/17

In view of the remarks of CCS on pre page, it is submitted that the policy for permissibility of additional educational activities/use premises under the educational category plots has been approved by the Authority vide item No. 40/2017 Dated 12.09.2017. In the meeting Authority directed that the clearance / approvals from regulatory bodies shall be obtained in advance before the regularization / permission of additional educational activities. Regarding this, it is submitted that if the said condition is added as per direction of the authority, it may create problem in implementation of the policy as some regulatory bodies insist for permission/ NOC from DDA before granting permission. Hence insisting for permission from all regulatory bodies in advance may lead to a dead lock.

In view of reasons stated above, it is suggested that we may request Authority to delete the said condition. Therefore, Commissioner cum Secretary may please be requested to take up the matter in the next authority meeting for deletion of this condition from the minutes of meeting held on 12.09.2017.

The amended minutes may read as follows:

Item No. 40/2017

Policy for permissibility of additional educational activities/use premises under the educational category plots.

F. 12(55)92/II/Pt.

After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item no. 37/2017."

Submitted Please.

C/o Pr. Commr. (Control)
 Date 23/9/17
 File No. 23/9/17

Hea 23/10
DD (IL)

~~DIR (II)~~

De
23/10

~~C.L.D.~~

1
23 31 Oct 2017

~~PC CC)~~

De
27/10

CC/S

~~Amk~~

hkt
29/10/2017
24/10/2017
12

ITEM NO. 51/2017

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 12.09.2017 AT RAJ NIWAS, DELHI.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 36/2017</u></p> <p>Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 20.07.2017. F.2(3)2017/MC/DDA</p> <p>Members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 20.07.2017: -</p> <p>1. Shri Somnath Bharti stated that links on DDA's website in which information on vacant lands have been uploaded are not available and printout be provided.</p> <p style="text-align: center;">ACTION: ADVISOR (PLG.)</p> <p>2. Shri O.P. Sharma desired information on the status of lease of two plots of land occupied by DAV School, Shrestha Vihar where unauthorized construction have been carried out.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL</p> <p>3. Shri Vijender Gupta stated that policy for change in fixation of reserve price for</p>	<p>1. The updated data of vacant land have already been uploaded on DDA's website on the following links: LM - http://dda.org.in/ddanew/vacantlistlm2017.aspx. Hort.- http://dda.org.in/ddanew/horticulturezone.aspx. Engg.-http://dda.org.in/ddanew/engineerwings.aspx. MOR-http://dda.org.in/ddanew/ministryofrehabilitation.aspx</p> <p>The above links have been rechecked and are also functional. However, a hard copy of the data of vacant land in South Zone (Engg.), LM South-East Zone, LM South-West Zone and MOR South Zone has been provided to the Hon'ble Authority Member.</p> <p>2. In this regard, FIR has been lodged in the Police Station, Anand Vihar. A joint inspection was also held by SHO Anand Vihar on 12.10.2017 with the concerned officials. Further, file was sent to Legal Deptt. for examining, whether the lease can be cancelled or not. Panel lawyer has opined that DDA can proceed with cancellation of lease. However, this will be subject to outcome of pending writ petition. Accordingly, proposal is under submission for cancellation of lease.</p> <p>3. The agenda for determining the reserve price of various properties has been prepared and is being placed before the Authority.</p>

DDA's commercial sites has not yet been formulated.

ACTION: LAND DISPOSAL/FINANCE

4. Shri Vijender Gupta sought information on the status of progress of the proposed socio cultural centre at Rohini.

ACTION: ENGINEERING

5. Shri Somnath Bharti stated that interim and final replies to letters of members of the Authority on various matters are not yet being received.

ACTION: SA&GR

6. Shri Somnath Bharti stated that a water body at Begampur village used to exist, though SDMC and revenue authorities have intimated that there is no water body at Begampur village.

ACTION: LAND MANAGEMENT

7. Shri Somnath Bharti stated that there is no necessity for a fresh request from SDMC for allotment of land for kabristan at Begampur village as earlier a request has already been sent by SDMC in the matter.

ACTION: LAND DISPOSAL

8. Shri O.P. Sharma appreciated the efforts made for removal of jhuggies on right of way at Vishwas Nagar. He, however, pointed out that the Action Taken Report

4. Agenda of scheme has been submitted to DUAC for approval of land use as 40% for Socio Cultural and 60% for Commercial use for development through PPP mode.

Matter is being pursued with DUAC. Action is also being taken to place an agenda before the Screening Committee for approval.

5. Action Taken Report is placed at Annexure.

6. A joint site inspection was conducted on 08.08.2017 by Executive Engineer, SWD-5, DDA, Executive Engineer (M)-I SZ, SDMC and representative of Shri Somnath Bharti, Hon'ble MLA to locate the water body at site. After inspection, Executive Engineer (M)-I SZ, SDMC vide letter NO. EE(M-S)-I/2017-18/D-518 dated 08.08.2017 has informed that no water body was noticed at site at Begampur village.

LM Department has intimated that the field staff of S&S-II branch DDA, contacted the concerned revenue staff of SDM Hauz Khas, who have reported that no 'johar' (pond) exists in the revenue records of village Begampur.

In addition, details have also been checked from the affidavit submitted by DDA in the High Court on water bodies. As per this report, no water body exists under the jurisdiction of DDA in Begampur.

7. As per office records of IL branch, no such request has been received from SDMC. A reminder has been sent to Commissioner, SDMC on 12.10.2017 to submit a request for allotment in the prescribed proforma.

8. Regarding removal of jhuggies from 60 ft. road at Vishwas Nagar, a meeting was taken by Vice Chairman, DDA wherein representatives from DUSIB and EDMC also participated. As

mentions that the schedule of shifting depends upon remittance of relocation charges by EDMC and approval of Competent Authority.

ACTION: LAND MANAGEMENT

9. Shri O.P. Sharma stated that there are three other cases of shifting of jhuggis on right of way and stated that action should be initiated for these cases also.

ACTION: LAND MANAGEMENT

decided in the meeting, EDMC, being the land owning agency, vide letter dated 08.08.2017 conveyed their willingness to comply with the terms and conditions of DUSIB for relocation of JJ cluster at Vishwas Nagar. Based on this commitment, a survey of the JJ cluster was undertaken by DUSIB. As per the policy, DUSIB has intimated to EDMC to remit a sum of ₹ 9,23,86,400/- for relocating the eligible JJ dwellers. However, vide letter dated 12.10.2017, EDMC has stated that they are passing through a financial crisis and hence are not in a position to pay for re-location of the JJ cluster. As such EDMC has requested the user department of this land, i.e., PWD, to pay an amount of ₹ 9,23,86,400/- to DUSIB for relocation of the JJ cluster. DDA has also written a letter to PWD, being the user department, to pay for the relocation of the JJ cluster to DUSIB.

1. The jhuggi cluster existing at site over the land meant for Shanti Swaroop Bhatnagar Marg is an identified JJ cluster. These jhuggies are to be removed in accordance with the guidelines of PMAY for which inspection/survey report of vacant lands for relocating/shifting of the JJ cluster has been provided to Principal Commissioner (Housing & PMAY), DDA for taking further necessary action in the matter.

(Land Management)

In situ redevelopment/rehabilitation in respect of JJ cluster in the constituency of the Hon'ble Authority member will be initiated as per Vertical I of Pradhan Mantri Awaas Yojana after demand survey is updated/completed and feasibility/availability of land is verified.

(Housing)

2. The jhuggi cluster over the land meant for Commercial Centre as Chitra Vihar is an identified cluster. These jhuggies are to be removed in accordance with the guidelines of PMAY for a which inspection/survey report of vacant lands for relocating/shifting of the JJ cluster, has been provided to Principal Commissioner (Housing & PMAY), DDA for taking further necessary action in the matter.

(Land Management)

	<p>10. Shri Somnath Bharti stated that urgent action should be taken for construction of an alternative road through the Protected Forest at Hauz Khas village.</p> <p>ACTION: ENGINEERING/LANDSCAPE</p> <p>11. Shri Somnath Bharti sought information on action proposed on the unauthorized construction at Safdarjung Development Area which was reportedly a graveyard earlier.</p> <p>ACTION: LAND MANAGEMENT</p>	<p>In situ redevelopment/rehabilitation in respect of JJ cluster in the constituency of the Hon'ble Authority member will be initiated as per Vertical I of Pradhan Mantri Awaas Yojana after demand survey is updated/completed and feasibility/availability of land is verified.</p> <p>(Housing)</p> <p>3. The land required for widening of road falls in Khasra No. 92 min village Mandawali Fazal Pur Delhi. The area has been denotified and hence is under the jurisdiction of EDMC. The road widening is constrained by Vaasthali Public School which is a private land. The road has been constructed by PWD, GNCTD. Therefore, PWD has to take necessary action for widening of road, if required by acquisition as the area is already denotified. A letter has also been written to PWD in this regard.</p> <p>10. The length of the proposed road through the protected forest is approximately 726 mtrs. The number of trees on this proposed length of road [03 mtr. width) are only 03 nos. (namely Kabuli Kikar (Prosopis juliflora)-02 nos. and Amaltas (Cassia fistula) 01 no.)].</p> <p>If the proposed road is agreed, the same can be taken up only after seeking prior permission under Forest Conservation Act, 1980 from Ministry of Environment, Forest & Climate Change, Govt. of India. It is also submitted that the road if taken up, it will be difficult to limit only one way traffic on this road leading to Hauz Khas Village. Also the area will be subjected to fragmentation and may lead to commercial activities in future. Comments from Forest Department are also required.</p> <p>(Landscape)</p> <p>11. Pertains to SDMC. Two reminders have been issued to SDMC to expedite the matter and inform DDA of the action taken.</p>
1.	<p><u>Item No. 37/2017</u> The policy for fixation of charges for allowing permitted non-industrial</p>	

	<p>activities, such as 'Residence Use (Group Housing)' etc. in existing industrial areas, in accordance with modified provisions notified under MPD-2021 and also revision/fixation of change of user charges in case of 'industrial' to 'commercial/hospital'.</p> <p>F1(Misc.)2016/LSB(I)</p> <p>The proposal contained in the agenda item was approved with the modification that de-notified areas, the charges on account of conversion charges/additional FAR/enhanced FAR would be recovered by the concerned local bodies. The matter be referred immediately to Ministry of Housing and Urban Affairs, Government of India for issuance of final notification.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL</p>	<p>Proposal for amendment to the minutes of the Authority meeting held on 12.09.2017 is being placed before the Authority. After modification and confirmation by the Authority, the proposal shall be referred to Ministry of Housing and Urban Affairs, Govt. of India.</p>
<p>2.</p>	<p><u>Item No. 38/2017</u></p> <p>Policy decisions in respect of fresh acquisition of DDA land declared lapsed by the Court under Section 24(2) of Land Acquisition Rehabilitation & Resettlement (LARR) Act, 2013.</p> <p>F.PS/CLA/DDA/2017</p> <p>The proposal contained in the agenda item was approved. The following views of the non-official members of the Authority were also noted for appropriate action: -</p> <p>a) Any additional financial liability on account of enhanced compensation as per the new Act should be borne by the Govt. of NCT of Delhi, in respect of all such cases where the acquisition proceedings have been declared lapsed due to non-payment of compensation although the requisite amount was transferred by DDA to L&B Deptt.</p> <p>b) A formal enquiry may also be instituted to determine the lapses and fix responsibility for all cases where acquisition proceedings of the land have been declared lapsed.</p> <p style="text-align: center;">ACTION: LAND MANAGEMENT</p>	<p>Since for implementation, active association of Revenue authorities of GNCTD is required, a proposal has been submitted to Hon'ble Lt. Governor for approval of modalities for returning the land to the land owners.</p>
<p>3.</p>	<p><u>Item No. 39/2017</u></p> <p>Draft policy to enable the planned development of privately owned lands.</p>	

	<p>F.3(33)2012/MP/Pt.II</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 per the decision of the Authority, public notice has been issued on 04.10.2017 for inviting objections/suggestions.</p>
4.	<p><u>Item No. 40/2017</u></p> <p>Policy for permissibility of additional educational activities/use premises under the Educational category plots. F.12(55)92/IL.Pt.</p> <p>After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in the line with decision taken on agenda item no. 37/2017. It was also decided that the clearance/approvals from regulatory bodies shall be obtained in advance before the regularization/permission of additional educational activities.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL</p>	<p>Proposal for amendment to the minutes of the Authority meeting held on 12.09.2017 is being placed before the Authority. Notification shall be issued after modification and confirmation by the Authority.</p>
5.	<p><u>Item No. 41/2017</u></p> <p>Status of DDA Aawasiya Yojana 2017. F.1(16)15/Co-ordn.(Housing)/2015/DDA</p> <p>The information contained in the agenda item was noted.</p> <p style="text-align: center;">ACTION: HOUSING</p>	<p>DDA Aawasiya Yojana-2017 was closed on 11.09.2017 and a total number of 46,672 applications has been received. The verification work will be completed by 28.10.2017 and the draw will be held tentatively in the 2nd/3rd week of November, 2017.</p>
6.	<p><u>Item No. 42/2017</u></p> <p>Policy for allotment of Community Halls of DDA on licence basis. F.1(8)2016/CH/Gen./Mon./DDA</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;">ACTION: ENGINEERING</p>	<p>Policy for allotment of Community Halls of DDA on licence basis shall be uploaded on DDA's website after the confirmation of the minutes of the meeting.</p>
7.	<p><u>Item No. 43/2017</u></p> <p>De-notification of balance area of Development Area No. 171 (Dwarka Phase-I).</p> <p>F.7(04)/2014/Bldg/Misc/Resdl.</p>	

	<p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Draft public notice to be issued by the Land & Building Department, GNCTD has been prepared alongwith the drawings and the same shall be forwarded to the Land & Building Department, GNCTD soon.</p>
8.	<p><u>Item No. 44/2017</u></p> <p>Proposal change of land use of DDA land measuring 4240 sq.m. at Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (Police Station). F.20(04)/2017-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 per the decision of the Authority, public notice has been issued on 11.10.2017 for inviting objections/suggestions.</p>
9.	<p><u>Item No. 45/2017</u></p> <p>Proposal change of land use from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for 'Okhla NSIC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F. F.20(11)2016-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 per the decision of the Authority, public notice has been issued on 11.10.2017 for inviting objections/suggestions.</p>
10.	<p><u>Item No. 46/2017</u></p> <p>Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021- suggested by GNCTD. F.17(5)2007/MP</p> <p>Part A: The proposal contained in the agenda item was approved. The matter be referred immediately to the Ministry of Housing & Urban Affairs, Government of India for issuance of final notification. Part-B: The proposal contained in the agenda item was approved with the following modifications:</p>	<p>(Part-A) As per the decision of the Authority, the matter has been referred to Ministry of Housing and Urban Affairs, Govt. of India, vide letter dated 16.10.2017 for its approval and issuance of final notification.</p>

	<p>The additional footnote be inserted under the proposed list in Para 7.7: New Industrial Areas.</p> <p><i>"Any recommendation for additions/alterations to be above list forwarded by DSIIDC in consultation with Industries Department of GNCTD shall be incorporated, if considered appropriate and in public interest by the Central Government."</i></p> <p>Public notice inviting objections/suggestions be issued immediately.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>(Part-B) As per the decision of the Authority, public notice has been issued on 06.10.2017 vide S.O. 3249(E) for inviting objections/suggestions.</p>
11.	<p><u>Item No. 47/2017</u></p> <p>Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for construction of Kaushal Bhawal at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D. F.20(10)2016/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 per the decision of the Authority, public notice has been issued on 11.10.2017 for inviting objections/suggestions.</p>
12.	<p><u>Item No. 48/2017</u></p> <p>Adoption of Annual Accounts of DDA for the financial year 2016-17 F.6(1)2017-18/A/cs(M)Annual A/cs 2016-17</p> <p>The annual accounts of the Delhi Development Authority for the financial year 2016-17 were adopted.</p> <p style="text-align: center;">ACTION: FINANCE</p>	<p>No further action is required.</p>
13.	<p><u>Item No. 49/2017</u></p> <p>Appropriation of funds of ₹ 37.21 crores - ratification by the Authority. F. Appropriation/Budget/DDA/2017-18</p> <p>Appropriation of funds was ratified.</p> <p style="text-align: center;">ACTION: FINANCE</p>	<p>No further action is required.</p>

OTHER POINTS RAISED BY THE MEMBERS OF THE AUTHORITY:

<p>1.</p>	<p>Shri Somnath Bharti raised the following issues:</p> <p>1. Though he has earlier sought rehabilitation of jhuggi dwellers on DDA land at Indira Camp, Valmiki Camp and F-Block, Malviya Nagar, no action has as yet been taken.</p> <p align="center">ACTION: HOUSING</p> <p>2. DDA land near Malviya Nagar metro station is being encroached by jhuggis.</p> <p align="center">ACTION: LAND MANAGEMENT</p> <p>3. Whether Standard Operating Procedure (SOP) has been prepared with regard to inviting public representatives for inaugural functions.</p> <p align="center">ACTION: SA&GR</p>	<p>1. In situ redevelopment/rehabilitation in respect of JJ clusters in the constituency of the Hon'ble Authority member will be initiated as per Vertical I of Pradhan Mantri Awaas Yojana after demand survey is updated/completed and feasibility/availability of land is verified.</p> <p>2. Preliminary survey was conducted by the Engineering Deptt. alongwith Land Management Deptt. which shows that 18 jhuggi dwellers have shown their proof to have been residing prior to 1.1.2006, whereas 20 jhuggi dwellers shown as having settled there from 2007 but before 2014. 5 jhuggies were found locked at the time of verification. The record also reveals that it is an identified cluster figuring at Sl. No. 278 in the list of 291 jhuggi clusters on DDA land according to which there are 45 jhuggies occupying 0.1 acre of land in khasra no. 203 min. village Begumpur called as Kumhar Basti.</p> <p>Accordingly, the case has been referred to Pr. Commissioner (Housing) for re-location of the eligible jhuggies dwellers under Pradhan Mantri Awaas Yojana (PMAY) so that jhuggi cluster can be removed from DDA land. Chief Engineer (South) has been requested to ensure that no further encroachment takes place during this period.</p> <p align="right">(Land Management)</p> <p>In situ redevelopment/rehabilitation in respect of JJ clusters in the constituency of the Hon'ble Authority Member will be initiated as per Vertical I of Pradhan Mantri Awaas Yojana after demand survey is updated/completed and feasibility/availability of land is verified.</p> <p align="right">(Housing)</p> <p>3. Local Member of Parliament/Member of Authority/Member of Legislative Assembly/Municipal Councillors will be invited for inaugural functions.</p> <p align="right">(All Deptts.)</p>
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4. Requested for temporary allotment of DDA land at Safdarjung Enclave for development of Harsukh park by SDMC which is presently being used for parking of dumper trucks.

ACTION: HORTICULTURE

5. DDA land near nallah at Sheikh Sarai could be designated as Ramlila ground. Besides, in each constituency one or more 'Utsav Ground' should be designated.

ACTION: LAND DISPOSAL/ENGG.

4. As per record available, the entire area of park measuring 3.61 acres was handed over to MCD (now SDMC) on 09.08.1990 which was earlier maintained by DDA as 'Green'. The inspection was carried out by the Horticulture Department on 27.10.2017 and it was observed that the whole area is bounded by SDMC. Part of the area is used by MCD for parking their dumpers and rest is being maintained as park. A letter has also been sent by the Horticulture Department to SDMC on 27.10.2017 that the entire area may be maintained as 'Green'.

(Horticulture)

Vacant land falling within the boundary of Harsukh Park belongs to MCD. Some portion of adjacent vacant land has been allotted to Trauma Centre, another portion is being allotted for Delhi Police Public School by Institutional Lands Branch and the remaining is 'Green'. Some portion of the land is under stay orders. Hence, it cannot be allotted temporarily for parking of dumpers of MCD. As per the report received from Planning Department, area under reference is Neighbourhood Park under 'Residential Use Zone' as per ZDP of Zone F. In view of this, it will not be appropriate to allot the land under reference for parking of dumpers of MCD.

(Land Management)

5. As per the DDA's website a list of 367 open space/vacant land and 69 commonly used grounds for religious purpose are available. All Chief Engineers have been asked to identify an Utsav Ground in the constituency of each MLA in their zones which may be the largest open space or commonly used ground for religious purpose where holding large functions is feasible and safe for public.

(Land Disposal)

The exact location has not been mentioned. However, the Engineering field staff visited the area alongwith Shri Somnath Bharti and a piece of land next to Satpura Park, Khirki Village has been identified temporarily for this purpose. In case, no other piece of land is found, the said site will be developed for 'Utsav Ground'.

(Engineering)

2.	<p>Shri Vijender Gupta stated that as per the present policy, DDA permits stalls only on 25% of the allotted land or on 2500 sqm., whichever is less, for Ramlilas, which is inadequate.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL/ENGG.</p>	<p>As per the provisions of the present policy any organizer can book or utilize the area beyond 2500 sqm for stalls, etc., by making payment of charges as laid down in category -II (c). However, utilization of area for stalls under free category is restricted upto 2500 sqm. or 25% of total allotted land, whichever is less. Any relaxation in this regard will involve large financial implication as observed by Finance Wing. However, the file has been put up to the Competent Authority for taking final decision in the matter.</p> <p style="text-align: right;">(Land Disposal)</p>
3	<p>Shri O.P. Sharma requested that a portion of the land available at Anand Vihar should be designated as 'Utsav Ground'.</p> <p style="text-align: center;">ACTION: LAND DISPOSAL/ENGG.</p>	<p>As per the DDA's website list of 367 open space/vacant land and 69 commonly used grounds for religious purpose are available. All the Chief Engineers have been asked to identify an Utsav Ground in the constituency of each MLA in their zones which may be the largest open space or commonly used ground for religious purpose where holding large functions is feasible and safe for public.</p> <p style="text-align: right;">(Land Disposal)</p> <p>The exact location of site has not been specified. However, two 'Utsav Grounds' already exist at I.P. Extension measuring 24282 sq.m. The 'Utsav sites' in all constituencies shall be identified within one month's time with the consent of respective area MLAs.</p> <p style="text-align: right;">(Engineering.)</p>
4	<p>Smt. Veena Virmani raised the following issues:-</p> <p>1. Though DDA provides land to DUSIB for construction of public toilets, DUSIB does not invite local representatives at the commencement and completion of these projects.</p> <p style="text-align: center;">ACTION: ENGINEERING</p> <p>2. In-situ jhuggi rehabilitation could be taken up in 30 acre vacant DDA land at Lakkar Mandi, Kirti Nagar.</p> <p style="text-align: center;">ACTION: LAND MANAGEMENT</p>	<p>1. The matter pertains to DUSIB.</p> <p>2. These jhuggies are to be removed in accordance with the guidelines of PMAY for which inspection/survey report of vacant lands for relocating/shifting of the JJ clusters, has been provided to Principal Commissioner (Housing & PMAY), DDA.</p>

	In situ redevelopment/rehabilitation in respect of JJ clusters in the constituency of the Hon'ble Authority member will be initiated as per Vertical I of Pradhan Mantri Awaas Yojana after demand survey is updated/completed and feasibility/availability of land is verified.
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(Housing)

RESOLUTION

Members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 12.09.2017:-

- i) Shri Somnath Bharti desired that DDA should convene a meeting with Forest Deptt., GNCTD for permission to construct an alternative road through the Protected Forest at Hauz Khas village.
- ii) Shri Somnath Bharti stated that though a johar (pond) exists at Begampur village, DDA and SDMC have intimated that no water body could be identified at Begampur village.
- iii) Shri O P Sharma desired that removal of three jhuggi clusters from right of way, viz. 60 ft. road at Vishwas Nagar, Shanti Swaroop Bhatnagar Marg and at the site meant for commercial centre at Chitra Vihar in his constituency should be expedited.
- iv) Shri Somnath Bharti stated that DDA should update the list of encroached lands on its website. DDA should also take effective measures to stop further encroachment and the actual eligible residents of the identified JJ clusters should only be the beneficiaries of rehabilitation and relocation projects.
- v) Shri Somnath Bharti stated that though it is clear that the unauthorized construction at Safdarjung Enclave is on land which was a graveyard, SDMC has not taken any action in the matter despite reminders sent by DDA.
- vii) Smt. Veena Virmani stated that DDA should construct public toilets on its land instead of providing land to local bodies as the local bodies are not constructing them timely.
- viii) Smt. Veena Virmani stated that the in-situ rehabilitation at Kirti Nagar should be expedited as the survey and planning have already been completed.
- ix) Shri Somnath Bharti stated that the builder lobby is mis-utilizing vacant DDA land adjoining Harsukh Park at Safdarjung Enclave.
- x) Shri Vijender Gupta desired that the area for stalls in Ramlilas should be enhanced.
- xi) Shri Somnath Bharti stated that sites for "Utsav Grounds" are being identified. Zero waste public toilets should be provided at these sites.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

ANNEXURE

Abstract in respect of the issues raised by the Hon'ble Authority Members

Total Issues	33 Nos.	
Action Completed	13 Nos.	Reply has been sent to the Hon'ble Authority Members
Interim Reply	15 Nos.	Action in process and interim reply has been sent to the Hon'ble Authority Members.
Action Awaited	5 Nos.	Action yet to be taken and advised for sending action taken to the Hon'ble Authority Members.

STATUS OF ISSUES RAISED BY AUTHORITY MEMBERS

S. No.	Name of Hon'ble Authority Member	VC's Office Dy. No. & Date	Authority Member's Office Ref. No. & Date	Subject	Forwarded to concerned HOD by VC's office	ATR of Concerned HOD	Remarks
1.	Sh. Vijender Gupta	460-E 29.09. 17	VG/201 7/18/896 0/R DT. 26.09.17	Upgradation of pay scales of Chief Estimator (Retd.)	PC (Pers.)	<u>ATR sent vide letter No. 2702 dt. 23.10.17 by Comm. (Pers.) to the Authority Member</u> stating that the matter is under consideration and the decision thereon will be communicated shortly.	Interim reply sent to the Hon'ble Authority Member
2.	Sh. Vijender Gupta	461-E 29.09. 17	VG/201 7/18/896 2/ R DT. 26/9/17	Guru Hanuman Society of India (Regd.), B-6/36, Sec-15, Rohini, Delhi-89 regarding flyover and railway under bridge project in respect of Narela Zone.	EM		
3.	Sh. Vijender Gupta	262-E 27.06.	VG/201 7/18/793 8 DT.	Letter received from DDA Park Development Org,	EM	<u>ATR by PC (Hort.) vide letter Dy. No. 199-MLA dt. 23.10.17</u> stating that on the request of Hon'ble MLA Sh. Vijender Gupta, Herbal plants	Action taken. Reply to Authority Member

	17	20/6/17	Sec-3 regarding development of park in H-32, Sec-3, Rohini		have been planted i.e., Ashwangandha, Tulsi, Bel, Bahera, Champa.	being sent.
4.	Sh. Vijender Gupta 261-E 27.06. 17	VG/201 7- 18/7931/ R DT. 20/6/17	Representation from Guru Hanuman Society of India regarding pitiable & bad conditions of roads in Saket Distt. Centre in South Delhi.	EM	<u>ATR sent vide letter No. 3140 dt. 06.09.17 by SE (HQ) SZ to the Authority Member</u> , stating that all internal roads of District Centre Saket have been repaired.	Disposed of
5.	Sh. Vijender Gupta 187-E 25.05. 17	VG/201 7- 18/7510/ R DT. 4/5/17	Representation received from residents of Block-C, Sec-18, Rohini for allotment of scooter garages to all flat owners. The matter for allotment of scooter garages to all eligible flat owners.	PC (Housing)		
6.	Sh. Vijender Gupta 144-E 31.3.1 7	VG/201 6- 17/7116/	Representation regarding non construction of	EM	<u>ATR sent vide letter No. 6080 dt. 24.10.17 by SE (HQ) Rohini to the Authority Member</u> stating that i) DDA has charged the allottees of these flats Rs. 5 lac for construction of boundary	Disposed of

					<p>boundary wall around D Block, Sec-15, Rohini for which cost of construction has already been charged from the owners of the flats but the same has not been transferred to MCD.</p>		<p>wall outside the pocket.</p> <p>Accordingly, this boundary wall was constructed along the Yamuna canal for the safety of residents of this pocket.</p> <p>ii) There was no proposal under the consideration reg. the construction of boundary wall all-round the periphery of Group Housing pockets at the time of preparation of costing details and charging the cost of this Group Housing.</p> <p>At present the Group Housing as well as the area around this pocket has already been handed over North Delhi Municipal Corporation, therefore, DDA cannot construct the boundary wall around the Group Housing pockets on today's date.</p>		
7.	Sh. Vijender Gupta	164-E 17.4.1 7	VG/201 7- 18/7310 DT. 11/4/17	Representation form Guru Hanuman Society of India regarding road in Britainia to Rani bagh, Dipali Chowk, Vijay Vihar and Budh Vihar and to Sec- 23-24, Rohini	EM	<p>ATR sent vide letter No. 6080 dt. 24.10.17 by SE (HQ) Rohini to the Authority Member stating that this road is to be taken up from Vijay Vihar but due to unauthorized colony the same could not be constructed till date. Further, the construction of this road, land is to be acquired for which letter sent to DD (LM), DDA.</p>	Interim reply sent to the Hon'ble Authority Member		
8.	Sh. Vijender Gupta	128-E 20.3.1	VG/201 6- 17/6935/	Representation form New Town CGHS Ltd.	PC(LD)	<p>ATR sent vide letter No. 1336 dt. 05.10.17 by DD (LPC) to the Authority Member stating that the process of e-auction of parking site is</p>	Interim reply sent to the Hon'ble Authority		

			R DT.	(Antriksh Aptt.), Sec-14 Extn, Rohini regarding problem of parking near Rohini District Court.		under process.	Member
7			R DT. 15/3/17				
9.	Sh. Vijender Gupta	87-E 23.2.1 7	VG/201 6- 17/6754/ R DT. 22/2/17	Representation dt. 11/2/17 from Sh. Khandelwal Digamber Jain Sabha (Rohini) Regd., regarding allotment of land for Temple for the Diggamber Jains of Rohini	PC(LD)	ATR sent vide letter No. 4517 dt. 18.10.17 by DD (IL) to the Authority Member stating that the policy of allotment of land for Religious Purpose is under submission to Competent Authority. As and when the policy will be decided/ notified further action in the matter could be taken accordingly.	Interim reply sent to the Hon'ble Authority Member
10.	Sh. Vijender Gupta	70-E 16.2.1 7	VG/201 6- 17/6598/ R DT. 15/2/17	Representation received from Mrs. Jaya Rashmi Chauhan regarding building plan of BPCL Petrol Pump at Minto Road.	Comm.(PI g.)		
11.	Sh. Vijender Gupta	25-E 18.1.1 7	VG/201 6- 17/6268/ R DT. 16/1/17	Two Representations from Rohini Residential Scheme 1981	PC(LD)		

				<p>Association (Regd):- Letter dt. 13/1/17 regarding discrimination in allotment of DDA Plots on lease hold to people and on freehold to others.</p>			
				<p>Withdrawal of show Cause Notices issued to allottees for cancellation of allotment of plots subsequent to keeping in abeyance the circular dt. 31/3/15 under DDA Corrigendum dt. 26/7/16. The issue of this corrigendum has created on anomalous situation in case of those who have already been allotted plots bases on eligibility</p>			

				defined in DDA Circular dt. 31/3/15.				
12.	Sh. Vijender Gupta	22-E 16.1.1 7	VG/201 6- 17/6200/ R DT. 11/1/17	Representation of Sh. Anar Singh Kem, Ex. Pardhan, Gaon Sabha, Kondli regarding naming of DDA Park.	EM	<u>ATR sent vide letter No. 10 dt. 01.02.17 by CCS to the Authority Member</u> stating that as per directions of Hon'ble LG, Parks of Delhi Development Authority shall be known as DDA Parks. Hence, representation of Sh. Anar Singh Kem cannot be considered.	Disposed of	
13.	Sh. Vijender Gupta	23-E 16.1.1 7	VG/201 6- 17/6206/ R DT. 11/1/17	Representation regarding the issue of non construction of boundary wall around 'D' Block, Sector-15, Rohini. Residents welfare Recreation Association, Sun City Apt, Sect-15 complained that no action is being taken by DDA though the cost for the same has already been charged from the residents.	EM	<u>ATR sent vide letter No. 6080 dt. 24.10.17 by SE (HQ) Rohini to the Authority Member</u> stating that i) DDA has charged the allottees of these flats Rs. 5 lac. For construction of boundary wall outside the pocket. Accordingly, this boundary wall was constructed along the Yamuna canal for the safety of residents of this pocket. ii) There was no proposal under the consideration reg. the construction of boundary wall all-round the periphery of Group Housing pockets at the time of preparation of costing details and charging the cost of this Group Housing. At present the Group Housing as well as the area around this pocket has already been handed over North Delhi Municipal Corporation, therefore, DDA cannot construct the boundary wall around the Group Housing pockets on today's date.	Disposed of	

14.	Sh. Vijender Gupta	436-E 26/9/1 7	VG/201 7- 18/8989/ R DT. 23/9/17	Representation of Purvanchal Chatt Puja Sewa Samiti, Sec-20, Rohini regarding beautification and high mask light in Chatt puja ghat in Jheel wala park, DDA.	PC (Hort.)	<u>ATR by PC (Hort.) vide letter Dy. No. 199- MLA dt. 23.10.17</u> stating that High Mast Light work will be completed within a month.	Action taken. Reply to Authority Member being sent.
15.	Sh. Vijender Gupta	401-E 28/9/1 7	VG/201 7- 18/8775/ R DT. 5/9/17	Representation dt. 30/8/17 received from Buddha Upasana Vihar Samiti Rohini, Delhi (Regd.) A- 00/451, Sec2, Rohini, Delhi-85 regarding allotment of land for construction of Buddha Temple in Rohini- Delhi.	PC (LD)	<u>ATR sent vide letter No. 4621 dt. 31.10.17 by DD (IL) to the Authority Member</u> stating that the New Draft Policy for allotment for religious purpose is under consideration for review of Competent Authority. As and when the policy will be decided and notified, further action will be taken accordingly.	Interim reply sent to the Hon'ble Authority Member
16.	Sh. Vijender Gupta	427-E 19.9.1 7	VG/201 7- 18/8776/ R DT. 13/9/17	Representation of DDA Park development Samiti, H-32, Sec- 3, Rohini regarding	PC (Hort.)	<u>ATR by PC (Hort.) vide letter Dy. No. 199- MLA dt. 23.10.17</u> stating that on the request of Hon'ble MLA Sh. Vijender Gupta, Herbal plants have been planted i.e., Ashwagandha, Tulsi, Bel, Bahera, Champa.	Action taken. Reply to Authority Member being sent.

17.	Sh. Vijender Gupta	-	VG/201 7- 18/8864/ R DT. 18/9/17	Representation from Prashant Vihar Shops & Establishment Association (Regd.) regarding restoration of cancelled lease deeds and waiver of damage/misuse charges under Master Plan 2021, alongwith its enclosures.	Comm.(L D)	<u>ATR sent vide letter No. 1951 dt. 24.10.17 by DD (LA) Resdl. to the Authority Member</u> stating that all lease determined cases are under review and would be submitted to the Competent Authority shortly for appropriate decision and based on that a decision on the request of applicants would be examined.	Interim reply sent to the Hon'ble Authority Member
18.	Sh. Vijender Gupta	-	VG/201 7- 18/8930 -33/R DT. 23/9/17	Various representation regarding Supply of water, toilets, road maintenance, School development etc.	EM	<u>ATR sent vide letter No. 6080 dt. 24.10.17 by SE (HQ) Rohini to the Authority Member</u> stating that i) Water supply is with DJB. However, water is also being supplied through tankers in the area wherever services yet to be handed over to DJB to meet the shortage. ii) Issue of toilets pertains to Electrical Wing under Pr. Comm. (Horticulture).	Interim reply sent to the Hon'ble Authority Member
19.	Sh. Vijender Gupta	3263- C 17/10/	VG/201 7- 18/9024/	Representation dt. 26/9/17 from Jangid Welfare	PC(LD)		

	17	R DT. 3/10/17	Society (Regd.), regarding allotment of additional land measuring 131 Sqm. to their society for Satsang Bhawan.				
20.	Sh. Somnath Bharti	02-E dated 02.01. 2017	5647/12/ 2016 dated 28.12.20 17	Encroachments on the storm drain in front of cremation ground on Chaudhary Harsukh Marg, Green Park Extension.	EM	<u>ATR sent vide letter No. 1177 dt. 29.03.17 by SE (HQ) SZ to the Authority Member</u> stating that the area in question is under the jurisdiction of SDMC. No action pertains to DDA part.	Disposed of
21.	Sh. Somnath Bharti	289-E dated 11.07. 2017	SB/1565 dated 10.07.20 17	Some work to be done at Chamman Park and Jheelwala Park at Sarvapriya Vihar to keep the park and the area safe and secure.	PC (LM)	<u>ATR by PC (Hort.) vide letter Dy. No. 199-MLA dt. 23.10.17</u> stating that the works are being attended.	Action taken. Reply to Authority Member being sent.
22.	Sh. Somnath Bharti	67-E dated 13.02. 2017	SB/360 dated 13.02.20 17	Joint Survey by Relevant Authorities of intersection of Hauz Khas Market Road, Ch. Dalip Singh Marg, and	Comm. (Plg.) AC (UTTIPC)	<u>ATR sent vide letter No. 186 dt. 15.11.16 by DD (Plg.-D), UTTIPEC to the Authority Member</u> stating that i. At present, there is no land available within the Right of Way of the Roads. Any further improvement at this location will require	Interim reply sent to the Hon'ble Authority Member

					acquisition of Sharda park land from the DDA. A proposal has already been prepared in this regard for which land measuring to 600 sqm will be required from the DDA park for this purpose . The Chief Engineer (South) PWD stated that the matter has already been taken up with the V.C. DDA and once the principal approval is received the proper plan will be prepared for submission to UTTIPEC for approval. The future traffic management by developing this acquired land as 'roundabout' so as to dispense with the traffic lights was also discussed. UTTIPEC vide letter dated 26.04.2016 to Chief engineer (South) M, PWD mention that from the above referred proposal, acquisition of Sharda Park land from DDA is required PWD to take necessary approval from Lands, Landscape and Horticulture Deptt. of DDA and accordingly submit the proposal to UTTIPEC for approval.							Disposed of	
				Sri Krishna Chaitanya Mahaprabhu Marg, for the improvement of the intersection by creating A new Traffic Intersection & Circulation, conducted on 06/02/2017. For which land is required to be carved out of Ma Sharada Park belonging to DDA.					ii. S.E (South), maintenance Circle, PWD, GNCTD vide lter dated 28.03.2016 to Commr. (LM), DDA with the request to provide direction to transfer the portion of park to enable PWD to initiate the process of implementation of the scheme.				
				Congestion on roads in and around green park.	EM	SB/103 dated 11.01.2017	125-B dated 13.01.2017						
23.	Sh. Somnath Bharti								ATR sent vide letter No. 1293 dt. 05.04.17 by SE (HQ) SZ to the Authority Member stating that the referred areas are de-notified. All roads in this area with MCD/PWD.				

24.	Sh. Somnath Bharti (Duplicate of S. No. 22)	19-E dated 11.01.2017	SB/74 dated 09.01.2017	Joint survey by Relevant authorities of intersection of Hauz Khas Market road, Ch. Dalip Singh Marg, and Sri Krishna Chaitanya Mahaprabhu Marg, for the improvement of the intersection by creating a new traffic intersection for which 602 Sq. Mtr. land is required to be carved out of Ma Sharada Park belonging to DDA.	PC (LM)	<p><u>ATR sent vide letter No. 186 dt. 15.11.16 by DD (Plg-D), UTTIPEC to the Authority Member</u> stating that</p> <p>i. At present, there is no land available within the Right of Way of the Roads. Any further improvement at this location will require acquisition of Sharda park land from the DDA. A proposal has already been prepared in this regard for which land measuring to 600 sqm will be required from the DDA park for this purpose. The Chief Engineer (South) PWD stated that the matter has already been taken up with the V.C. DDA and once the principal approval is received the proper plan will be prepared for submission to UTTIPEC for approval. The future traffic management by developing this acquired land as 'roundabout' so as to dispense with the traffic lights was also discussed.</p> <p>UTTIPEC vide letter dated 26.04.2016 to Chief engineer (South) M, PWD mention that from the above referred proposal, acquisition of Sharda Park land from DDA is required PWD to take necessary approval from Lands, Landscape and Horticulture Deptt. of DDA and accordingly submit the proposal to UTTIPEC for approval.</p> <p>ii. S.E (South), maintenance Circle, PWD, GNCTD vide ltr dated 28.03.2016 to</p>	Interim reply sent to the Hon'ble Authority Member
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25.	Sh. O.P. Sharma	321 E 1.8.17	OPS/M LA/201 5/682 27.7.17	Work of connecting 60ft road to road no. 57 & 58 and remove of encroachment.	EM, PC (LM & LD)	<p>Commr. (LM), DDA with the request to provide direction to transfer the portion of park to enable PWD to initiate the process of implementation of the scheme.</p> <p>Reply sent to Hon'ble MLA and Raj Niwas vide letter No. 4727 dated 15.09.17 stating that according to the report of EE (CC-10), issues related to removal of encroachment on the roads and land were considered seriously but encroachment could not be removed due to pending rehabilitation issues. Removal of encroachment and resettlement issue under the jurisdiction of LM department.</p> <p><u>ATR sent vide letter No. 5170 dt. 20.10.17 by CE (EZ) to the Authority Member</u> stating that according to the report received from the DD (LM) EZ land in question covered under the Deposit Clause 1967-68 has been transferred to the Municipal Corporation of Delhi. Therefore, the obligation to remove encroachment is the responsibility of EDMC, for which the concerned Deputy Director. Land has already been requested to Chief Engineer, Delhi Municipal Corporation in 2010 for appropriate action.</p> <p style="text-align: center;">Contextual area</p> <p>has been de-notified therefore EDMC is responsible for another services also.</p>

26.	Sh. O.P. Sharma	1689 B 7.6.17	OPS/M LA/201 7/1613 6.6.17	Letter of Vijender Kumar Gupta R/o 46-A, Friends Colony (East), Delh - 65 regarding allotment of plot in Mangolpuri industrial area phase-1	PC (LD)	<u>ATR sent vide letter No. 3435 dt. 19.06.17 by DD (Indl.) to the Authority Member</u> stating that the allotment was made to Sh. Vijender Kumar Gupta R/o 46-A, Friends Colony (East), Delhi -65 subject to payment of Rs. 8,70,29,880/- but Sh. Gupta has not deposited the said amount even after giving sufficient opportunities to him. Hence the request of Sh. Gupta for withdrawal of the cancellation of allotment has not been acceded to by the Competent Authority and accordingly a letter was conveyed to Sh. Gupta.	Disposed of
27.	Sh. O.P. Sharma	147 E 3.4.17	OPS/M LA/201 7/ 31.3.17	Regarding encroachment on DDA land.by DAV Public School (Nursery Branch) Shreshth Vihar, Delhi -92	PC (LD)	<u>ATR sent vide letter No. 4444 dt. 13.10.17 by DD (IL) to the Authority Member</u> stating that FIR has been lodged in the Police Station, Anand Vihar. Also a joint inspection has been called by SHO Anand Vihar on 12.10.17. Further, file has been sent to Legal wing for examining, whether the lease can be cancelled or not and regularization order of the then Hon'ble LG can be reviewed in view of ongoing court cases.	Interim reply sent to the Hon'ble Authority Member
28.	Sh. O.P. Sharma	106 E 7.3.17	OPS/M LA/201 7 7.3.17	Rep. of Sh. Manish Kumar, B-177, St. No. 3, Ghazipur, Delhi - 96 to stop recovery.	PC (Pers.)	<u>ATR sent vide letter No. 3272 dt. 09.11.17 by Director (P)-II to the Authority Member</u> stating that the representation of Sh. Manish Kumar was forwarded to the Ex. Engineer, Electrical Division No. 1 and Senior Accounts Officer (CAU), DDA being the concerned DDOs of the deceased official Late Sh. Mange Singh for further necessary action.	Interim reply sent to the Hon'ble Authority Member

29.	Sh. O.P. Sharma	85 E 23.2.1 7	OPS/M LA/201 5 20.2.17	Issue of Possession letter of plot no. 515 pocket C3 sector-34, Rohini	PC (LD)	ATR sent vide letter No. 223 dt. 20.10.17 by DD (LSB) Rohini to the Authority Member stating that the documents submitted by the applicant indicates that she is in possession of property having an area of more than 67 sq. mtr., which is in violation of Nazul Rule. Therefore, a show cause notice was issued to her as to, why not the allotment of land under Rohini Residential Scheme be cancelled. However, with the approval of the competent authority, it has been decided to keep the show cause notice issued in abeyance at present with reference to approval/disapproval of the decision of competent authority in this matter.	Interim reply sent to the Hon'ble Authority Member
30.	Sh. O.P. Sharma	83 E 22.2.1 7	OPS/M LA/201 7/1581 17.2.17	Regarding various problems at Vishwas Nagar.	EM	Reply sent to Hon'ble MLA and Raj Niwas vide letter No. 4727 dated 15.09.17 stating that according to the report of EE (CC-10), issues related to removal of encroachment on the roads and land were considered seriously but encroachment could not be removed due to pending rehabilitation issues. Removal of encroachment and resettlement issue under the jurisdiction of LM department. ATR sent vide letter No. 5170 dt. 20.10.17 by CE (EZ) to the Authority Member stating that according to the report received from the DD (LM) EZ land in question covered under the Deposit Clause 1967-68 has been transferred to the Municipal Corporation of Delhi. Therefore, the obligation to remove encroachment is of the responsibility of EDMC, for which by the	Interim reply sent to the Hon'ble Authority Member

concerned Deputy Director Land has already been requested Chief Engineer, Delhi Municipal Corporation in 2010 for appropriate action.

Contextual area has been de-notified therefore EDMC is responsible for another services also.

ATR sent vide letter No. 140 dt. 25.10.17 by

Director (LM)-I to the Authority Member stating that

1. Regarding removal of jhuggies from 60 ft. road at Vishwas Nagar, as directed by Hon'ble LG, a meeting was taken by VC, DDA wherein representatives from DUSIB and EDMC also participated. As decided in the meeting, EDMC vide their letter dated 8.8.17 conveyed their willingness to comply with the terms and conditions of DUSIB for relocation of the JJ Cluster at Vishwas Nagar. Based on this commitment a survey of the JJ Cluster was undertaken by DUSIB. As per the policy, DUSIB intimated EDMC to remit a sum of Rs. 9,23,86,400/- for relocating the eligible JJ dwellers. However, vide letter dated 12.10.2017, EDMC has stated that they are passing through a financial crisis and hence are not in a position to pay for re-location of the JJ Cluster. As such EDMC has requested the user department of this land i.e. PWD, to pay an amount of Rs. 9,23,86,400/- to DUSIB for relocation of the JJ Cluster. LM Deptt. DDA has also written a letter

to PWD, being the user department, to pay for the relocation of the JJ Cluster to DUSIB.

2. It is submitter that there is an identified jhuggi cluster existing at site over the land meant for Shanti Swaroop Bhatnagar Marg. These jhuggies are to be removed in accordance with the guidelines of PMAY for which a inspection/survey report of vacant lands has been provided to the Principal Commissioner (Housing & PMAY), DDA for taking further necessary action in the matter.

3. The land required for widening of road falls in Khasra No. 92 min village Mandawali Fazal Pur Delhi. The area has been de-notified and hence is under the jurisdiction of EDMC. The road widening is constraint by Vanasthali Public School which is a private land. The road has been constructed by PWD, GNCTD. Therefore, PWD has to take necessary action for widening of road and if required by acquisition as the area is already de-notified. A letter has been written to PWD in this regard.

4. As regard to Jhuggies over the land meant for Commercial Centre as Chitra Vihar is an identified cluster. These jhuggies are to be removed in accordance with the guidelines of PMAY for which inspection/survey report of vacant lands has been provided to the Pr. Comm.

							(Housing & PMAY), DDA for taking further necessary action in the matter.	
31.	Sh. O.P. Sharma	71 E 17.2.1 7	OPS/M LA/201 7/1579 15.2.17	Construction of Community Hall at Village Karkardooma Delhi.	EM & Comm. (Plg.)	<u>ATR sent vide letter No. 2282 dt. 25.05.17 by CE (EZ) to the Authority Member</u> stating that according to the report of EE (ED-9), subject matter forwarded to SA (Socio Culture) for marking of land.	Interim reply sent to the Hon'ble Authority Member	
32.	Sh. O.P. Sharma	65 E 13.2.1 7	21.1.17	Regarding Online/Offline booking of vacant land for marriage and other purpose at Vishwas Nagar behind CBD Ground	EM	HUPW has informed that layout plan of CBD Ground Shahdara already designed and handed over to Engineering Department for further action.	Interim reply being sent to the Hon'ble Authority Member	
33.	Sh. O.P. Sharma	57 E 13.2.1 7	2.2.17	Bad Condition of Market at Patparganj.	EM	<u>ATR by SE (HQ) EZ through e-mail dt. 18.10.17</u> stating that as reported by EE/ED-05/DDA telephonically on 18.10.2017 the joint inspection for handing over/taking over the services of CSC-1, DDA Market to EDMC has been carried out long back and they have submitted the deficiency estimate of approximately Rs. 1 Crore which is too high. As per EE/ED-05/DDA the deficiency estimate should be approximately between Rs. 22 to 25 Lacs. Due to non acceptance of mutually agreed amount of deficiency estimate by DDA & EDMC handed over process of the services of CSC-1, DDA Market behind Narwana Apartment is held up. As such no work at this CSC-1 is being carried out by DDA.	Action taken. Reply to Authority Member being sent.	

ITEM NO. 52/2017

**Sub: Relaxation in the eligibility criteria in respect of Rohini Residential Scheme-1981 (RRS - 1981).
No. PA/DD/RO/Policy-2010**

Background

1. The Scheme for allotment of residential plots in Rohini was launched on 9th Feb, 1981. One of the eligibility criteria of the Scheme as per the terms & conditions of the allotment of plots was that:-

'1. (ii) The individual or his wife/her husband or any of his/her minor children do not own in full or in part on lease-hold or free-hold basis any residential plot of land or a house or have not been allotted on hire-purchase basis a residential flat in Delhi/New Delhi or Delhi Cantonment . If, however, individual share of the applicant in the jointly owned plot or land under the residential house is less than 65 sq. mtrs., an application for allotment of plot can be entertained. Persons who own a house or a plot allotted by the Delhi Development Authority on an area of even less than 65 sq. mtrs. shall not, however, be eligible for allotment.'

(Annexure-I)

2. After the launch of Rohini Residential Scheme, 1981 (w.e.f. 09.02.1981 to 24.04.1981), the DDA (Disposal of Developed Nazul Land) Rules, 1981 (hereinafter referred to as the 'Nazul Rules') were notified and they came into force w.e.f. 26.09.1981. One of the eligibility criteria as per Rule 17 is as under:-

" Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of Rule 6¹, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on lease hold or freehold basis, any residential land or house or who has been allotted on hire purchase basis any residential land or house in the Union territory of Delhi:

Provided that where, on the date of allotment of Nazul land,-

- a) the other land owned by or allotted to such individual is less than 67 square meters, or**

¹ "6. Allotment of Nazul land at pre-determined rates.- Subject to the other provisions of these rules the Authority shall allot Nazul land at the predetermined rates in the following cases, namely:-

- (i) to individuals whose land has been acquired for planned development of Delhi after the 1st day of January, 1961, and which forms part of Nazul land:
Provided that if an individual is to be allotted a residential plot, the size of such plot may be determined by the Administrator after taking into consideration the area and the value of the land acquired from him and the location and the value of the plot to be allotted;"

- b) the house owned by such individual is on a plot of land which measures less than 67 square meters, or
- c) the share of such individual in any such other land or house measure less than 67 square meters, he may be allowed a plot of Nazul land in accordance with the other provision of these rules."

3. In compliance of the order of the Hon'ble Delhi High Court in WP(C) No. 3680/2013 titled Kamlesh Sharma v. DDA dt. 29.05.2013, the Competent Authority approved the substitution of the eligibility criteria of Rohini Residential Scheme-1981 as contained in Rule-17 of Nazul Land Rules-1981 for the registrants of the Rohini Residential Scheme, a circular was issued on 09.10.2014. **(Annexure II)**

4. **Court Cases / Litigations :**

It has been seen that in number of judgments wherein the allottees have a House/Plot/Property with plinth area measuring more than 67 sqm. and multistory building in more than 67 sqm, the Hon'ble Court directed to handover the possession of plots under Rohini Residential Scheme 1981. Some of the important cases in this regard are 1. Neelam Khurana & ors. V/s DDA WP (C) No. 4319/2007-DDA lost the appeal in LPA No. 522/2009 before Division Bench and also from the Hon'ble Supreme Court in SLP (CC) No. 12073-12075/2010. 2. DDA V/s Mohender Kaur Bala LPA No. 379/2013. 3. DDA V/s Jitendra Pal Bhardwaj LPA No. 178/2009 SLP 27181/2009. (In all the aforesaid cases the share of allottee in the previously acquired property was less than 67 Sq.meter). 4. DDA V/s Jain Kanwar Jain LPA No. 134/2009 (in this case the allottee had acquired the previous property from open market) and many others cases where DDA lost the cases on this ground **(Annexure III)** of the aforesaid cases.

5. Subsequently, a circular No.F.16(5)2003/LSB(Ro)Pt./553 dated 31.03.2015 was issued enabling eligible allottee of Group Housing Flats and DDA multistoried Housing Flats of DDA Housing Estates having their proportionate share area less than 67 sq. mtrs., for allotment of plot under Rohini Residential Scheme. **(Annexure IV)**. However, the said circular was kept in abeyance with effect from 26.07.2016. **(Annexure V)**

6. **Status of Allotments :**

As per the Scheme brochure of the Rohini Residential Scheme, 1981 "The allotment of plots was required to be made in phases spread over a period of five years by draw of lots amongst the eligible applicants and different draws held for different categories as per priority numbers given to the registrants of the Scheme."

The applications received were as under:-

MIG	LIG	JANTA	TOTAL
25,889	38,105	18390	82,384

The category-wise details of allotment are as under:

YEAR	MIG	LIG	JANTA	TOTAL
1982	1599	4080	4610	10289
1983	2208	4711	3184	10103
1984	956	1372	2729	5057
1987	1531	2483	1272	5286
1989	2064	1740	900	4704
1991	2033	2729	978	5740
1994	466	--	184	650
1996	165	377	40	582
2001	--	09	--	09
2002	04	01	02	07
2003	1515	2122	46	3683
2004	3627	3813	01	7441
2005	297	857	02	1156
2007	80	382	--	462
2012	7916	12350	4402	24668
2014	NIL	639	111	750
Total allotments made till date	24461	37665	18461*	80587**

* The difference in number is attributable to change in eligibility due to income criteria.

** No. of applications received in the year 1981 (Janta/LIG/MIG) 82384
 Found ineligible with regards to terms & conditions of allotment 1797
 Total eligible candidates. **80587**

7. The allotment of residential plots to all the registrants under the Scheme could not become possible on account of delay in finalization of land acquisition for the Scheme. Post-acquisition development of the land was delayed on account of challenge to the acquisition proceedings by the farmers/ villagers of village Barwala and Karala. Subsequent to the finalization of acquisition proceedings, the farmers challenged the acquisition proceedings once again in terms of the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
8. In compliance of the order of the Hon'ble Supreme Court of India dt. 10.03.2015, allotment-cum-demand letters were required to be sent to all the remaining 14,351 registrants upto 31.07.2016. However, the allotment-cum-demand letters could not be sent as the development work in Sector 34-37 Rohini could not be completed on account of frequent disturbances in development work caused by the villagers of Barwala and Karala villages against the acquisition of land.
9. On 28.01.2016, when the case was listed for hearing, the Hon'ble Court was informed about filing of various petitions in the Delhi High Court claiming lapse of acquisition proceedings in view of the statutory provisions as contained in sub-section (2) of Section 24 of the new Land Acquisition Act. After hearing the counsels for the parties, the apex Court ruled that even if the applicants succeed

in their petitions before the Delhi High Court under Section 24 of the new Land Acquisition Act, the DDA shall not hand over possession of the acquired land to the petitioner but would pay compensation to them as per the new Land Acquisition Act.

10. Protracted litigations with regard to the acquisition of land and resultant delay in development work have inordinately delayed the process of allotment and handing over possession of developed residential plots to the registrants of the Rohini Residential Scheme. A substantial number of applicants in the meanwhile purchased residential accommodation from the open market notwithstanding the fact that the acquisition of residential accommodation in violation of Nazul Rules, shall make them ineligible for allotment of a developed residential plot under the Scheme.
11. As on date, a number of registrants who have been waiting for almost 36 years are on the verge of being treated as ineligible for allotment of a developed residential plot on account of acquisition of a residential property/flat in violation of Nazul Rules as referred above. In 461 of cases, the allotments have been cancelled due to acquisition of land/flat and in 109 cases Show Cause Notices (SCN) have been issued. The detail of such cases falling in both the categories is annexed at **Annexure VI**.
12. As per the scheme the allotment of plot were to be made in phases spread over a period of 5 years from the last date of receipt of applications for Rohini Residential Scheme-1981 i.e. after 24th April, 1986. However, due to variety of reasons the said time frame could not be adhered to. Therefore, in view of principle of natural justice, any of the registrants, who had purchased any property after 05 years from the date of closing of scheme may not be debarred. A person may not wait for shelter for indefinite period in expectation of maturity of the scheme.
13. With regard to the cases of voluntary withdrawal from the scheme, it is submitted that such applicants would not have legitimate right to be reconsidered. Accordingly, applicants who have withdrawn from the scheme at their own volition and got their registration money refunded shall not be considered.
14. There is apprehension that allottees of other housing schemes may also seek similar relaxation by approaching the various courts of law. This proposal for relaxation has been drawn in consideration of the peculiar facts and circumstances of the Rohini Residential Scheme and therefore, it is also proposed to specifically prescribe that this relaxation for RRS may not constitute a precedent for other cases/schemes of DDA. However, in case of any legal intervention from Court in respect of other schemes for similar relief, the same would be examined and if needed, will be submitted for consideration of Authority for appropriate decision.
15. It is further proposed that all cases of cancelled plots would be considered for fresh allotment in developing sectors through a draw of lots irrespective of fact that any plots earlier allotted to any such applicants are available. Before consideration of such requests, such applicants shall be asked to give an undertaking that they will not claim earlier allotted plot and will accept a plot of size as per their entitlements in terms of the revised scheme dated 01/11/1999 at current PDR in a developing sector. The cancelled cases for the plots of 48 and 90 sqm. under LIG and MIG would be considered for allotment for plots of sizes 32

and 60 sqm. meters for the LIG and MIG categories respectively in conformity with revised scheme dated 01.11.1999. (**Annexure VII**).

16. In order to avoid fraudulent possession and to safeguard the interest of applicant and DDA, it is proposed in the agenda that only original applicants or their legatee would be considered for handing over possession and their genuinity be ensured through bio-metric impression matching with their Aadhar Number linked biometrics.
17. There are instances where after making 100% payment of the plot to DDA, GPA and ATS has been executed by the allottee prior to taking over possession. On the pattern of the circular (**Annexure-VIII**) applicable to Housing Schemes, such cases may be considered with a penalty of Rs. 5000/- provided that GPA and ATS were legally valid instruments for transfer of property at the time of their execution.
18. It has also been brought to the notice that there are cases of false affidavits furnished by the applicants to circumvent the condition pertaining to owning of property in Delhi on the date of allotment of a plot under RRS-1981. It is noted that such cases are in ab initio void for any consideration of allotment due to furnishing of false affidavit to acquire land fraudulently from DDA and thus it is proposed that these cases shall not be considered for allotment under the scheme.
19. Requests are also made by the registrants that composition fee in the sectors where the basic amenities could not be provided by the civic agencies, under the Rohini Residential Scheme-1981 may also be not levied by DDA till the provision of basic amenities is ensured. However, already decided cases where extension of time (EOT) or freehold conversion was allowed would not be reopened.
20. The rule making power is with the Central Government and the Nazul Rules have been enacted by exercising powers conferred under Section 56 of the Delhi Development Act, 1957, therefore, the Central Government is empowered to amend or to relax the Nazul Rules in this regard as may be deemed appropriate.
21. Before submission of any proposal for relaxation or amendment in the Nazul Rules approval of the Authority is required to facilitate allotment of developed residential plots in the Rohini Residential Scheme to the registrants presently ineligible for allotment of residential plot on account of their acquisition of a residential land/flat in violation of Nazul Rules.

22. **Proposal**

Accordingly, the following is submitted for consideration/approval by the Authority:

- (I) The Registrants/allottees who have acquired the residential land /flat after 5 years from the last date of receipt of applications for Rohini Residential Scheme-1981 i.e. after 24th April, 1986 should not be debarred from the allotment of the plot irrespective of the size and nature of the plot/flat acquired in his/her name or any of his/her dependent for shelter prior to allotment of plot.
- (II) The relaxation of Rules would be given retrospective effect to cover cancelled cases in the past. However, these cases would be considered

for allotment of land in a developing sector through a draw of lots at current PDR in relaxation of Nazul Rules provided they have acquired the land/ flat after five years from the last date of receipt of the applications for the scheme.

- a) All cases of cancelled plots would be considered for fresh allotment in developing sectors through a draw of lots irrespective of fact that any plots earlier allotted to any such applicants are available. Before consideration of such requests, such applicants shall be asked to give an undertaking that they will not claim earlier allotted plot and will accept a plot of size as per their entitlements in terms of the revised scheme dated 01/11/1999 at current PDR in a developing sector. The cancelled cases for the plots of 48 and 90 sqm. under LIG and MIG would be considered for allotment for plots of sizes 32 and 60 sqm. meters for the LIG and MIG categories respectively in conformity with revised scheme dated 01.11.1999.
 - b) All the pending Show Cause Notices (SCN) would be withdrawn.
 - c) Applicants who have withdrawn from scheme at their own request and got their registration amount refunded shall not be considered.
- (III) Only original applicants or their legatee would be considered for handing over possession and their genuinity be ensured through biometric impression matching with their Aadhar Number linked biometrics.
- (IV) There are instances where after making 100% payment of the plot to DDA, GPA and ATS have been executed by the allottee prior to taking over possession of the plot. Such cases may be considered with a penalty of Rs. 5000/- provided that GPA and ATS were legally valid instruments for transfer of property at the time of their execution.
- (V) The cases of false affidavits furnished by the applicants to circumvent the condition with regard to owning of property in Delhi on the date of allotment of a plot under RRS-1981 are ab initio void for any consideration of allotment due to furnishing of false affidavit to acquire land fraudulently from DDA land shall not be accordingly considered under the scheme.
- (VI) It is also proposed that composition fee in the sectors where the basic amenities could not be provided by the civic agencies, under the Rohini Residential Scheme-1981 may also be not levied by DDA till the provision of basic amenities is ensured. However, already decided cases where extension of time (EOT) or freehold conversion has been allowed would not be reopened.
- (VII) Central Government may be requested to provide relaxation under rule 45(2)(b) of DDA (Disposal of Developed Nazul Land) Rule, 1981 in this regard as may be deemed appropriate on approval of the proposal by the authority.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing & Urban Affairs, Government of India for necessary action to provide relaxation under Rule 45(2)(b) of DDA (Disposal of Developed Nazul Land) Rule, 1981.



DELHI
DEVELOPMENT
AUTHORITY

ROHINI
A NEW APPROACH TO
COMPREHENSIVE PLANNING

... A City within Metropolitan Delhi

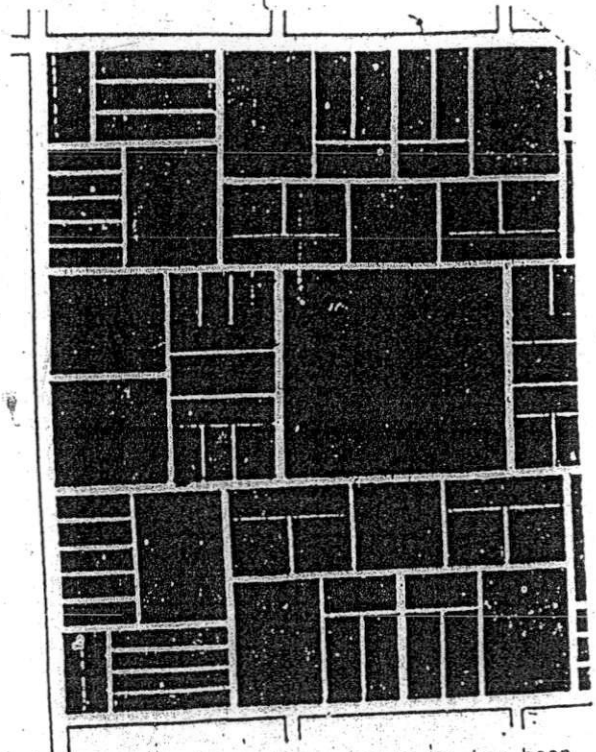
Urban Planning in the context of ever increasing pressure of population is a big challenge in India.

Among all the metropolitan cities in India, the building of Delhi is a success story. Even though the growth of Delhi through the last two decades, has been phenomenal, the building of metropolitan Delhi has provided opportunities, by and large to all sections of people for their work, living and recreation.

The growing demand for shelter has to be met through a multiple strategy of urban development. The new development project has been named ROHINI as a land mark in the country's advancement in the space exploration. Rohini project combines in itself a comprehensive approach to town & country planning. In fact town planning takes a new turn and ushers a new landmark in urban planning. 'ROHINI' is a project on 2497 ha. of land in North West Delhi, within a distance of 15 Km. from Connaught Place, in continuation of Shalimar Bagh and Pitampura residential schemes. The area is situated along the outer Ring Road, between the two major traffic corridors—the G.T. Road with railway line to Karnal and Rohtak Road with Railway line to Rohtak. This will ensure easy access to different parts of Delhi. The estimated number of households which will find shelter in Rohini are 1,70,000.

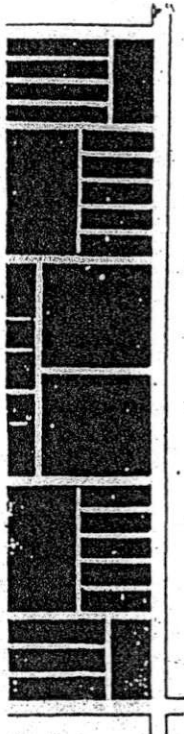
1. Rohini is predominantly a residential area for 8,50,000 population.
2. Work Centres provide for employment opportunities for 3 lakh workers.
3. Major facilities of health, education, social and cultural have been judiciously distributed on the main transportation routes within the scheme to ensure easy access.
4. Intensive utilisation of land has been achieved resulting in compact development to conserve land and energy resources without sacrificing the level of infrastructure.
5. Large recreational areas have been conveniently located to provide for a variety of recreational facilities in addition to parks and playgrounds at neighbourhood level.

Residential Sector 100Ha



The gross residential area of 1413 ha. has been planned in multiples of a module of 100 ha. This sector provides housing for about 60,000 population and is self contained in terms of essential facilities and amenities. The peripheral roads provide the public transport routes which are at not more than 500 metres distance from any part of the sector. The community centre, and four higher secondary schools grouped together form the nucleus of each residential sector. The sector layout is designed to optimise the infrastructure network and to ensure equal accessibility to all facilities.

The average gross density achieved in the saturated phase of development is 600 persons per ha. A residential sector would provide for plots of sizes



TOTAL NO. OF PLOTS—5720

G.H. GROUP HOUSING	17.30 ha.	
3460 residential flats.		
C.C. COMMUNITY CENTRE	3.50 ha.	
Retail shops, Cinema, Offices, Service industry etc.		
C.S. CONVENIENCE SHOPPING	1.40 ha.	
O.F. OTHER COMMUNITY FACILITIES	1.99 ha.	
Community Hall, Religious sites, Health centres, Milk booths etc.		
PARKS & PLAY GROUNDS.	13.97 ha.	
EDUCATIONAL	13.43 ha.	
Higher Secondary, Primary and Nursery		
Nursery	2 Nos.	
Higher Secondary	2 Nos.	
Primary School	8 Nos.	
Nursery School	4 Nos.	

varying from 26 sq. to 120 sq. m. with a provision of four storeyed group housing:

The local shopping consists of built up shops as well as platform shops. The distance of a local shopping centre from any residential part is not more than 250 metres. Open spaces have been provided in terms of parks and playgrounds and cluster level open spaces. These open spaces are accessible within 250 metres distance. Local shopping centres and other community facilities are grouped all along the system of continuous open spaces.

The development and disposal of these facilities will be concurrent with the development of residential areas.

Housing Strategy

Ro-hini provides housing for a composite social consisting of all income groups in the same proportion as these income groups exist in the city at present. Due to low housing affordability of large number of households plots with services on it have been provided which would mean less initial investment for a household. Individual can establish, improve and add to their shelter according to their needs and means incrementally over a period of time. As a measure of social justice the layout of the residential areas has been planned to give as much as 97% plots to the economically weaker sections and low and middle income groups.

ROHINI scheme is a symbol of the new aspirations of providing maximum opportunities for housing to the maximum number of people in Delhi. Standards for dwelling units in plotted as well as in group housing are based on the affordability of target income groups.

Plot Size in sq. mt.	Dus per Plot	No. of floors	Floor space in sq. mts.
26	1	2	30.90
32	1	2	35.40
48	2	2	72.00
60	2	2	90.00
90	2	2	120.00
120	3	3	200.00
150	3	3	250.00

There is also an attempt to blend the natural with man-made environment by providing a balance of open and built-up areas. While a greater flexibility will be achieved by the concept of incremental housing, the design of the houses, which are to be built would reflect the traditional life style but conditioned to modern amenities. The houses are designed with courtyards and terraces for multiple and multi-level uses of space facilitating a compact area development and avoiding the tyranny of parallel lines.

Terms & Conditions

Terms and Conditions for Sale by the Delhi Development Authority, New Delhi, on behalf of the President of India, of perpetual Lease-hold rights in the Residential plots under the Rohini Scheme.

1. ELIGIBILITY:

Any individual who is not a minor may apply for allotment of only one plot if he/she fulfils the following conditions:

(i) The total annual income of the individual from all sources including the income of his wife/her husband, and minor children should

(a) in the case of EWS/ Janata P.M. not exceeding Rs. 600

(b) in the case of LIG in excess of Rs. 600 but should not exceed Rs. 1000 P.M.

(c) in the case of MIG in excess of Rs. 1000 but should not exceed Rs. 2000 P.M.

(ii) The individual or his wife/her husband or any of his/her minor children do not own in full or in part on lease-hold or free-hold basis any residential plot of land or a house or have not been allotted on hire-purchase basis a residential flat in Delhi/New Delhi or Delhi Cantonment. If, however, individual share of the applicant in the jointly owned plot or land under the residential house is less than 65 sq. mts., an application for allotment of plot can be entertained. Persons who own a house or a plot allotted by the Delhi Development Authority on an area of even less than 65 sq. mts. shall not, however, be eligible for allotment.

Note:

(1) For the purpose of deciding the eligibility the income during the year 1980-81 will be taken into account.

(2) "Income" in the case of salaried people includes Basic Pay, Dearness Allowance, Special Pay, Dearness Pay, C.C.A., Bonus and other such emoluments reduced by the statutory deduction given under I.T. Act in respect of expenditure incidental to the employment of the applicant but does not include

H.R.A., Conveyance allowance, Over-Time and other such allowances given for special purpose.

(3) "Income" in other cases means net income after allowing expenses connected with business/profession.

(4) The salaried applicants will have to produce a certificate from the employer showing the income. In case of others having income upto Rs. 600/- p.m. falling under EWS/Janta category, an affidavit duly attested, be filed, and in case of L.I.G. having income upto Rs. 1000/- p.m. & M.I.G. having income upto Rs. 2000/- p.m. an attested copy of assessment order or income tax return will have to be produced. Where he/she is not being assessed, a certificate from the Income Tax authorities that his/her income is below taxable limit will have to be produced.

Individual in the EWS/Janta category are entitled for a plot of 26 sq. mts., those in LIG for plots of 32 & 48 sq. mts. and MIG for plots of 60 & 90 sq. mts.

2. RATES:

The provisional rates for land shall be as under:

Size of plot in sq.mts.	Category	Rate per sq.mt.
26	EWS/JANTA	Rs. 100
32	LIG	Rs. 125
48	LIG	Rs. 150
60	MIG	Rs. 200
90	MIG	Rs. 200

These rates are subject to revision from time to time at the discretion of the D.D.A.

3. SUBMISSION OF APPLICATION:

(i) The application shall be in the prescribed form attached with this brochure.

(ii) The applicant will have to deposit the following earnest money:

Rs. 750/- in case of EWS/Janta;
Rs. 2000/- in case of LIG
Rs. 5000/- in case of MIG

(iii) Application forms duly completed alongwith the earnest money may be deposited in any of the prescribed branches of the bank listed below with the application form. The bank authorities have been authorised by the DDA to issue registration deposit receipt on submission of the application forms and the deposit of the earnest money.

(iv) The deposit will have to be made for a minimum period of one year and will carry interest at the rate of 7% per annum which will be credited to the respective deposit account. Withdrawal of deposit before the expiry of one year shall not be allowed except under special circumstances and at the absolute discretion of Vice-Chairman, Delhi Development Authority. No interest will be paid in such cases.

(v) The applications will be received during office hours on all working days by the Banks mentioned hereinbefore, w.e.f. 9th Feb. 1981. The last date of receipt of applications is 31st March, 1981.

4. TRANSFER FROM OTHER HOUSING SCHEMES:

Persons who are registered with the DDA under any of its Housing Registration Schemes or New Pattern Scheme 1979 are allowed to get their registration transferred to 'ROHINI'. They will form a separate block of registration and priority in the matter of allotment will be given to them. Those who desire to get their registration transferred from any of the earlier DDA Housing Schemes to Rohini Scheme will pay along with their application the difference between the amount already deposited and the earnest money payable for the Rohini Scheme. While submitting the application, they will be required to surrender the fixed deposit earlier receipt duly discharged and the copy of the challan form in respect of their deposit in that Housing Scheme. Interest on their fixed deposit in the Housing Scheme would be transferred to their new account and adjusted at the time of the final allotment of the plot. They will get interest at the rate of 7% per annum on the amount of interest as calculated upto 31.3.1981. On transfer, the applicant shall have no right to any allotment under the earlier Housing Scheme.

5. DRAW OF LOTS:

The allotment of plots will be made in phases spread over a period of five years by draw of lots among the

eligible applicants and different draws will be held for different categories. The DDA reserves the right to create categories and lay down priorities. DDA shall refund the deposits with interest in case plot applied for cannot be made available.

The DDA reserves the right to allot a different size of plot in the same category.

6. (a) After the allotment has been confirmed by the competent authority, the successful applicant will be informed in writing of the plot allotted to him which he will be bound to accept and he will be required, within such time as may be specified, to pay the balance premium. If payment is not made within the stipulated period, an interest @ 12% p.a. will be chargeable for the 1st month and 18% p.a. for subsequent period of delay. The allotment is liable to be cancelled if the payment is not made within six months from the due date and earnest money could be refunded after deducting a sum of 10% of the earnest money in addition to the interest payable.

(b) Surrender/Cancellation: In case the applicant wants to withdraw after the allotment of plot but within one month from the date of issue of allotment-cum-demand letter, he/she shall be liable to pay penalty equal to 2% of the premium of the plot and in case of withdrawal thereafter penalty would be equal to 5% of the premium of the plot.

7. PREMIUM AND GROUND RENT:

(i) The Lessee shall have to pay within such time, such additional sum or sums towards premium as may be decided upon by the Lessor on the ground of increase in the cost of acquisition and development. The decision regarding the time and amount of additional premium, if any, shall be taken by the Lt. Governor in his absolute discretion and shall be final and binding on the lessee.

(ii) The ground rent will be at the nominal rate of Re. 1/- per plot per annum for the first five years and thereafter will be at the rate of 2-1/2% of the total amount of the premium. The ground rent is liable to be enhanced after every 30 years. The recovery of ground rent will start from the date of offer of possession.

381
14 - 3

8. LEASE CONDITIONS:

The following will be the salient lease conditions:

- (i) The lessee will have to erect, within two years of the delivery of the possession of the plot, a residential building after obtaining, and in accordance with, the sanction to the building plan with necessary designs, plans and specifications from the proper Municipal or other authority.
- (ii) The plot or building thereon will not be used for a purpose other than that of residence.
- (iii) The lessee will not be entitled to sub-divide the plot or to amalgamate it with any other plot.
- (iv) The lessee will not be entitled to transfer the plot before or after the erection of the building without the prior permission of the Lessor. Such permission will not be given for a period of ten years from the commencement of the lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such permission.

However, a mortgage of the plot for the bona fide purpose of financing the construction may be allowed by the Lt. Governor, Delhi, if the mortgagee is the Government or an Insurance Co. or a Bank or Financial Institution or such other institution approved by the Lt. Governor for this purpose. In the case of transfer, 50% of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the plot at the time of transfer shall be paid to the Lessor.

- (v) The Lessee will be liable to pay all rates taxes charges and assessments of every description in respect of the plot whether assessed, charged or imposed on the plot or on the building constructed thereon or on the landlord or tenant in respect thereof.
- (vi) All dues to the Government/Lessor in respect of the plot shall be recoverable as arrears of land revenue.
- (vii) If the lease of the plot is obtained by any mis-representation, mis-statement or fraud or if there is any breach of the conditions of the lease, the lease will be determined and the possession of the plot and the building thereon will be taken over by the Lessor and the lessee will not be entitled to any compensation.

9. DELIVERY OF POSSESSION OF PLOTS:

- (i) The possession of the plot will be handed over after receipt of the balance premium of land (i.e. the balance after adjusting the earnest money and interest thereon already received). After receipt of the full payment and completion of all the formalities, the possession of the plot will be handed over. The allottee will have to take over the possession on the date fixed for the purpose and Rs. 50/- will be charged as penalty every month upto six months after which allotment will be liable to be cancelled if the possession is not taken.
- (ii) The lease-deed will be executed and duly registered after receipt of the full premium and other amounts payable in respects of the plot allotted to the successful applicant, and after handing over possession of the plot.

10. EXECUTION OF LEASE DEED:

- (i) The covenants and conditions under which the plot will be held are contained in the form of the perpetual lease deed which will have to be executed by the purchaser.
- (ii) The allottee will, after receipt of lease deed papers from the DDA, be required to return the lease deed duly stamped from the Collector of Stamps within a period of six month failing which the penalty will be charged as decided by the Lessor and the allotment will be cancelled after one year. The allottee will be required to execute the lease deed on a date for which he will be informed in writing and penalty will be charged if he does not come for execution as decided by the lessor.
- (iii) The cost and expenses of preparation, stamping and registering the lease deed and its copies and all other incidental expenses will be paid by the Lessee. The Lessee will also pay the duty on transfer of immovable property levied by the Municipal Corporation of Delhi.

11. MISCELLANEOUS:

- (i) For the Corner Plot additional amount at the rate of Rs. 3.60 per sq.mt. shall be charged in addition to the premium of the plot.

12. RESERVATIONS:

The following reservations have been made for

380

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different categories,

- (i) 1% for widows of defence personnel killed in action.
- (ii) 1% for Ex-servicemen.
- (iii) 1% for physically handicapped persons.
- (iv) 25% for Scheduled Castes & Scheduled Tribes.

SPECIMEN OF UNDERTAKING

(The following undertaking should be on a non judicial stamp paper of Rs. 2/- and must be attested by Notary Public Magistrate)

UNDERTAKING

_____ S/o, W/o, D/o, _____

R/o _____ do hereby undertake as under:

That I or my wife/husband undertake, that we or any one of our minor children, till they attain the age of majority, would not acquire any other lease-hold residential plot/flats from the Delhi Development Authority, President of India/Municipal Corporation of Delhi.

Signature

(If the undertaking is attested by the Notary Public then Notarial stamp of Rs. 3/- must be affixed).

SPECIMEN OF THE AFFIDAVIT

(This affidavit should be on a non-judicial Stamp Paper of Rs. 2/- and must be attested by a Notary Public/Magistrate).

Affidavit of Sh./Smt _____ S/o, W/o _____ aged _____ years _____ Delhi/New Delhi.

_____ son/d/o, w/o, widow of Sh. _____ R/o _____

do hereby solemnly affirm and declare as under:

1. That neither I nor my wife/husband or any of my minor children own in full or in part on lease-hold or free-hold basis or on hire-purchase basis any residential plot of land or a house or have been allotted residential flat in Delhi, New Delhi, Delhi Cantonment

2. I am applying for the allotment of only one plot under EWS/Janta/LIG/MIG category.

3. *My total annual income including the income of my wife/husband and minor children does not exceed Rs. 7200/-, Rs. 12,000/- Rs. 24,000/- for the year 1980-81.

4. I have not transferred any residential plot/house or flat to any of my family members nor I have so transferred my membership in any Co-operative House Building Societies or a Group-Housing Society in Delhi in favour of any of my family members.

5. I have attained the age of majority, my date of birth being _____ and I am a resident of India.

Deponent

Verification:

I, the above named _____ do hereby verify that the contents of paras 1 to 5 above are correct and true to the best of my knowledge and belief and nothing therein has been concealed suppressed.

Verified at _____ this _____ day of _____

*Strike of which is not applicable.

Deponent

(Note: If the affidavit is got attested by a Notary, affixation of a Notarial stamp of Rs. 3/- is essential)

No.F.16 (5)2003/LSB(Ro)Pl./553

Dated:- 21/3/15

CIRCULAR

Eligibility of allottees of Group Housing flats and DDA multi-storied housing flats in DDA's housing estates having their proportionate share in plinth area less than 67 sq.mtr. was under consideration for sometime in the case.

One of the issues which has been engaging the attention of DDA is regarding the interpretation of Rule-17 of the Nazul Rules in respect to Group Housing Societies through DDA flats. Rule-17 reads as under:

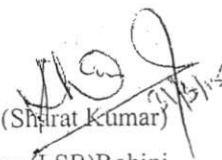
"Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of Rule-6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on leasehold or freehold basis, any residential land or house or who has been allotted on hire purchase basis any residential land or house in the National Capacity Territory of Delhi."

Provided that where, on the date of allotment of Nazul land:-

- a) The other land owned by or allotted to such individual is less than 67 sq.mts., or
- b) The house owned by such individual is on a plot of land which measures less than 67 sq.mtrs. or
- c) The share of such individual in any such other land or house measures less than 67 sq.mtrs., he may be allotted a plot of Nazul land in accordance with the other provision of these rules.

After due deliberations, it has been decided that if this rule is applied to flats, then proportionate share of individual flat on the land can be calculated. As long as this individual share is less than 67 sq.mtrs., the individual concerned is entitled to be allotted a plot or a house or a flat under the various DDA schemes.

This issue with the approval of Competent Authority.


(Shriat Kumar)

Dy. Director (LSB)Rohini

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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

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Date of Decision: 29.05.2013

+ **W.P.(C) 3680/2013**

KAMLESH SHARMA

..... Petitioner

Through: Mr Dillip Singh, Mr Govind Lal Sharma and
Ms Taranum, Advs

versus

DELHI DEVELOPMENT AUTHORITY

.... Respondent

Through: Mr Rajiv Bansal, Mr Devvrat Singh Raghav
and Mr Parambir Singh, Advs.

CORAM:

HON'BLE MR. JUSTICE V.K.JAIN

JUDGMENT

V.K.JAIN, J. (ORAL)

1. The petitioner before this Court got herself registered with allotment of an LIG plot under Rohini Residential Scheme of DDA. In a draw held on 21.09.2005, a plot bearing No. 772, Pocket-II, Block-A, Sector 30 of Rohini was allotted to her and a demand-cum-allotment letter dated 3/7.10.2005 was issued to her, requiring her to deposit the amount mentioned therein. The petitioner deposited the amount demanded by DDA in respect of the aforesaid allotment. However, possession of the said plot was not handed over to her. Vide letter dated 02.02.2012, the respondent-DDA informed the petitioner that since she owned another property

essentially to supplement the duty of the state, and they cannot claim immunity from the obligations of the state under the CoI.

- W. That the Impugned Order failed to appreciate that as a first step towards integrating Private Unaided Institutions in the process of compliance with obligations under the CoI and the DSEA, the Appellants have issued the Amendment Order, 2017 only in respect of those schools that are already bound by contractual obligations to not refuse admission to residents of the locality / ensure admission of at least 75% of their sanctioned strength is from the neighbourhood / locality, since they are already under such obligation.

As to contractual obligations and their enforcement

- X. That the Impugned Order failed to appreciate that the Societies / Schools were conditionally allotted land. The Societies / Schools, however, did not object to such conditional allotment of land.
- Y. That the Impugned Order failed to appreciate that the conditional allotment was on the application made by the Societies / Schools, and possession of land was handed over only on acceptance of the conditions of allotment, including the condition as to not refusing admission to residents of the neighbourhood.
- Z. That the Impugned Order failed to appreciate that the conditional allotment of land was made to the Societies / Schools only in view of the sponsorship by the Appellants as required under Rule 20 of the Nazul Land Rules.
- AA. That the Impugned Order failed to appreciate that the decision to sponsor an application for allotment of land to a school is taken after application of mind to the various factors outlined in the DSEA

3

350

bearing No. 273 in Pocket-26, Block-G, Sector 3 of Rohini, measuring 25.90 square metre, she was not eligible for allotment of another plot under the said scheme. She was further informed that the allotment made to her had been cancelled.

2. The grievance of the petitioner is that in view of Rule 17 of DDA (Disposal of Development Nazul Land) Rules, 1981, since the area of plot No. G-26/273, Sector 3 of Rohini, which she admittedly purchased from open market on 10.09.1982, is only 25.09 square metre, she was eligible for allotment of a plot under the Rohini Residential Scheme of DDA.

3. The only issue, which is involved in this writ petition, is as to whether acquisition of a plot measuring 25.09 square metre from the market, rendered the petitioner ineligible for allotment of a plot under Rohini Residential Scheme of DDA. This issue recently came up for consideration before a Division Bench of this Court in DDA vs. B.B. Jain, LPA No. 670/2012, decided on 05.03.2013 and the following view was taken:

“3. One of the terms and conditions stipulated in the Rohini Residential Scheme, 1981 of the appellant reads as under:-

“(ii) The individual or his wife/her husband or any of his/her minor children do not own in full or in part on lease-hold or free-hold basis any residential plot of land or a house or have not been allotted on hire-purchase basis a residential flat in Delhi/New Delhi or Delhi Cantonment. If, however, individual share of the applicant in the jointly owned plot or

contractual obligation to not refuse admission to residents of the neighbourhood.

- R. That the Impugned Order failed to appreciate that the students of the neighbourhoods within which the Societies / Schools are located have a Fundamental Right under Article 21-A of the Constitution of India (CoI), as well as a statutory right under the RTE Act to gain admission within their neighbourhood.
- S. That the Impugned Order failed to appreciate that this obligation is required to be fulfilled by the Appellants by opening schools in neighbourhoods so as to ensure that it subserves the interests of such neighbourhood.
- T. That the Impugned Order failed to appreciate that being earmarked for schools in the Master Plan, such lands as was allotted to the Societies / Schools would have been allotted to a different society that will not refuse admission to a student of the neighbourhood, or an aided / government school that have an obligation under the Right of Children to Free and Compulsory Education Act, 2009 (RTE Act) to so subserve the interest of the neighbourhood.
- U. That the Impugned Order failed to appreciate that the parents of the students of the neighbourhoods within which the Societies / Schools are located have a statutory duty under Section 10 of the RTE Act to ensure that their children are admitted for education in a school in the neighbourhood.
- V. That the Impugned Order failed to appreciate that it is settled law (*Unni Krishnan JP & Ors. v State of Andhra Pradesh & Ors.*, (1993) 1 SCC 645; *TMA Pai Foundation & Ors. v State of Karnataka & Ors.*, (2002) 8 SCC 481) that the role of private educational institutions is

(5)

land under the residential house is less than 65 sq. mts., an application for allotment of plot can be entertained. Persons who own a house or a plot allotted by the Delhi Development Authority on an area of even less than 65 sq. mts. shall not, however, be eligible for allotment.”

4. Section 22 of Delhi Development Act, to the extent it is relevant, provides that the Central Government may, by notification in the Official Gazette, place, at the disposal of DDA, all or any developed or undeveloped land in Delhi vested in the Union known as Nazul Lands for the purpose of development in accordance with the provisions of the said Act. It further provides that after any such Nazul land has been developed by, or under the control of DDA, it shall be dealt with by the said Authority in accordance with the Rules made and directions given by the Central Government in this behalf. Section 56(j) of the said Act empowers the Government to make Rules prescribing the manner in which Nazul land should be dealt with after development. In exercise of the powers conferred upon it by Section 56(j) of the said Act, Central Government framed rules known as the DDA (Disposal of Developed Nazul Land) Rules, 1981. Rule 2(i) of the aforesaid Rules defines “Nazul land” to mean the land placed at the disposal of the Authority and developed by or under the control and supervision of the Authority under Section 22 of the Act.

Rule 17 of the aforesaid Rule reads as under:-

“17. General restriction to allotment for residential purposes

Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of rule 6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or

- M. That the Impugned Order failed to appreciate that the Amendment Order, 2017 was issued in public interest to ensure that schools established on the basis of Essentiality Certificate (for non-minority institutions) and recognition granted by the Appellants, and to whom land was allotted owing to sponsorship by the Appellants, actually subserve the interest of the locality as required in Rules 44 and 50 of the Delhi School Education Rules, 1973 (DSER).
- N. That the Impugned Order failed to appreciate that public land that could have fetched market rates in a prime location of the city was given to Societies / Schools at institutional rates based on the representation that they will not refuse admission to residents of the locality.
- O. That the Impugned Order failed to appreciate that had the land not been given to the schools, government / aided schools could have been established on such lands. The Impugned statutory notification and order has been issued in public interest to protect the investment made in public interest by allotting such lands to school.
- P. That the Impugned Order failed to appreciate that no prejudice is occasioned to the Societies / Schools as a consequence of the Amendment Order, 2017. The Amendment Order, 2017 does not bar the Societies / Schools from admitting any particular student, but only to not refuse admission to a resident of the neighbourhood in terms of its contractual obligation.
- Q. That the Impugned Order failed to appreciate that the Amendment Order, 2017 merely provides the modality for implementing the

7

348

sisters, ordinarily residing with such individual, own in full or in part, on lease-hold or free-hold basis, any residential land or, house or who has been allotted on hire-purchase basis any residential land or house in the Union territory of Delhi:

Provided that where, on the date of allotment of Nazul land,-

- (a) the other land owned by or allotted to such individual is less than 67 square metres, or
- (b) the house owned by such individual is on a plot of land which measures less than 67 square metres, or
- (c) the share of such individual in any such other land or house measures less than 67 square metres, he may be allotted a plot of Nazul land in accordance with the provisions of these rules.”

5. It is not in dispute that since the flat allotted by DDA to the respondent in these appeals have been constructed on land measuring less than 67 square metres, they would be entitled to allotment of a plot of Nazul land from DDA, if the matter is to be governed by the aforesaid Rules. Since the terms and conditions stipulated in the Rohini Residential Scheme, 1981 debar any allottee from DDA from allotment of a plot under the said scheme, even if the area of the house/plot allotted to them by DDA is an area less than 65 square metres, the question which comes up for consideration in this case is as to whether the allotments made by DDA under the Rohini Residential Scheme, 1981, after coming into force of Nazul Land Rules, would be governed by the terms of the Scheme or by the provisions of the Rules.

6. The contention of the learned counsel for the appellant was that the respondents having applied for allotment of plot, as per the terms and conditions stipulated in its Rohini Residential Scheme, 1981, they are stopped from questioning the terms of

benefit of allotment of vast tracts of land, in a prime area of the NCTD and continues to function therefrom, but are now seeking to renege on their solemn contractual obligation, which ought to not have been permitted in exercise of discretionary power under Article 226 of the CoI. Reliance in this regard is placed on *Joshi Technologies (supra)*.

- I. That the Impugned Order failed to appreciate that the allotment of land to the Societies / Schools was conditional and was based on the representation of the Societies / Schools that they would not refuse admission to the residents of the locality.
- J. That the Impugned Order failed to appreciate that but for the representation to such effect, the land would not have been allotted to any of the Schools, nor would their applications under the Nazul Land Rules been sponsored by the DoE.
- K. That the Impugned Order failed to appreciate that failure to comply with the terms of allotment amounts to violation of the conditional allotment, thus making the Societies / Schools illegal and unauthorised occupants. The Impugned Order failed to appreciate that such illegal and unauthorised occupants of public lands ought to not have been granted any discretionary interim relief as was done in the present case.

As to basis / purpose of the Amendment Order, 2017

- L. That the Impugned Order failed to appreciate that a Constitution Bench of five judges of the Hon'ble Supreme Court of India in *Modern Dental (supra)* has held that education cannot be regarded as a business or profession, but is a noble *occupation* that ought to subserve the interests of the public.

(9)

the said Scheme and are not entitled to allotment in violation of the provisions of the aforesaid Scheme. The learned counsel for the respondents, on the other hand, contended that the Nazul Land Rules, being statutory in nature would govern, even the allotments made under Rohini Residential Scheme, 1981 and would supersede the terms and conditions of the Scheme, to the extent they are repugnant to the said Rules.

7. The first question to be examined by us in this regard is as to what would be the relevant date to determine the eligibility of the applicant under the Scheme, whether it would be the date on which the application is submitted or it would be the date on which the allotment is made. Indisputably, mere submission of application to DDA for allotment of a plot under its Rohini Residential Scheme, 1981 does not constitute a binding contract between the parties for allotment of a plot to the applicant under the aforesaid Scheme. A binding contract would come into force only when a specific plot is offered and such an offer is accepted by the applicant under the Scheme. If no binding contract between the parties came into force merely on submission of an application under the aforesaid Scheme, it would be difficult for us to say that the date of submitting an application would be the crucial date to determine the eligibility of the applicant for allotment of a plot. In our opinion, the crucial date on which the eligibility of the applicant is to be examined is the date on which the allotment of a plot is made by DDA. Since Nazul Land Rules came into force before allotment of plots under the aforesaid Scheme came to be made to the respondents, it would be difficult for us to say that the eligibility of the applicants for allotment of a plot under the aforesaid Scheme was to be examined de hors the provisions of the statutory Rules. Section 22(3) of Delhi Development Act contains a statutory mandate to the appellant to make allotment of Nazul Land developed by it or under its control and supervision only in accordance with the aforesaid Rules, which

- E. That the Impugned Order failed to appreciate that the Petitions expressly pray for amendment / modification of a contractual term between the various schools and Delhi Development Authority / President of India, which ought to not have been entertained by this Hon'ble Court in exercise of its extraordinary jurisdiction under Article 226 of the Constitution of India ("CoI"). Reliance in this regard is being placed on the judgement of the Hon'ble Supreme Court in *Joshi Technologies International Inc v Union of India & Ors.*, (2015) 7 SCC 728.
- F. That the Impugned Order failed to appreciate that the Petitions are barred by delays, laches and limitation. Admittedly, the said Society was conditionally allotted the land in 1986, and has enjoyed the benefit thereof for over two decades before approaching this Hon'ble Court only in 2017. Even assuming *arguendo* the Petitions are maintainable, the Societies / Schools would not have been entitled to any discretionary interim relief as has been granted by the Impugned Order. Reliance in this regard is placed on the judgement of the Hon'ble Supreme Court of India in *New Bihar Biri Leaves Co & Ors. v State of Bihar & Ors.*, (1981) 1 SCC 337.
- G. That the Impugned Order failed to appreciate that the contract between the Societies / Schools and Delhi Development Authority, which forms the subject matter of the Petition before the learned Single Judge, contains an arbitration clause. That the Impugned Order erred in entertaining the Petition instead of referring the parties to arbitration to resolve their disputes.
- H. That the Impugned Order failed to appreciate that the Societies / Schools worked the contract for almost two decades, took the

could be supplemented only by the directions, if any, given by the Central Government with respect to disposal of such Nazul Land. In our opinion, on coming into force of the Nazul Land Rules, the eligibility of the applicants for allotment of the plots is to be considered in terms of Rule 17 of the aforesaid Rules and the terms and conditions contained in the Scheme, to the extent they are repugnant to the provisions contained in the aforesaid rules, cannot be resorted to.

8. In Delhi Development Authority Etc. v. Ambitious Enterprises & Anr. 67(1997) DLT 774, the argument taken by the respondent before Supreme Court was that the Nazul Land Rules having been came into force only on 26th September, 1981 and the public advertisements for allotment of plots having been issued much earlier, the said Rules would not be applicable. The argument did not find favour with the Supreme Court. Noticing that no plots had been allotted prior to coming into force Nazul Land Rules, the Apex Court held that once these Rules, which are statutory, came into force, no allotment could have been made outside or in contravention of those Rules. In view of the authoritative pronouncement of Supreme Court in the above-referred case, there seems to be no scope for a contention that the allotments of plots under the Rohini Residential Scheme of DDA will not be governed by Rule 17 of Nazul Land Rules.

9. The issue involved in these appeals came to be considered by a learned Single Judge of this Court in M.L. Aggarwal v DDA 2004 Rajdhani Law Reporter 21. In the aforesaid case, the petitioner before this Court applied for allotment of a plot in MIG category on 24.04.1981 and allotment was made to him on 29.11.1983. The allotment having been cancelled by DDA, on the ground that wife was holding a plot about 30 square metres, the said writ petition was filed by him questioning the cancellation of allotment. In reply to the writ petition, DDA relied upon the terms and conditions

other grounds, which are being urged without prejudice to one another:

GROUNDS

- A. That the Impugned Order is wrong, erroneous, contrary to the settled position of the law and judgements of the Hon'ble Supreme Court of India and of Division Benches of this Hon'ble Court.
- B. That the Impugned Order has overlooked the fact that no prejudice is being caused to the school/s, and in fact none was established even *prima facie*. Except for *ipse dixit* of the said schools whose sole motive and objective is to violate solemn, lawful and valid contracts which have been in operation for several decades, no iota of material has been brought on record to substantiate the contention of infringement of any fundamental rights.
- C. That the Impugned Order is contrary to the recent judgment of the Constitution Bench in *Modern Dental College and Research Centre & Ors. v State of Madhya Pradesh & Ors.*, (2016) 7 SCC 353 wherein the Hon'ble Supreme Court has,
- (i) held that even minority educational institutions are subject to regulation,
 - (ii) rejected the theory of absolute constitutional rights,
 - (iii) held that competing interests must be weighed on the anvil / touchstone of overarching public interest.

As to non-maintainability of the Writ Petitions / grant of interim relief:

- D. That the Impugned Order failed to appreciate that the Writ Petitions as filed are not maintainable, and ought to not have been entertained.

13

345

of allotment and contended that Nazul Land Rules having come into operation in September, 1981 and the Rohini Residential Scheme having been launched in February, 1981, the aforesaid Rules did not apply. Rejecting the contention, the learned Single Judge, *inter alia*, held as under:-

“16. In order to appreciate the issue at hand, it has to be considered as to what would be the relevant dates – is it the date of registration under the scheme relevant or the date of allotment? The Supreme Court in DDA vs. Pushpendra Kumar Jain, JT. 1994 (6) SC 292 has held that the rights of a party come into existence only on the issuance of the allotment letter. There can be no dispute that the registration can take place by both the persons but there would not be entitlement to two allotments. The Nazul Rules came into force prior to the allotment being made.

17. In my considered view, the prospective application of the Nazul Rules cannot imply that the same would not be applicable to the present case in view of the fact that the rules did not exist when the scheme was propounded since these came into force about six months later. The Nazul Rules are statutory and the relevant date is the date of allotment. Thus, the Nazul Rules would be applicable even in the present case.”

Being aggrieved from the above-referred order passed by the learned Single Judge, DDA filed an appeal being LPA No. 191/2004 which was dismissed by a Division Bench of this Court on 02.02.2006 with the following order:-

“4. The petitioner applied for allotment of a plot in Rohini Residential Scheme and he was issued an allotment letter dated 29.11.1983 against which he deposited the amount of the said plot.

Union of India in WP(C) 287/2017 is annexed herewith and marked as **Annexure A-25**. A true copy of the Reply dated Nil January, 2017 of the Land & Development Office, Union of India in WP(C) 287/2017 is annexed herewith and marked as **Annexure A-26**. A true copy of the Additional Affidavit dated 2.2.2017 filed by the Appellants in WP(C) 287/2017 is annexed herewith and marked as **Annexure A-27**. A true copy of the Additional Affidavit dated 7.2.2017 filed by the MHRD, Union of India in WP(C) 287/2017 is annexed herewith and marked as **Annexure A-28**.

- 6.49. The various parties in WP(C) 275/2017 filed their respective written submissions in the matter. A true copy of the Written Submissions on behalf of the Petitioners in WP(C) 275/2017 is annexed herewith and marked as **Annexure A-29**. A true copy of the Written Submissions on behalf of the Appellants in WP(C) 275/2017 is annexed herewith and marked as **Annexure A-30**. A true copy of the Written Submissions in Rejoinder on behalf of the Petitioners in WP(C) 275/2017 is annexed herewith and marked as **Annexure A-31**.
- 6.50. By the Impugned Order, the learned Single Judge allowed the applications seeking interim stay and stayed the order dated 7.1.2017 pending hearing and final disposal of the Petitions. However, the learned Single Judge clarified that the Societies / Schools are not entitled to any interim relief against the conditions of allotment.
7. Being aggrieved by the Impugned Order dated 14.2.2017 in Writ Petition (Civil) No. 275 of 2017 and connected matters except to the extent that relief against the conditions of allotment were rejected, the Appellant herein is filing the present Appeal on the following amongst

5. The question in this case is that whether the petitioner was disentitled from getting the allotment in view of the fact that his wife had already been allotted a plot.

6. In this connection Rule 17 of the DDA (Disposal of Developed Nazul Land) Rules, 1981 states:

X X X X X

Admittedly, the wife of the petitioner has a plot of area 31.28 sq. metres which is less than 67 sq. metres. In our opinion, the proviso to Rule 17 means that if the wife has a plot of more than 67 sq. metres then the husband cannot be allotted a plot. However, if the wife has been allotted a plot which is less than 67 sq. metres, the prohibition contained in the main part of Rule 17 does not apply. In our opinion, this is the simple and plain meaning of Rule 17 and we cannot twist its language.”

The order passed by the Division Bench was further challenged by DDA before Supreme Court by way of Civil Appeal No. 4362/2007. Dismissing the appeal vide order dated 26.11.2009, the Apex Court, *inter alia*, held as under:-

“We are of the opinion that the finding of the High Court that the allotment would be covered by Rule 17 of the Delhi Development Authority (Disposal Developed Nazul Land) Rules, 1981, appears to be correct as on the date of draw of lots the aforesaid rules had become operative.”

10. It would thus be seen that in view of the above-referred decision of this Court, the issue involved in these appeals is no more *res integra*. The learned counsel for the appellant, however, contended that in none of these cases, the existing allotment was made by DDA, whereas in the case before this Court the existing allotments were made by DDA and if the terms and conditions contained in Rohini Residential Scheme, 1981 are not applied, it would result in

conditionally allotted land by the Delhi Development Authority and other governmental agencies.

- 6.46. It is further pertinent to point out that the Amendment Order, 2017 did not create any new liability for any school, but merely provided for the modality for compliance with allotment conditions to schools (including minority schools) that undertook to not refuse admission to residents of their locality.
- 6.47. In its applicability to minority schools, in view of the judgement dated 1.9.2014 in WP(C) 131/2014 and connected matters, the said order expressly provided that minority institutions shall reserve seats for minority students in a fair and transparent manner, and clarified that the amendments to the Admission Order, 2007 will apply to the seats so not reserved by the schools for ensuring their minority character is not affected. A true copy of the Amendment Order, 2017 is annexed herewith and marked as Annexure A-2.
- 6.48. WP(C) 272, 275, 287 and 305 of 2017 were filed challenging the order dated 7.1.2017. WP(C) 287/2017 was treated as the lead matter therein, and notice was issued in the matters on 13.1.2017. A true copy of the Writ Petition in WP(C) 275/2017 is annexed herewith and marked as **Annexure A-21**. A true copy of the Appellants' Short Reply dated 17.1.2017 to WP(C) 275/2017 is annexed herewith and marked as **Annexure A-22**. A true copy of the Rejoinder dated 19.1.2017 of the Petitioners in WP(C) 275/2017 to the Short Reply of the Appellants is annexed herewith and marked as **Annexure A-23**. A true copy of the Reply dated Nil January, 2017 of the Delhi Development Authority in WP(C) 287/2017 is annexed herewith and marked as **Annexure A-24**. A true copy of the Reply dated Nil January, 2017 of the MHRD,

13

a person getting allotment of more than one plot/flat from DDA. In our view, the contention is misconceived in law. The issue involved in this case is as to whether the allotments made under Rohini Residential Scheme, after coming into force of Nazul Land Rules would be governed by the provisions of the Scheme or by the provisions of the statutory Rules and the view taken in the above-referred case was that it is Nazul Land Rules which would govern such allotments. Once it is accepted that the eligibility of the registrants under the Rohini Residential Scheme, would be governed by the provisions of Nazul Land Rules and not the provisions of the Scheme to the extent the provisions of the Scheme are contrary to the statutory provisions contained in the Rules, it would be immaterial whether the existing allotment was made to DDA or by some other agency or it was free hold property purchased by the allottee from the open market. Rule 17 of the Nazul Land Rules admittedly does not debar the allottee from DDA from allotment of land by DDA, in a case where the area of the land/plot already owned by or allotted to him does not exceed 67 square metres.”

5. It would thus be seen that a consistent view has been taken by this Court that DDA (Disposal of Development Nazul Land) Rules, 1981 do apply to the registrants of Rohini Residential Scheme whose turn for allotment of a plot under the said scheme matured on or after and coming into force of the above-referred Rules of DDA.

6. It would be seen from the communication sent by DDA to the petitioner that the area of plot in question was much less than 67 square metre, the same being only 25.09 square metres. Therefore, Rule 17 of DDA (Disposal of Development

IN THE HIGH COURT OF DELHI AT NEW DELHI
LETTERS PATENT APPEAL NO. OF 2017

Arising out of

WRIT PETITION (CIVIL) NO. 275 OF 2017

IN THE MATTER OF:

Government of National Capital Territory
of Delhi and Another

... Appellants

Versus

Vikram Dev Raj and Others

... Respondents

VOLUME – 1 (A TO 170)

SL. NO.	PARTICULARS	PAGES
1.	Court Fees	A
2.	Urgent Application	B
3.	Notice of Motion	C – K
4.	Memo of Parties	L – T
5.	Certificate	U
6.	Synopsis and List of dates	V – II
7.	Letters Patent Appeal with affidavit in support	1 – 48
8.	Annexure A-1 True copy of the Impugned Order dated 14.2.2017 in Writ Petition (Civil) No. 275 and 305 of 2017 and connected matters	49 – 106
9.	Annexure A-2 True copy of Recognized Schools (Admission Procedure for Pre-primary Class) Amendment Order, 2017 dated 7.1.2017	107 – 110
10.	Annexure A-3 True copy of the Essentiality Certificate bearing No. F/DDE/W/86/4288.Plg dated 26.8.1986 issued to M/s. Kanshi Ram Memorial Educational Society	111 – 112
11.	Annexure A-4 True copy of the Application dated 1.9.1986 filed by M/s. Kanshi Ram Memorial Educational Society with the Delhi Development Authority	113 – 116

(19)

Nazul Land) Rules, 1981 does permit her to obtain allotment of a plot under Rohini Residential Scheme of DDA. The writ petition, therefore, needs to be allowed. Accordingly, the communication sent by DDA cancelling allotment made to the petitioner under Rohini Residential Scheme is hereby quashed. DDA is directed to hand over possession of plot No. 772, Pocket-II, Block-A, Sector 30 of Rohini to the petitioner within eight weeks from today, subject to the completion of all the formalities found necessary in this regard in case the aforesaid plot is still available with DDA. In case the aforesaid plot already stands allotted to some other person, DDA shall allot another plot of the same size in any sector, to the petitioner by holding a mini draw in this regard within two months from today. Since the entire price of the plot is stated to have already been deposited with DDA, within the time stipulated in the demand-cum-allotment letter, DDA shall not be entitled to raise any further demand for the plot to be handed over to the petitioner in terms of this order.

7. (It is unfortunate that despite consistent view taken by this Court with respect to eligibility for allotment of a plot under Rohini Residential Scheme to those whose turn for allotment matured after coming into force of Nazul Land Rules, wherever the area of plot of the flat owned by them, whether individually or jointly with others, does not exceed 67 square metre, DDA continues to cancel allotments on the ground that the registrant under the Rohini Residential Scheme owned

SL. NO.	PARTICULARS	PAGES
36.	Annexure A-29 True copy of the Written Submissions on behalf of the Petitioners in WP(C) 275/2017	489 – 494
37.	Annexure A-30 True copy of the Written Submissions on behalf of the Appellants in WP(C) 287/2017	495 – 498
38.	Annexure A-31 True copy of the Written Submissions in Rejoinder on behalf of the Petitioners in WP(C) 275/2017	499 – 503
39.	Annexure A-32 True copy of the order dated 12.1.2017 in WP(C) 287/2017 and connected matters	504 – 505
40.	C.M. Appl. No. _____ of 2017: Application under Order XLI Rule 5, read with Section 151 of the Code of Civil Procedure, 1908, seeking stay of the Impugned Order with Affidavit in support.	506 – 509
41.	C.M. Appl. No. _____ of 2017: Application under Section 151 of the Code of Civil Procedure, 1908 for exemption from filing certified copy of the Impugned Order with Affidavit in support.	510 – 512
42.	C.M. Appl. No. _____ of 2017: Application under Section 151 of the Code of Civil Procedure, 1908 on behalf of the Appellant for exemption from filing typed / clear copies of dim / illegible annexures or annexures having insufficient margin	513 – 515
43.	C.M. Appl. No. _____ of 2017: Application under Section 151 of the Code of Civil Procedure, 1908 on behalf of the Appellant for permission to file lengthy synopsis	516 – 518
44.	Memorandum of Appearance	519

GAUTAM NARAYAN
Additional Standing Counsel (Civil)
Government of National Capital Territory of Delhi
Chamber No. 436, High Court of Delhi

Place: New Delhi
Dated: 20th February, 2017

(06)

91

342

another plot/flat in DDA even if the area of such plot/flat is less than 67 square metres. As a result, the registrants have no option, but to approach this Court by way of writ petitions, which results in the registrant/allottee saddled with cost of litigation without any benefit to DDA. In fact, whenever such petitions are filed, DDA also suffers in monetary terms since it has to incur cost in defending such writ petitions. It is high time DDA takes an administrative decision, based upon various judicial pronouncements of this Court, not to cancel allotment in such cases, so that the people are not driven to litigation which brings no benefit to DDA, but at the same time causes financial loss to the registrants/allottees, besides harassment and mental agony which they have to suffer on account of cancellation of such allotments. It is, therefore, directed that one copy of this order be sent to the Chief Legal Advisor for being placed before the Vice-Chairman of DDA, within two weeks from today.

The writ petition stands disposed of accordingly.

No order as to costs.

V.K. JAIN, J

MAY 29, 2013

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SL. NO.	PARTICULARS	PAGES
23.	Annexure A-16 True copy of the judgement and order dated 16.2.2016 in LPA 89/2016	349 – 357
24.	Annexure A-17 True copy of the order dated 18.3.2016 in SLP(C) 6441/2016	358 – 359
25.	Annexure A-18 True copy of the review judgement in <i>Justice for All v GNCTD & Ors.</i> , 2016 SCC OnLine Del 4114	360 – 366
26.	Annexure A-19 True copy of order dated 23.1.2017 dismissing the SLP from the judgement in <i>Justice For All</i>	367 – 368
27.	Annexure A-20 True copy of minutes of the meeting held on 5.12.2016 with the stakeholders	369 – 372
VOLUME – 3		
28.	Annexure A-21 True copy of the Writ Petition in WP(C) 275/2017	373 – 410
29.	Annexure A-22 True copy of the Appellants' Short Reply dated 17.1.2017 to WP(C) 275/2017	411 – 425
30.	Annexure A-23 True copy of the Rejoinder dated 19.1.2017 of the Petitioners in WP(C) 275/2017	426 – 447
31.	Annexure A-24 True copy of the Reply dated Nil January, 2017 of the Delhi Development Authority in WP(C) 287/2017	448 – 453
32.	Annexure A-25 True copy of the Reply dated Nil January, 2017 of the MHRD, Union of India in WP(C) 287/2017	454 – 462
33.	Annexure A-26 True copy of the Reply dated Nil January, 2017 of the Land & Development Office, Union of India in WP(C) 287/2017	463 – 465
34.	Annexure A-27 True copy of the Additional Affidavit dated 2.2.2017 filed by the Appellants in WP(C) 287/2017	466 – 479
35.	Annexure A-28 True copy of the Additional Affidavit dated 7.2.2017 filed by the MHRD, Union of India in WP(C) 287/2017	480 – 488

No. PA/DD/Rohini/Policy/2014/196

Dated 9/10/14

CIRCULAR

D. D. (LAB) ROHINI
Dy. No. 11355
Date 10/10/14

Sub Implementation of Rule 17 of the DDA(Disposal of Developed Nazul Land) Rules 1981 as eligibility criteria in respect of Rohini Residential Scheme-1981.

In supersession of order No PS/Dir.(RL)/DDA/2010/537 dated 24.11.10 and in compliance of the order of the Hon'ble Delhi High Court in the case of Kamlesh Sharma Vs DDA & Pradeep Kumar Gulati Vs DDA & other such cases. The Competent Authority vide his approval dated 15.04.2014 is pleased to approve the substitution of the eligibility criteria of Rohini Residential Scheme-1981 with the eligibility criteria as contained in Rule-17 of the DDA(Disposal of Developed Nazul Land) Rules,1981. The operative parts of the eligibility criteria as enumerated under Rule 17 of Nazul Land Rules,1981, are as follows :-

"Notwithstanding anything contained in these rules, no plot of Nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of Rule-6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on lease hold or free hold basis, any residential land or house or who has been allotted on hire purchase basis any residential land or house in the National Capital Territory of Delhi.

Provided that where, on the date of allotment of Nazul Land:-

- a) The other land owned by or allotted to such individual is less than 67 sq.mtrs, or
- b) The house owned by such individual is on a plot of land which measures less than 67 sq.mtrs, or
- c) The share of such individual in any such other land or house measures less than 67 sq.mtrs., he may be allotted a plot of Nazul land in accordance with the other provision of these rules".

Therefore, consequent upon the aforesaid approval dt. 15.04.2014, all the concerned officials are directed/permitted to process the allotment under the Rohini Residential Scheme 1981 as per the newly substituted eligibility criteria.

This issues with the approval of Competent Authority

9/10/14
(M.K.Gupta)
Commissioner(LD)

Sarwant

10/7
Copy for kind information to:-

- 1. OSD to VC,DDA
- 2. PS to VC,DDA
- 3. PS to P.C,DDA
- 4. PS to Commissioner(LD)DDA
- 5. PS to CLA,DDA

Copy for necessary action -

✓ Dy. Director(LSB/LAB)Rohini

Circulate to all ADs/DAs

10/10/14
Commissioner(LD)

By
10/10/14

AD 3

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DEPUTY DIRECTOR-LSB(Rohini)

No. : F 16 (5)2003/LSB (Ro)/Pt./380

Dated: 26/07/16

CORRIGENDUM

This is in reference to Circular dated 31.03.2015 issued by DDA vide No.F16(5)2003/LSB(Ro)/Pt./553 regarding "Eligibility of allottees of Group Housing Flats & DDA multi-storied housing flats in DDA's housing estates having their proportionate share in plinth area less than 67 Sq.Mtrs."

The matter was further deliberated and felt that the issues involved may be reviewed and a comprehensive policy decision is required to be taken after seeking approval of the Authority. Therefore, the operation of Circular dated 31.03.2015 is kept in abeyance with immediate effect till further orders/decision by the Competent Authority.

This is issue with the approval of Competent Authority.

DD/LSB(Rohini)

Copy for information to:-

1. OSD to Vice Chairman, DDA.
2. PS to Pr. Commissioner (LD)
3. PS to Pr. Commissioner (LM)
4. Director(RL)
5. Director (Housing)
6. Director (Vig.) DDA
7. Director (Coordn.) LD,DDA.
8. All Concerned.


DD/LSB(Rohini)

to circulate to all concerned.

[Signature]
27/7
DD(Coord)

[Signature]
29.7.16
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Land Disposal

Land Disposal

Hon'ble Lt. Governor of NCT of Delhi & Chairman, DDA
Shri Anil Bajaj

Vice Chairman
Shri Uday Pralap Singh

Organization:

- Planning
- Housing
- Land Disposal
- Land Management
- Engineering
- Land Scope
- Finance

• List of cancellation / can issued cases in R/O allottees who having property more than 67.00 sq.mtrs reated to draw 12.06.2014 (RRS-1981)

• Submitting Information for disposal of pending cases of restoration of cancelled leases and conversion cases (Any suggestion please mail at suggestion@dca.org.in)

• List of tentative conversion cases of Land Disposal Department and List of pending restoration cases

• Public Friendly Initiatives taken by DDA

Delhi Development Authority acquires land for the planned development of Delhi. It develops these lands and properties in implementation of the Master Plan and Zonal Plans.

DDA also disposes land and properties for residential, commercial, industrial and institutional uses.

Necessary Documents as Proof of Physical possession while processing the case from Lease hold to Freehold.

DOCUMENTS REQUIRED FOR ALLOTMENT OF LAND TO CGHS.

Online Rohini Scheme-1981

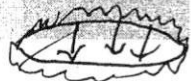
MORE...

Vision 2021 Master Plan.

DDA Important News

- List of Land Allotted to Schools By DDA
- Staff Benefit Funds For DDA Employees
- Community Hall Raing System
- Feedback on DDA Housing Scheme-2014 of DDA
- Feedback on Sports Complex of DDA
- Feedback on Golf Course of DDA
- Measurement Book
- Vacant Land Photo Uploading System
- Feedback from the allottees of DDA Flats under Housing Scheme-2010 and 2014 - Form a RWA for availing Maintenance of Common Areas

(in space of land)



1-1-88
THE HINDUSTAN TIMES 19



Registrants Of Rohini Residential Scheme, 1981

In the year 1981, Delhi Development Authority had invited applications for allotment of Janta, LIG and MIG plots in Rohini Residential Scheme. As per the scheme, the registrants were to be allotted plots of the sizes of 26 sq. metres under Janta category, 32 and 43 sq. metres under LIG category and 60 & 90 sq. metres under MIG category. The intending registrants were required to give their options for the size of the plots in order of their preference, according to their category. The allotments were also made accordingly so far but due to non-availability of land, it has not been possible to allot the plots to all the registrants.

Now, in order to ensure allotment of plots to the remaining registrants at the earliest, a decision has been taken to restrict the sizes of plots to 32 & 60 sq. metres for registrants of LIG and MIG categories respectively, irrespective of their option. The sizes made available will, however, continue to be of 26 sq. metres. Etc. Registrants are advised to convey their preference in writing to the Registrar, Administration Section, Rohini, P-1, Room No 311, Vikas Sadan, DDA, INA, New Delhi-110023.

(Jagdish Chander)
Director (Res. Land)

31/3/88

43

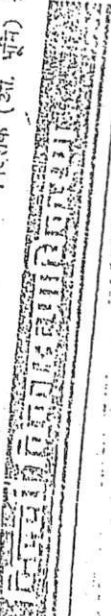
80 नवम्बर 1988, नई दिल्ली, 1 नवम्बर 1999



रोहिणी आवासीय परियोजना-1981 के रजिस्ट्रर्स

वर्ष 1981 में दिल्ली विकास प्राधिकरण ने रोहिणी आवासीय परियोजना के अधीन जन्ता, एलआईजी और एमआईजी प्लॉटों के लिए आवेदन आमंत्रित किए थे। इसे चयनित करने के लिए जन्ता वर्ग में 26 वर्ग फीट, एलआईजी वर्ग में 32 और 43 वर्ग फीट और एमआईजी वर्ग में 60 और 90 वर्ग फीट आकार के प्लॉट आवंटित किए जाते थे। इच्छुक रजिस्ट्रर्स इनके अनुसार अपनी पसंद के रूप में प्लॉटों के आकार के लिए अपने विकल्प देते थे। एलआईजी वर्ग के प्लॉटों का आवंटन भी किया गया है परन्तु भूमि की अनुपलब्धता के कारण सभी अन्य, शेष रजिस्ट्रर्स के लिए प्लॉटों के आवंटन की सोझ सुनिश्चित करने के लिए एलआईजी और एमआईजी वर्गों के रजिस्ट्रर्स के विकल्पों पर ध्यान दिए बिना प्लॉटों के आवंटनों को क्रमशः 32 वर्ग फीट और 60 वर्ग फीट तक सीमित करने का निर्णय किया गया है। तदनुसार जन्ता वर्ग के लिए प्लॉटों का आकार 26 वर्ग फीट ही रहेगा। इसके अनुसार प्लॉटों का आवंटन सोझ करने के प्रयास किए जा रहे हैं। रजिस्ट्रर्स को याददाश्त रहे कि जन्ता वर्ग में यदि कोई परिवर्तन है तो इसकी सूचना जल्दी से संयुक्त विभागा, लॉय प्रजिनरेशन ग्रुप, रोहिणी, से-1, कमर नं. 311, विकास सदन, दिल्ली, आईएनए, नई दिल्ली-110023 को दे दी।

(जगदीश चन्द्र)
निदेशक (आ. भूमि)



Imp

DELHI DEVELOPMENT AUTHORITY
L.A.B. (HOUSING)

Subj:- Conversion of leasehold tenure of land into freehold in Delhi - Modification in Scheme - Amendments to be made in this brochure.

Please refer to your note bearing no. F.4(43)/96/Coord(LD) dated 14.8.96 on the above subject. So far amendments relating to Housing Deptt. in the brochure are concerned the following modifications may kindly be made in the brochure:

1. Taxed fee of Rs.5,000/- shall be charged for conversion in such cases where General Power of Attorney and Agreement to sell have been executed by the allottees before the allotment of specific at as per instructions of the Govt. of India.
2. Conversion applications can be obtained from the Form Sale Counter, Ground floor, 'D' Block, Vikas Sadan, INA on payment of Rs.50/- in addition to other branches of the bank.
3. conversion from lease hold to free hold in favour of the firm/company/INDY shall also be allowed.
4. Allotments made on cash downbasis after April, 92 are already on free hold basis and such persons need not to apply for conversion.

(B.S. Arora)
Jt. Director (L.A.B) H

Director (R.A.) D.D. 1
U.O. No. 115(H)/Contn. No. 57/96 25/8/96

ITEM NO. 53/2017

**Subject: Review of Policy for Fixation of Reserve Price for sale/ allotment of Delhi Development Authority (DDA) properties (Land/Shops etc) through Public Auction/E-Tender.
F.No.1(114)17/LD/Coord.**

Background Note

1. Rule 8 of the DDA (Disposal of Developed Nazul Land) Rules 1981 (hereinafter referred to as 'Nazul Rules') read with Rule 4 (2) and provisions contained in Chapter III and IV of these rules, provide for the manner and procedure for disposal of land or property for Residential, Industrial, Commercial and Institutional purposes on auction/tender basis. The Nazul Rules provide fixation of premia and ground rent for such land from time to time.

As per Resolution No. 54/2000 dated 18.8.2000, the procedure for fixation of Reserve Price by a Price Fixation Committee (PFC), comprising a representative each of the Management, Planning and Finance Wings, was prescribed as follows:

(i) The PFC may recommend the reserve price for plotted development of residential, commercial and industrial properties at the beginning of every financial year, provided that the PFC may, if circumstances so require, also meet during the year to fix reserve price for a particular property if the same could not be fixed at the beginning of the year due to lack of availability of the property or any other reason.

(ii) The PFC would consider average auction rates received in the immediately preceding year in making its recommendations. The PFC would recommend the percentage factor by which the reserve prices may be kept below the average auction rate of the previous year for the area keeping in view the use category of the property. The PFC would, as a rule, fix the reserve prices at 10% below the average auction rate of the previous year. Should the PFC decide to deviate from this percentage, in case of any use category, the reasons for doing so ought to be explicitly brought out.

(iii) If the average auction rate of the area is not available, the average auction rate of the comparable area would be taken, the comparable area may be determined in terms of the following parameters:

- Level of development of the surrounding area
- Proximity to a developed area
- Accessibility of the area
- Presence of slums or squatter settlements
- The state of the property market in terms of market expectations and any other consideration to be recorded specifically

(iv) If the average auction rate of the immediately preceding year is not available, the rate of the previous years may be updated by a certain percentage per annum as at present. This percentage was 20% till 2002-03. The policy provided that the exact percentage may be decided by the PFC from year to year, depending on the state of the property market.

(v) In arriving at the average auction rate for industrial property, the size of the plot may also be taken into account.

(vi) The recommendations of the PFC would require the approval of Finance Member and Vice Chairman before these are implemented.

The percentage for updation of land rate was revised to 12.5% from 2002-03 onwards.

2. The above procedure was **amended** vide Circular dated 24.9.2005 to the following extent:

(i) The PFC may fix the reserve price twice in a year, i.e. at the beginning of the first half- year and the second half- year of a financial year.

(ii) The PFC may further reduce the reserve price of a plot put to auction for at least two times without any response of bids, after duly recording reasons for reduction.

(iii) For fresh plot to be put to auction during the second half of the year of the left-out plots for which reserve price was already fixed but which could not be put in the auction programme, the PFC may take into account the current market rate of the year for fixation of reserve price of such plot. Reserve price for such plots may be fixed on the basis of average auction rate of the current year minus 25% subject to a minimum reserve price calculated on the basis of average auction rate of the preceding year minus 10%.

3. The procedure for fixation of reserve price was modified vide Resolution No. 40/2015, followed by circular No.PS/PC(LD)2004/Comm. Properties-5/Pt.Files/75 dated 6.5.2015, as follows:

The PFC headed by Commissioner (LD/LA) comprising a representative each of the Management, Planning and Finance wings, will continue to be responsible for making recommendations on reserve price of industrial, commercial, institutional and residential plots as well as built-up properties. The procedure to be adopted by the PFC for making recommendations on the Reserve Price would be as follows:

(i) The Committee may engage a minimum of two independent valuers for Commercial, Industrial, Residential and Institutional plots and Built-up properties and seek fair reserve price regarding each of the property or a group of similarly placed properties.

(ii) On the basis of fair reserve price as assessed by the valuers, normally the highest of the fair reserve price as assessed by the valuers will be considered by the PFC for fixing the reserve price. In case of deviation, the reasons for doing so should be explicitly brought out.

(iii) The recommendations of the PFC would require the approval of the Finance Member and the Vice Chairman before these are implemented. The decision of the Vice Chairman will be final.

In case, no bid is received in respect of certain properties (vacant as well as built-up), the PFC may fix the reserve price on lower side after fresh valuation of the properties by the independent valuers, following the procedure as in para (ii); in case, the same valuation report is used, the matter would be referred to a committee consisting of Vice Chairman, Finance Member and Principal Commissioner (LD), for fixation of reserve price of that property or a group of similar properties.

As may be seen from above, presently the policy of obtaining reports from the Registered independent DDA Valuers is in vogue for determining the reserve price for sale of plots/built-up properties.

Need for change of Policy

4. The disposal of developed Nazul lands by DDA have been poor over the years due to inter-alia high reserve price fixed by DDA for auction based on the criterion laid down. The existing policy provides that highest of the reserve price as assessed by the Independent

valuers may be taken as the reserve price. It has been observed in the past that there existed a huge gap in the reserve price fixed by different valuers for same properties, which sometimes was observed even to the extent of 40%. This is perhaps the main drawback of the existing policy for which DDA could not get any buyer during the last attempt made by it in May, 2016 to dispose of 42 commercial properties. The DDA has not been successful in disposing its properties even on the reserve price assessed by the Regd. Valuers which represents the market rate in respect of various uses.

5. Statement showing the year-wise breakup of the plots/built-up properties put to auction and sold during the last six years in DDA is as under.

Year	Put to Auction				Sold			
	Comml	Resdl.	Instl.	built-up properties (Shops)	Com	Resdl	Instl	built-up properties (Shops)
2011-12	78	79	9	160	5	65	5	61
2012-13	NIL	38	NIL	NIL	NIL	25	NIL	NIL
2013-14	62	60	15	NIL	3	1	3	NIL
2014-15	NIL	NIL	NIL	354	NIL	NIL	NIL	173
2015-16	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2016-17	42	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total	182	177	24	514	8	91	8	234
	Grand Total 897				Grand Total 341			

6. The issue of review of the procedure for fixation of Reserve Price has also been deliberated by a committee headed by the then Finance Member, DDA and other officers from DDA in June/July, 2016 constituted at the behest of Secy(UD) Govt. of India and the committee proposed inter-alia the following guidelines for the disposal, by auction, of DDA plots/properties:

- i. An original reserve price (ORP) will be calculated in respect of each auction as follows: The latest auction price of similar properties will be updated @ 12.5% per annum compounded up to the date of the proposed auction and reduced by 20% to arrive at a reserve price. ORP under no circumstances will be less than the No Profit No Loss Rate.
- ii. After the determination of the ORP, two valuations will be obtained from experienced, registered and pre-approved valuers for the property or group of similar properties, scheduled to be put on auction. The assignments to valuers will be awarded confidentially through the roster. The lower of the two valuations will be designated V-L and the higher one V-H.
- iii. Where V-L and V-H differ by more than 10%, the PFC will converse with the valuers concerned to understand the reasons for difference in the two valuations. After this, the PFC will arrive at a single valuation, called Valuation Based Reserve Price (VBRP). Where V-L and V-H do not differ by more than 10%, V-H will be the VBRP.
- iv. Higher of ORP and VBRP will be adopted as the Reserve Price for auction.

7. The matter has again been reviewed and observed as under:

- The reserve price may be fixed based on the current Circle rates of that area – which reflects the guideline value of the properties, set by the revenue authorities and fixed by the respective Govt. Circle rates are in public domain and thereby bring in enhanced transparency.
- The assessment report of the valuers can be a case of subjective interpretation and amenable to influence by other factors.

Circle Rates fixed by GNCTD

8. The Government of Delhi has last notified circle rates to designate the minimum rate at which property should be registered and taxed w.e.f. September, 2014. Accordingly, Delhi has been categorized in 8 circles marked A to H, with A being the highest priced circle and H being the low priced circle. The Minimum Rates (Circle Rates) for valuation of Land and Properties for purposes of payment of stamp duty under Indian Stamp Act, as applicable to Delhi & Registration Fees under the Registration Act, 1908 in Delhi is as under: -

(A) Minimum Land Rates for Residential Use: -

Table -1

Category of the locality		Minimum rates for valuation of land for residential use(Per sq. mtr) (amount in Rs.)
(B) <u>M</u> <u>i</u> <u>n</u> <u>i</u>	A	7,74,000
	B	2,45,520
	C	1,59,840
	D	1,27,680
	E	70,080
	F	56,640
	G	46,200
	H	23,280

imum Land Rates for commercial, Industrial & other uses

The following multiplicative factors shall be employed to the above minimum land rates for residential use while calculating the cost of land under different uses: -

Use*	Residential	Public purposes e.g. government schools, hospitals etc.	Public Utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	1	1	2	2	3

* Definitions are as per Unit Area Property Tax System.

(C) The following rate of construction as notified on 23/09/2014 by the Govt. of NCT of Delhi or the actual cost of construction incurred by DDA with escalation of 10% per annum towards cost of money, whichever is higher shall be applicable for the built up properties i.e. Shops/Platform/Thadas, offices etc. for determining the

reserve price. The base unit rate of cost of construction as notified by the GNCTD is:

Category of the Locality	Minimum rate of construction for Commercial use (in Rs. Per Sq. Mtr.)wef. 23/09/2014
A	25200
B	19920
C	15960
D	12840
E	10800
F	9480
G	8040
H	3960

- In order to take into account, the age of structures, the following multiplying factor shall be employed to the cost of construction mentioned above: -

Year of Completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 Onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

- To calculate the valuation of different structures, the following multiplying factors to the above minimum cost of construction shall be employed under colonies in 'G' and 'H' Categories: -

Structure type	Pucca	Semi-pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

9. The illustrative list of the circle rates applicable for certain colonies are as below:

Circle	Rate	Example of Localities
A	Rs. 7,74,00 per Sq.mtr.	Vasant Vihar, Friends Colony
B	Rs. 2,45,520 per Sq.mtr.	Greater Kailash, Gulmohar Park, Hauz Khas.
C	Rs. 1,59,840 Per Sq.mtr.	Civil Lines, Kailash Hill, Kalkaji
D	Rs. 1,27,680 per Sq.mtr.	Jangpura Extension, Dwarka
E	Rs. 70,080 per Sq.mtr.	Adchini, Humayunpur, Mayapuri
F	Rs. 56,640 per Sq.mtr.	Amar colony, Govindpuri, Jamia Nagar
G	Rs. 46,200 per Sq.mtr.	Matiala, Najafgarh
H	Rs. 23,280 per Sq.mtr.	Chattarpur, Neb Saraj, Jharoda Kalan

Benefits of fixation of Reserve Price based on Circle Rate

- In the past, DDA has failed to dispose of its plots/properties through auction based on the reserve price fixed. In fact, during the recent past, there have been no auction except a few cases and thus updation of the auction rates is not practical and termed as near to market value.
- The Circle Rates are more realistic as they represent the guideline value of the properties.
- It will reduce the market speculations also. The Circle Rates are derived by the State Govt. by a systematic procedure and there will be no requirement

in future for the DDA to calculate the reserve price time and again which further delays the process of auction.

- This will help in disposal of the plots/in-built properties more quickly and in a time based manner.

Proposal

10. i) The fixation of Reserve Price for auction of Residential, Institutional, Industrial and Commercial plots/built-up properties of DDA as mentioned at Para 8 may be considered and approved by the Authority.

ii) The Authority may further approve the adoption of Circle rates and other parameters by DDA as may be notified by the GNCTD from time to time for fixation of Reserve price on the same lines.

iii) after two unsuccessful attempt of auction in respect of plot/built-up properties, DDA may put in place an internal mechanism to examine and suggest the ways and means towards fixation of reserve price in respect of such plots/properties.

RESOLUTION

The proposal contained in the agenda item was approved with the following modifications in the multiplication factors for different land uses:-

Use	Residential	Public purposes, e.g., government schools, hospitals, etc.	Public Utility, e.g., private schools, colleges, hospitals.	Industrial	Commercial
Factor	1	1	1.5	1.5	2

ITEM NO. 54/2017

File No. NO/KPC/11/DDA/2017/Pt. file

Sub: Correction of Sector and number of flats for allotment of EWS flats to squatters of Kathputli Colony as Pocket 4 and 5 in Sector G-7/G-8 Narela in place of G-2 and G-8 Block, Narela as approved by the Authority vide Agenda No. 33/2017 dated 20.7.2017

BACKGROUND

1. For the purpose of rehabilitation of JJ squatters of Kathputli Colony near Shadipur Depot, Delhi who became eligible after the revised cut off date for determination of eligibility as 1.1.2015 vide Authority Resolution No. 115/2016 dated 18.11.2016 (**Annexure-I**), it was submitted in para 10 of Agenda Item No. 33/2017 (**Annexure-II**) that increased number of about 1000 families may be considered for shifting to DDA's newly constructed EWS housing pockets at Narela. It was further submitted that as informed by Engineering Department, construction of 1860 EWS flats is about to be completed and the flats will become available for allotment to dwellers including the additional beneficiaries of Kathputli Colony as per DDA's policy (**Annexure-III**).
2. In para 11 of Agenda Item No. 33/2017 it was submitted that it has been considered that the requisite number of flats at Narela may be considered for being utilized and offered to the squatters of Kathputli Colony in order to accommodate the additional beneficiaries with the approval of Competent Authority. It was further submitted that the squatters who have become eligible subsequently or on account of change of cut-off date and who may not be accommodated at Kathputli Colony Project site but identified as eligible beneficiaries in the on-going survey, will be rehabilitated in the DDA's fresh EWS Housing Project at Narela, the construction of which is about to be completed in all respects as stated above.
3. It is stated that as per report of Engineering Department of DDA the newly constructed pockets of EWS flats are in Pocket 4 and 5 of Sector G-7/G-8 where construction was stated to be completed in September, 2017. The number of EWS houses in those pockets and Sectors is 1820 (**Annexure-III**). Therefore, it was mentioned in para 10 of Authority Resolution No. 33/2017 that construction of 1860 EWS flats is about to be completed at Narela and flats will become available for allotment. In para 15(i) of the proposal it was requested to allow DDA to allot about 1000 newly constructed EWS houses at Narela to the squatters of Kathputli Colony who have become eligible under the revised norms as explained in Para 11 of the Agenda, but in Sub Para 2 of para 15(iii) it was inadvertently mentioned that, "DDA may also be allowed to complete the process of shifting of dwellers to the Transit Camp/the EWS dwelling units at G2 & G8 Block at Narela in a time bound manner, with adequate and effective administrative and Police support at site, in compliance with the letter and spirit of Sector 10 of the DUSIB Act".

CLARIFICATION

4. It is clarified that the EWS flats in Sector G-2 and G-8, Narela were completed in 2014 and were included in the 'DDA Housing Scheme 2014', in which 6422 flats in Sector G-2 and G-8, Narela were offered. Out of which 2810 flats were accepted and 3612 flats were got cancelled/surrendered, which have been again offered in 'DDA Awasiya Yojna, 2017' (Annexure A containing the details of flats on offer in Brochures of DDA Housing Scheme 2014' and 'DDA Awasiya Yojna, 2017' are placed at **Annexure-IV & Annexure-V** respectively). Therefore, the flats allotted in Sector G-2 and G-8, Narela are old one. Earlier, there was a proposal to offer vacant flats of Sector G-2 and G-8, Narela to 330 squatters of Shalimar Bagh and to the squatters of Kathputli Colony also, but lot of agitations/protests were received from the allottees of Sector G-2 and G-8, Narela for offering these flats to JJ dwellers. Hence, it was proposed to allot newly constructed flats in pocket 4 & 5 at Sector G-7/G-8, Narela to the JJ dwellers of Rehabilitation Scheme of Shalimar Bagh and of Kathputli Colony. The mentioning of G-2 and G-8 Block, Narela in Sub para 2 of Para 15 (iii) in Authority Resolution No. 33/2017 is typographical/clerical error. This needs rectification.
5. In para 10 of Authority Resolution No. 33/2017, the number of EWS flats to be completed was inadvertently mentioned as 1860 in place of 1820 as reported by Engineering Department in **Annexure-III**. Therefore, the figure 1860 EWS flats is also required to be replaced with 1820 EWS flats.
6. With the approval of VC, necessary preparation of providing basic infrastructure in this Sector and allotment of flats therein are already in progress.

PROPOSAL

7. The proposal is accordingly placed before the Authority to accord approval on the following :
 - i) The words in sub para 2 of Para 15(iii) of Authority Resolution No. 33/2017 "EWS dwelling units at G-2 & G-8 Block at Narela" may be read as "EWS dwelling units at Pocket 4 and 5 of Sector G-7/G-8, Narela".
 - ii) In para 10 of Authority Resolution No. 33/2017, the word '1860 EWS flats' may be read as '1820 EWS flats'.

RESOLUTION

The proposal contained in the agenda item was approved.

Item No. 115/2016

F. No./KPC/11/DDA/2016

Subject:-Shifting of JJ dwellers from Kathputli Colony to Anand Parbat Transit Camp, Delhi.

BACK GROUND:-

Kathputli Project, an in situ rehabilitation project was devised to achieve one of the objectives of Master Plan which envisages Delhi as - 'A Slum Free City' and was undertaken as a pilot project under Public Private Partnership mode.

Kathputli colony is a slum cluster adjacent to the Shadipur Flyover in West Zone of DDA, New Delhi, spread over 5.22 Hectares. Kathputli project is the first in-situ project approved for resettlement of Slum & JJ dwellers, initiated by DDA in 2007-08 following a socio-economic survey conducted by the Engineering Department of DDA.

DDA floated bids in 2008 where 8 firms participated. Amongst them M/s Raheja Developers Ltd., was found successful and they were awarded contract in August, 2009.

2. The salient features of the Contract are:

- a) The Project is for construction of 2800 EWS flats for resettlement of slum dwellers.
- b) The EWS houses/flats to be planned in a high rise pattern are to be provided to DDA free of cost for onward allotment to the slum dwellers after completion of the flats to the satisfaction of DDA.
- c) In addition, a primary school site, a secondary school site and multi facility composite centre consisting of community hall, Basti, Vikas Kendra, religious site, Police Station, Health Centres, Park and Shishu Vatika, area for essential retail outlets and area for playground and neighbourhood park have to be provided by the developer.
- d) The Developer has to provide the entire infrastructure including internal roads, storage tanks for water, electricity substation for distribution of power etc.

e) In lieu of the above the developer is entitled to

i.) Free Sale Housing

- Maximum number of houses-170
- Maximum built-19471 sq. m. Up area
- Maximum ground-3242 sq. m. Coverage
- Number of storeys-As per choice of the Developer
- Basement-According to bye-laws exclusively for parking and services.

ii) Free sale commercial component

-10% of available FAR as per Master Plan 2021

f) An upfront premium of Rs. 6.11 Crore was deposited by M/s. Raheja Developers Ltd. as per agreed terms.

3. SURVEY OF JJ CLUSTER

Subsequent to the signing of the contract, a door-to-door survey was conducted along with a video-graphic survey by the DDA. Survey lasted for more than a year and was completed in January, 2011. A list of 2641 households was identified by the survey team, to whom the flats could be allotted if they found eligible. The list of these 2641 names was put up on DDA website and also prominently displayed in the Kathputli Colony.

4. BENEFICIARY CONTRIBUTION TOWARDS THE COST OF FLAT

The MOUD and Hon'ble L.G. Delhi have accorded approval for beneficiary contribution towards cost of the flat as Rs. 1,12,000/- per flat as per latest DUSIB guidelines. The beneficiary is further required to be pay an amount of Rs.30,000/- as maintenance charges for a period of 5 years.

The amount may be allowed to be paid in instalments availing housing finance under PMAY guidelines.

5. PROVISION FOR ADDITIONAL FLAT FOR SLUM DWELLERS

DDA shall examine the representations of the slum dwellers, who may have been left out of the survey and include the names of additional dwellers as per Rules, terms conditions & documents, etc .

6. IMPEDIMENTS IN SHIFTING PROCESS

The shifting was impeded by three elections, one General Election and two Assembly Elections. More importantly only 523 families have shifted to transit camp so far and remaining about 2200 families are yet to be shifted to the Transit Camp before the site of Kathputli Colony could be cleared and handed over to the Developer for further development.

7. MEETING HELD WITH POLICE AUTHORITY FOR FORMULATION OF PROCEDURE OF SHIFTING

With the approval of the Competent Authority, adequate Police force has been requisitioned to facilitate the eviction process. On the request of DCP(Central), Delhi Police, a meeting was held on 17-08-2016 in the chamber of Principal Commissioner (LD&H) wherein DCP(Central) along with ACP(Patel Nagar) and SHO(Ranjeet Nagar) were present from Delhi Police to deliberate the issues and formulation of procedure for shifting of JJ dwellers from Kathputli Colony JJ Cluster, Panday Nagar to Transit Camps at Anand Parvat. DCP (Central) assured in the meeting that they are ready to provide adequate Police protection force during the Shifting Operation by DDA Staff.

The Nodal officer along with staff visited/conducted a Meeting/ ground assessment at Kathputli Colony from 22/8/16 to 26/08/16 with the help of ACP/SHO of the Area with all Pradhans of all Samajs. The whole atmosphere was cordial and they were showing their willingness to shift. They have some apprehensions regarding left out dwellers whose name do not appear in the survey list but have documents and Jhuggis at site and requested that they may also be considered.

8. POLICY GUIDELINES

In order to ensure that no eligible JJ dweller is left out from the Rehabilitation Scheme the prescribed documents will be considered for the purpose of proof of residence. All the instructions regarding eligibility of JJ and genuineness of the documents, the instructions issued vide VC's order No.PS/DDA/2013/H-1/Pt.II/48 dated 2/7/2014 shall be followed. DDA has been traditionally following the DUSIB cut-off date which is 4th June 2009 for deciding eligibility of slum dwellers but in case of Kathputli this was relaxed to 31st Jan 2011 i.e. right up to the time, the door to door video survey was completed. Copy of the order is placed at Annexure 'A'. Operative parts of guidelines for eligibility placed at Annexure 'B'.

9. CONCLUSION

It is in the interest of DDA and JJ dwellers to start the project which requires change in the existing strategy. It has also been perceived during ground assessment meeting that most of the squatters were showing their willingness to shift. They have some apprehension regarding left out dwellers whose name do not appear in the survey list but have supporting documents and Jhuggis at site.

Hon'ble LG Delhi approved the proposal on 27/10/2016 in the relevant file to allow to consider remaining dwellers whose names do not appear in the survey list or are left out inadvertently but have requisite documents and fulfil the eligibility criteria as per guidelines issued vide VC's order dated 02/07/2014 in addition to 2641 list, without effecting any change in policy guidelines, requisite documents, court direction etc. after accepting/ verifying their documents now".

Further Hon'ble LG Delhi has directed that shifting may take place once the Authority taken a view on its next meeting on 10/11/2016.

PROPOSAL

In view of the above, the proposal is accordingly placed before the Authority for taking a view on the development & requirements of the Kathputli Colony Project, so that the shifting of the squatters to the Transit Camp at Anand Parbat may be recommended and facilitated in cooperation and coordination with all the stakeholders and with the help of adequate police force to be provided by the competent authority in the Delhi Police .

RESOLUTION

The developments were noted and the proposal contained in the agenda item was approved.

Attended cashy
Stohler
15.9.17

MEETING CELL
Joint Development Authority,
Vikas Bhawan, 2nd Floor,
New Delhi-110023

DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR (KATHPUTLI COLONY)

No. PS/PC/DIA/2013/H-1/PL/48

Dated: 27/7/14

ORDER

In supersession of all earlier orders issued by the concerned nodal officers of Kathputli Colony, the following instructions are issued for determining the eligibility and shifting of JJ dwellers from Kathputli Slum colony at Shadipur to transit camp at Anand Parbat and finally at re-built Kathputli colony:

1. The instructions issued by DUSIB vide Order No. F.18(7)UD/DUSIB/2011/Vol.-I/2350 dated 25.02.13 and subsequent instructions issued by the DUSIB in this regard may be used for determining the eligibility with the following modifications:-

- a) The cut of date will be the last month of the survey conducted at Kathputli colony by Land Management Department that is 31st January 2011.
- b) The JJ dwellers living on upper floors will also be eligible as per Order No. PS/PC/2013/DIA/H-1/40-N dated 25.02.14 provided they meet the other requirements. The independent families that are husband and wife etc. living separately from their parents either in some other Jhuggies or at upper floor will also be eligible provided they meet the other eligibility criteria as per the aforesaid order of DUSIB.
- c) The competent authority wherever CEO, DUSIB is mentioned will be PC(LD) or CLM in the ODA.
- d) The cases of minor mistakes/variations in the name(s) and/or address(es) of the slum/JJ dweller/beneficiary may be accepted on the basis of documentation and photograph/videograph available on record.

The list of 2011 JJ dwellers published on the website of DDA will be the primary list for authentication of JJ dwellers. The eligibility will be decided as explained in para 1.

It has been reported that some of the files that is about 10 files regarding original survey are missing/not traceable. In such type of cases, the dig files may be prepared from the available records and re-survey may be done and the authenticity of the JJ dwellers may be confirmed from the photographs available from the records. These files can be considered for registration of JJ dwellers and for rehabilitation after the approval of Dy. Director (L.M/VZ).

The ration card will not be compulsory document as per DUSIB order dated 25.02.13. However, one ration card may be used for one family only and in case, name of more than one family is recorded in the ration card then other document as mentioned in order dated 25.02.13 para 7(b) should be taken to determine eligibility of other claimants.

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5. The photograph of entire family and biometric details of husband and wife must be taken. If possible, the biometric details of other family members may also be captured. In case, either of spouse is missing then an undertaking on plain paper must be taken before allowing registration.

6. The demolition slip can be issued either at transit camp or at Kathputli colony. Prior to registration of JJ dwellers at transit camp, the original file should be retrieved and checked. If the details of family matches with record available on file and signature of survey team headed by Assistant Director are here, the process of registration should be started, otherwise re-survey may be ordered. In case of doubt or dispute also re-survey may be done.

7. If the photograph of some of the members of the family is not recorded earlier and there are some minor deviations, then such type of case can be considered with the approval of concerned Asstt. Director looking after registration. In case of doubt, re-survey may be ordered by concerned Asstt. Director. In case of Jhuggis classified under locked, religious, commercial, no documents case, etc., re-survey work may be undertaken only in respect of cases where application have been received. These cases will be examined as per present guidelines and if eligible then with the approval of either Dy. Director (LM) WZ or Director (KPC), Nodal Officer, be considered for rehabilitation.

8. In case husband and wife, are living separately in two Jhuggis and they have been allotted two separate survey numbers such cases can be considered for separate rehabilitation provided, they have been officially divorced, the divorce petition is pending in the Court or it can be shown to the satisfaction of the Dy. Director (LM) WZ/Director (KPC) that they are living separately as per their personal laws etc, otherwise claim of one of them preferably of the husband may be rejected.

9. The verification of documents submitted by JJ dwellers from the issuing authority may be undertaken in the phased manner and JJ dwellers may be shifted to transit camp at Anand Parbat without insisting on verification of documents from issuing authority. However, a line may be recorded in the registration form that in case the documents submitted by the JJ dwellers are found fake, bogus etc. his case for rehabilitation will be rejected and be liable for eviction without rehabilitation.

The originals must be got verified in due course of time before actual allotment of flats to the JJ dwellers.

10. The prime responsibility for determining the eligibility of the JJ dweller will rest on the officials of LM(WZ) as per the Order No. PS(LD)-DDA-2014/155-W dated 20th June 2014 and Dy. Director (LM) WZ can appoint necessary staff in this regard.

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(11) The prime responsibility for registration of the JJ dwellers will rest with Shri Sharad Kumar, Dy. Director (LM) NZ and he can depute necessary staff in this regard.

12. The re-survey work of JJ dwellers whose applications has been received in pursuance of the orders of the Hon'ble High Court may be undertaken w.e.f. 13 July 2014 and Dy. Director (LM) WZ and Director (Kathputli colony) to appoint necessary teams for this work.

The cases which are completely fresh i.e. whose name does not exist in the original survey, one additional document (as envisaged in para 7 of guidelines dated 25.02.13 issued by DUSIB) issued during the period 01.01.10 to 31.01.11 or any documents showing the stay of JJ dwellers during the period will be taken for determining the eligibility of JJ Dwellers.

13. In respect of JJ dwellers whose names is not included in the list of 2641 dwellers published on the website of DDA will not be considered for rehabilitation unless a proper re-survey of these cases have been done and the case has been specifically approved by the Dy. Director (LM) WZ or Director (Kathputli colony).

14. With the issuance of aforesaid instructions, the Office Order No. PS/Dir.(EWS)/DDA/8 dated 06.03.14, 7(90)13-LM/WZ/Pt./2 dated 25.02.14, PS/PC/2013/DDA/H-1/40N dated 25.02.14, 7(90)13-LM/WZ/Pt./1 dated 25.02.14, PS/Director (EWS)/DDA dated 04.03.14, PS/Director (EWS)/DDA/6 dated 05.03.14, PS/Dir.(EWS)/DDA/14 dated 10.03.14, PS/Dir. (EWS)/DDA/9 dated 08.03.14, PS/Dir.(EWS)/DDA/11 dated 07.03.14, F.7(90)13-LM/WZ/Pt./5 dated 01.03.14 and 01.03.14 and office orders issued by Shri Sharat Kumar, Dy. Director (LM), Nodal Officer (Kathputli Colony) stands superseded.

15. The procedure regarding issuance of demolition slip/registration of JJ dwellers etc may be devised by Director (Kathputli colony) and necessary instructions can be issued.

16. All the cases which have already been considered for rehabilitation may be re-examined in light of the aforesaid instructions and in case of any deviation, necessary additional proof may be taken from the JJ dwellers and if still some case is not covered under the aforesaid guidelines, such case may be submitted to the PC(LD) for taking further necessary action.

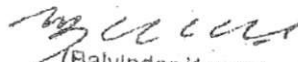
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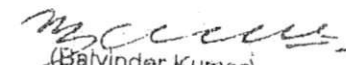
17. The Jhuggls of JJ dwellers who have shifted to transit camp should be demolished and necessary men and machinery will be provided by Dy. Director (LM) NZ.

Encl: Guidelines dated 25.02.13 issued by DUSIB

Copy to:-

1. PC(LD)
2. PC (LM)
3. CLM
4. Director (Nodal Officer) KC
- ✓ 5. DD, LM(NZ)
6. DD, LM(WZ).


(Balvinder Kumar)
Vice-Chairman, DDA


(Balvinder Kumar)
Vice-Chairman, DDA

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
9TH LEVEL, 'C' WING, DELHI SECRETARIAT, NEW DELHI


No.F.18(7)/UD/DUSIB/2011/Vol-1

Date: 25/02/2013

ORDER

Relocation and rehabilitation of the JJ dwellers has been the priority of the Govt. of NCT of Delhi for quite some time. With the launch of Jawaharlal Nehru Urban Renewal Mission (JNNURM) by the Government of India financial assistance was given to the GNCTD for construction of flats under this scheme for urban poor. Standard flats of approximately 25 sq. meters carpet area (and 32 sq. meters plinth area) have been constructed for this purpose and are now ready for allotment. A number of guidelines were issued by the GNCTD from time to time for regulating the matter of allotment of these flats like determining criteria of eligibility, prescribing procedures for publicizing and identifying beneficiaries, enumerating the documents for verification, determining the quantum of contribution from beneficiaries, land owning agencies and the government, prescribing the nature and extent of tenurial rights after allotment etc. However since sufficient number of persons did not become eligible for allotment as per the strict criteria and procedures in the guidelines and because of some court rulings, the government decided to constitute a Group of Ministers (GoM) to examine the existing guidelines and suggest appropriate modifications. After careful consideration of the report submitted by the GoM, the Lt. Governor of the Government of National Capital Territory of Delhi is pleased to issue the following guidelines, which will supersede all previous guidelines and modifications thereof.

By Order


Project Officer (BSUP)
Department of Urban Development

Guidelines for implementation of the Scheme for relocation/rehabilitation and allotment of flats to the Jhuggi Jhopri dwellers under JNNURM-2013.

1. The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/ rehabilitation of JJ clusters in respect of the lands belonging to MCD and Delhi Government and its Departments/Agencies. In case JJ colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB.
2. The DUSIB will initiate the process of notification of those 'jhuggi jhopri basties' which satisfies the conditions as given in Section 2(g) of the Delhi Urban Shelter Improvement Board, Act, 2010.
3. The DUSIB will carry out the survey of jhuggi jhopri bastis as per section 9 of the Act and in such surveys will follow the procedure as given below;
 - (a) DUSIB shall paste a notice regarding conduct of survey at least four weeks in advance at conspicuous places in the JJ Clusters and public announcement should be made through mass communication media like loud speakers and /or beating of drums etc. from the date of issue of notice on regular basis till the completion of survey, in order to ensure that all the jhuggi dwellers be informed about the survey being carried out by the DUSIB/Govt./any authorized person/ agency by the DUSIB.
 - (b) After four weeks of notice period, the joint-survey may be conducted by DUSIB so as to ensure that no genuine JJ cluster dweller is left out of the joint survey. However, in exceptional circumstances the above said notice period can be relaxed by DUSIB.
 - (c) The survey team has to ensure that the names of JJ cluster dweller and his/her family member who are actually residing in the said jhuggi (whether they are occupying the jhuggi themselves or occupying the jhuggi on rental basis), should be incorporated in the survey list. After the preparation of survey report JJ Cluster dwellers may be asked to submit the documents in support of their claim within 21 days.
 - (d) In addition to the above prescribed procedure if any genuine case(s) is/are still left out, then the CEO, DUSIB may consider the same as per individual merits of the case.

4. For any person to become eligible for allotment under these guidelines, he/she should satisfy the following eligibility criteria and will be further subject to the conditions and procedures as under:

- (i) The JJ dweller must be a citizen of India and not less than 18 years of age;
- (ii) The JJ dweller should have been occupying the Jhuggi on or before 1.6.2009 i.e. the date of announcement of RAY by Government of India;
- (iii) The JJ dweller cannot claim the allotment of a flat as a matter of right;
- (iv) The name of the JJ dweller should figure in the joint survey conducted by Slum & JJ Deptt./ DUSIB with the representative of Land Owning Agency. Based on the joint survey and verification of documents eligibility list will be prepared by the eligibility determination committee to be constituted by CEO, DUSIB;
- (v) The JJ dweller will be entitled for one residential flat only, even if he/she is occupying more than one jhuggi;
- (vi) No flat shall be allotted if the jhuggi is used for commercial purpose;
- (vii) The jhuggi being used for both residential and commercial purpose can be considered for allotment of one residential flat only. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one residential flat only, if such commercial and residential parts are occupied by the same person;
- (viii) In case of multi-storied jhuggi occupied by the same person or different persons for residential purpose, the allotment will be considered to the occupant of ground floor only.
- (ix) Allotment will be made in the joint-name of the husband and wife occupying the jhuggi, biometrics along with photos of both husband and wife and members of family will be prepared and maintained by Delhi Urban Shelter Improvement Board;
- (x) The flats to the eligible slum dwellers will be allotted initially on lease hold basis for 15 years and converted to free hold thereafter for which modalities will be worked out by the Delhi Urban Shelter Improvement Board (DUSIB) and Government's approval obtained;
- (xi) The lessee shall use the flat for residential purpose only;
- (xii) Neither allottee nor any of his/her family member(s) should own any plot/pucca house, full or part in Delhi;
- (xiii) The allottee shall abide by the terms and conditions of the allotment/lease deed of flat and shall pay the ground rent as to be determined by the Delhi Urban Shelter Improvement Board;
- (xiv) The Delhi Urban Shelter Improvement Board has the right to cancel allotment of the flat and to take over the possession of such flat in case the stipulated terms and conditions are violated by the allottee. In such event, such allottee

cannot claim any compensation whatsoever and such allottee shall handover the peaceful possession of the flat to the Lessor/DUSIB:

- (xv) In case it is discovered that the allotment has been procured by misrepresentation, suppression of facts or fraud and producing fake documents, etc., the allotment shall stand cancelled and possession of the flat shall vest with the Delhi Urban Shelter Improvement Board without paying any compensation to the allottee, this shall be without any prejudice to any criminal action called for;
- (xvi) Before allotment of a flat, the beneficiary shall have to file an affidavit duly verified by a First Class Magistrate /Notary Public specifying the above eligibility conditions. The photograph of the beneficiary (wife and husband together) should be pasted on the affidavit duly verified by the First Class Magistrate /Notary Public.

5. Those Jhuggi dwellers, who have come after the cut of date i.e. 4.6.2009, who do not have sufficient proof/documents of eligibility and is not covered by the eligibility norms and who have rented out / sold out the jhuggi and not in a possession of jhuggi at the time of removal. No allotment would be done against vacant /demolished / unoccupied jhuggi at the time of survey and no Jhuggi dwellers once allotted plot / flat will not be eligible for future allotment.

6. The Chief Executive Officer (CEO) of the DUSIB is authorized to constitute scrutiny/eligibility determination committee comprising of officer(s) of DUSIB, the concerned ERO/AERO/or any authorized officer(s) nominated by District Election Officer and officer(s) of the Land Owning Agency to determine the eligibility of slum/JJ dwellers. CEO, DUSIB is also authorized to devise any suitable mechanism/procedure and/or to modify/reconstitute the scrutiny/eligibility determination committee as per the exigencies of the work.

7. In order to ensure that no eligible JJ dweller (s) is left out from the Rehabilitation Scheme, the following documents will be considered for the purpose of proof of residence:

- a. The name of the JJ dweller should be in the list of electors maintained by the Office of the Chief Electoral Officer as per the instructions of the Election Commission of India on or before the proposed cut off date i.e 4.6.2009 and also in the year of survey;
- b. In addition to above the JJ dweller shall submit any one of the following documents, issued on or before 4.6.2009 to substantiate the proof of residence:
 - (i) Passport
 - (ii) Ration Card with photograph

- (iii) Driving Licence
- (iv) Identity Card/Smart Card with photograph issued by State/Central Government and/or its autonomous bodies/agencies like PSU/Local Bodies.
- (v) Passbooks issued by public sector Bank/Post Office with photograph.
- (vi) SC/ST/OBC Certificate issued by the Competent Authority with photograph.
- (vii) Pension document with photograph, such as Ex-servicemen's Pension Book, Pension payment order, Ex-servicemen's widow/dependents certificate, old age pension order or widow pension order.
- (viii) Freedom fighter's identity card with photograph.
- (ix) Certificate of physically handicapped with photograph issued by Competent Authority.
- (x) Health Insurance Scheme Smart Cards with photograph (Ministry of Labour's Scheme).
- (xi) Identity Card with photograph issued in the name of the descendants of the slum/JJ dweller from a Government School.
- (xii) The JJ cluster dweller shall have to file an affidavit duly sworn before the Notary Public about the authenticity and veracity of the documents submitted by him/her.

In the case of minor legal heirs the above said prescribed documents/requirement can be relaxed by the CEO, DUSIB. In addition to above prescribed procedure, if any genuine case(s) is/are still left out, then the CEO, DUSIB may decide the genuineness of the same on case to case basis.

8. To have uniformity in the allotment of the dwelling units available for allotment as on date, the Land Owning Agency's contribution may be kept as Rs.1,50,000/- per eligible beneficiary and the cost of the dwelling units may be shared equally by the State Government and the beneficiary after deduction of Central Government share from the actual cost of the dwelling unit. In case of *in situ* development, the eligible beneficiary will have to pay the land owning agency share in addition to the beneficiary share.

9. The rehabilitation/relocation of JJ clusters shall be started without waiting for the receipt of Land Owning Agencies contributions from the Delhi Government Departments and/or its autonomous bodies/Public Sector Undertakings and the shortage of funds on accounts of this can be met out from the funds given by Government to the implementing agency. After the removal of JJ clusters, the said land may be handed over to the Land Owning Agency and the process for recovery of the Land Owning Agency contribution may be carried out simultaneously. However, in

cases where the land owner is a Government of India Department/Agency, the cluster may be removed only after receipt of the Land Owning Agency contribution.

10. The entire relocation/rehabilitation of JJ clusters shall be treated as a public project under JNNURM/RAY, under The National Capital Territory of Delhi Laws (Special Provisions) Act, 2011.

11. DUSIB will utilise the Aadhaar/UIDAI Card data of the JJ dweller for biometric authentication. However, in case Aadhaar/UIDAI Card data is not available, then DUSIB may authenticate the JJ dweller through its own bio-metric process. Aadhaar/UIDAI/DUSIB bio-metric identity card data of each member(s) of the JJ dwellers family shall be kept in record for reference. However, production of UID/EID No. of the beneficiary will be compulsory before handing over the possession of the flat.

12. In the case of a JJ cluster dweller expiring after the date of survey, the widow/widower becomes eligible for allotment under the Scheme. However, where the JJ dweller and his/her spouse dies after the conduct of survey, the legal heir(s) who have been actually residing in the said jbuggi shall be eligible to avail the benefits under the Scheme, in order to remove hardships to the family of deceased beneficiary.

13. DUSIB shall refer specific complaint(s), if any, pertaining to foreign nationals case(s) to Delhi Police for verification and to consider remaining cases by taking an affidavit from the beneficiary regarding his/her details of permanent address and also a declaration to the effect that he/she is a *bonafide* citizen of India.

14. The cases of minor mistakes/variations in the name(s) and/or address(s) of the slum/JJ dweller/beneficiary would be decided by the CEO, DUSIB on the basis of documentation and verification.

15. Allotment of flats to the identified and selected eligible JJ dwellers will be made by computerized draw of flats by the DUSIB. Possession of the flats will be handed over to the eligible JJ dwellers by the DUSIB as per the terms and conditions.

16. The work of maintenance of flats will be the responsibility of the construction agency (DSIIDC/DUSIB) for a minimum period of five years from the date of allotment and, thereafter, the property will be transferred to the Nodal Agency/local body or RWA for maintenance. Maintenance charges as may be decided will be recovered from the allottees on sharing basis and will be deposited in the "Estate Management Fund" to be operated by the construction agency concerned.

17. DUSIB will assist those beneficiaries who are not able to arrange the beneficiary contribution to avail loans from banks /financial institutions including cooperative banks. However, in case of default in payments by the beneficiary, nodal agency i.e. DUSIB shall have the right to cancel the allotment and allot the flat to some other eligible JI dweller.

18. In case of SC beneficiaries, financial assistance will be provided to meet the total amount of beneficiary contribution required under the relocation scheme as per the procedure prescribed vide Cabinet Decision No 1310 dated 19.9.2011 including in situ redevelopment.

19. In addition to above prescribed procedure, if any genuine case(s) is/are still left out, then CEO, DUSIB may consider the same as per individual merits of the case. The requirements of additional documents, if any, to decide the eligibility of the applicant in these cases may be decided by CEO, DUSIB.

20. The benefit of these guidelines will apply to the following eight JI clusters namely (a) Cement Godown Moti Bagh/Netaji Nagar, (b) C Point, Gole Market, (c) Pk-6, near Dhobi Ghat, DDC Marg (d) Bengali Camp at Kidwai Nagar (e) Mandir Gali, G-4 Block, Karam Pura (f) Shiv Camp near Safdarjung Airport (g) Cluster near Bharti Nagar (Khan Market) and (h) Arjun Das Camp, East Kidwai Nagar, which have already been relocated by DUSIB as per the policy guidelines issued vide order dated 19.2.2010 and its subsequent amendments. However, the financial sharing pattern in these cases would be as per order dated 19.2.2010.

ITEM NO. 33/2017

**Subject: - Earmarking available built up EWS flats for allotment to the squatters of Kathputli Colony and adoption of JJ Rehabilitation and Relocation Policy & Protocol for removal of Jhuggies and JJ Bastis on DDA Land.
F: NO/11/KPC/DDA**

Background:

1. DDA's approximately 5.2 Hac. of land situated near Shadipur Depot of West Delhi is under encroachment by various Slum & JJ Dwellers for about more than 40 years. After notification of the MPD 2021 in 2007, DDA conceived the idea of launching in-situ redevelopment of this colony in Public Private Partnership mode as a pilot project and accordingly floated the tender enquiry in 2008 for this purpose. Out of the 8 participating developer entities, M/s Raheja Developers Pvt. Ltd. succeeded in getting the contract. Development Agreement was signed with the M/s Raheja Developers Pvt. Ltd. by the Engineering Department of West Zone of the DDA in September, 2009.
2. The Development Agreement/Project, inter-alia, envisages construction of 2800 EWS flats/dwelling units for rehabilitation of 2800 families and construction of 2800 EWS temporary porta cabin units at Transit Camp on DDA's land at Anand Parbat by the developer for shifting of the JJ dwellers from Kathputli Colony, to facilitate construction activities at the given site, by the Developer Entity.

Impediments in shifting process:

3. In 2010-11, 2641 squatting families were identified by the survey teams of the DDA. The shifting process of dwellers from Kathputli Colony to Transit Camp at Anand Parbat was started in February 2014 and by the end of July 2014, 527 families shifted to the Transit Camp at Anand Parbat. On account of operation of code of conduct due to 3 successive elections in Delhi, the process got discontinued.
4. The Authority approved the recommencement of the process as per Agenda Item dated 18.11.2016 & approved to allow to consider remaining dwellers whose names do not appear in the survey list or are left out inadvertently but have requisite documents and fulfil the eligibility criteria as per guidelines issued on 02.07.2014 (Annexure- I) in addition to 2641 families without effecting any change in policy guidelines, requisite documents, court directions etc. after accepting/ verifying their documents now and after adequate police support is ensured.
5. After the approval of the Authority, the shifting process was restarted on 19th December, 2016. The adequate police personnel were deployed at the site by the Delhi police to facilitate peaceful shifting of the families and also to maintain law and order situation. Till 30th June, 2017, 828 additional families have shifted to the Transit Camp bringing the total number at 1355. About 1/3rd demolition works has been completed so far and about 4 acres of land reclaimed.

6. Various communities / samajs squatting at Kathputli Colony also raised their demands from time to time to include the squatting families, who were left out in earlier survey & were eligible before 30.1.2011 or who came to squat in Kathputli Colony thereafter.
7. A draft policy for rehabilitation of JJ colonies was promulgated by DUSIB / GNCTD and submitted to Govt. of India for approval. The MOUD / HUPA approved the cut-off date for identification of beneficiaries as on 1.1.2015 as provided in the policy. The amount to be charged from each beneficiary would be @ Rs.1,12,000/- and an amount of Rs.30,000/- as maintenance charges for a period of 5 years. Accordingly, the Authority approved on 10-02-2017 adopting the same cut-off date i.e. 1.1.2015 for Kathputli Colony and also resolved as under:
 - i. DDA is allowed to identify/verify the additional eligible squatting families at Kathputli Colony as per the DUSIB Policy, as approved by MOUD/HUPA.
 - ii. DDA is allowed to consider them under the scheme during the process of shifting them to the Transit Camp or in the built up EWS housing of the DDA elsewhere.
 - iii. The Policy regarding accommodating the additional slum dweller for rehabilitation to be formulated by DDA and brought before the Authority.

Additional dwellers / families who became eligible as per revised norms

8. Initially when survey was conducted in 2010-11, a list of 2641 dwellers was uploaded on DDA's website and declared as eligible dwellers. On the directions of Hon'ble High Court of Delhi, the documents of 1203 additional claimants were received in 2014 and the same was examined and it was found that only 89 claimants have submitted the requisite documents. The claims of remaining dwellers could not be finalized due to deficient documents with the squatters.
9. A provisional list of about 3800 dwellers including 2641 earlier identified beneficiaries has now been prepared on the basis of representations received from the squatters of Kathputli Colony with cut-off date 01.01.2015 and from the Pradhans of different Samajs, which is under scrutiny as per the guidelines/approved Policy/protocol. The process of preparation of verified list is targeted to be completed by 31st July, 2017 for which needful is being done including giving advertisement in the newspapers and pasting notices at the doors of jhuggies & public announcement. **(Annexure- II)**

Creation of additional dwelling units at Kathputli Colony or elsewhere:

10. For complete rehabilitation of Kathputli Colony squatters, an additional number of about 1000 flats will be required which is beyond the scope of Development Agreement. It may therefore be considered that such 1000 families may be shifted to DDA's newly constructed EWS housing pockets at Narela. As informed by Engineering Department, construction of 1860 EWS flats is about to be completed and the flats will become available for allotment to dwellers including the eligible additional beneficiaries of Kathputli Colony as per DDA's policy, by the end of July, 2017. **(Annexure- III)**

11. It has been considered that the requisite number of flats at Narela may be considered for being utilized and offered to the squatters of Kathputli Colony in order to accommodate the additional beneficiaries with the approval of Competent Authority. It is desired that the slum dwellers who became eligible beneficiaries of the in-situ rehabilitation before 31-01-2011 will be accommodated in the flats to be constructed at Kathputli Colony Project site and in order of their squatting seniority at the site. The squatters who become eligible subsequently or on account of change of Cut-Off date and who may not be accommodated at Kathputli Colony Project site but identified as eligible beneficiaries in the ongoing survey, will be rehabilitated in the DDA's fresh EWS Housing Project at Narela, the construction of which is about to be completed in all respects as stated above. The survey of left out / additional families is in progress as per the prescribed norms after wide publicity at site and through the New papers (**Annexure-IV**) so that no eligible beneficiary is left out.
12. The Finance Wing of DDA has worked out Total financial implication of 3800 flats including cost of 1000 flats to be allotted at G-2 & G-8 Narela is tabulated as under:- (**Annexure -V**)

Sl. No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 x 3800)	4256
4.	less maintenance charges (30,000x3800)	1140
5.	Less upfront amount already paid by the developer entity	611
6.	Total Receipts (3+4+5)	6007
7.	Capitalized ground rent of 1000 flats	333
8.	Total financial implication	8600 (86Cr.)

13. As per the Agreement dated 04-09-2009 executed between M/s RDL and DDA only 2800 units are to be constructed at Kathputli Colony for the rehabilitation of J. J. dwellers at Kathputli Colony. In addition, M/s RDL had also agreed to construct 280 additional units without any financial implication on DDA, if vacant site at Kathputli Colony is made available to the Developer Entity by 30.6.2017. Now, in the meeting held in the Conference Hall of the Vice.Chairman, DDA on 10th July, 2017, The Developer Entity agreed that if, the vacant site at Kathputli Colony is made available to the Developer by 31st August, 2017, they will construct 280 additional units without any financial implication on DDA subject that DDA shall facilitate the requisite clearances on fast track. (**Annexure- VI**)

14 (i) It was informed that while formulating the project, the density norms were 600 dwelling units per Hac. for the slum/EWS housing. Though the PDA does not highlight this figure but the number of dwelling units under the EWS category specified in the PDA as 2800 has been derived based on the above norms. These norms have been reviewed in the Master Plan and are currently as 900 dwelling units per Hac. Based on the current norms, the no. of dwelling units, which can be, provided it the site measuring 3.21 Hectare comes to 3821. As such, 1021 additional units can be constructed for EWS category.

(ii) The possibility of creating additional units i. e. 1021 by the Developer Entity at the allotted site was explored and was negated as the Layout Plan indicating the blocks is frozen in view of the approval of DUAC and due to non-availability of space for additional community facilities and Parking accruing out of creation of these dwelling units.

14.(iii) It was decided that an adjacent pocket, which is under the ownership of DDA but due to its locational constraint cannot be developed for housing as a stand alone plot may be utilized for construction of an additional block. This land pocket measuring approx 2570 sqm. may be designed for EWS housing as a part of the overall scheme of Kathputli Project, only for the limited purpose of seeking approvals from the various Authorities. It was intimated that approx 345 units can be constructed in this additional block with a height of 15 floors and stilts, keeping the design in sync with the adjoining blocks. This additional block would be constructed by DDA itself. .
(Annexure- VII)

15. PROPOSAL:

The proposal is accordingly placed before the Authority to accord approval on the following:-

- i. To allow DDA to allot about 1000 newly constructed EWS houses at Narela to the squatters of Kathputli Colony who have become eligible under the revised norms as explained in para 11.
- ii. To allow DDA to charge cost of these EWS/ORT flats of Narela as approved by MOUD and the Authority @ Rs. 1,12,000/- per flat as per latest DUSIB guidelines and an amount of Rs.30,000/- as maintenance charges for a period of 5 years.
- iii. To allow DDA to adopt the policy for rehabilitation of JJ colonies as promulgated by DUSIB, GNCTD and also approved by Govt. of India, MoUD/HUPA in respect of cut off date, rates to be charged from the prospective beneficiaries under Kathputli Colony and others Project of the DDA, guidelines, Protocol to be adopted for identification of beneficiaries & removal/shifting of JJ clusters. Copy of the policy and guidelines placed at **Annexure-VIII** and Protocol for removal of Jhuggies and JJ Basti is placed at **Annexure-IX**.

DDA may also be allowed to complete the process of shifting of dwellers to the Transit Camp / the EWS dwelling units at G2 & G8 Block at Narela in a time bound manner, with adequate and effective administrative and Police support at site, in compliance with the letter and spirit of Section 10 of the DUSIB Act.

- iv. As per calculations of the Finance Wing, the financial implication for allotting DDA's 1000 EWS flats constructed at Narela to the additional number of squatter of Kathputli Colony, would be approximately 86 Cr. This has happened on the account of change in the cut off date for identifying the beneficiaries as well as DDA's commitment under Pradhan Mantri Awas Yojana to relocate all the squatters under the development/ rehabilitation project and also on account of delay occurred for various reasons in implementing the first PPP project of the DDA, one time financial burden on the exchequer of DDA may be borne by the DDA as part of its responsibility for creating Housing for all in the city.
- v. Developer Entity may be allowed to construct additional 280 dwelling units under EWS category without any financial implication on DDA and without any bearing/alteration in the terms & conditions of the Project Development Agreement. This provision is being done based on the offer by the Developer on voluntary basis subject to DDA's giving the vacant possession of site and facilitating all requisite clearances on fast track by 31st August, 2017.
- vi. DDA may also be allowed to construct an additional block for approximately 345 EWS housing units on its land adjoining the site. The units accruing out of this Block and the additional units being provided by the Developer Entity on voluntary basis be utilized by DDA as per its requirements.

RESOLUTION

The proposal contained in the agenda item alongwith modifications contained in the addendum to the agenda item laid on the Table was approved.

Attested Copy
 [Signature]
 15-4-17
 Asstt. Director
 Meeting Cell
 Delhi Development Authority
 Vasant Garden, New Delhi

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR (KATHPUTLI COLONY)**

No. PS/PC/DDA/2013/H-1/Pl. II / 48

Dated: 27/1/14

ORDER

In supersession of all earlier orders issued by the concerned nodal officers of Kathputli Colony, the following instructions are issued for determining the eligibility and shifting of JJ dwellers from Kathputli Slum colony at Shadipur to transit Camp at Anand Parbat and finally at re-built Kathputli colony:

1. The instructions issued by DUSIB vide Order No. F.18(7)UD/DUSIB/2011/Vol.-I/2350 dated 25.02.13 and subsequent instructions issued by the DUSIB in this regard may be used for determining the eligibility with the following modifications:-
 - a) The cut of date will be the last month of the survey conducted at Kathputli colony by Land Management Department that is 31st January 2011.
 - b) The JJ dwellers living on upper floors will also be eligible as per Order No. PS/PC/2013/DDA/H-1/40-N dated 25.02.14 provided they meet the other requirements. The independent families that are husband and wife etc. living separately from their parents either in some other Jhuggies or at upper floor will also be eligible provided they meet the other eligibility criteria as per the aforesaid order of DUSIB.
 - c) The competent authority wherever CEO, DUSIB is mentioned will be PC/LD or CLM in the DDA.
 - d) The cases of minor mistakes/variations in the name(s) and/or address(s) of the slum/JJ dweller/beneficiary may be accepted on the basis of documentation and photograph/videograph available on record.
2. The list of 2641 JJ dwellers published on the website of DDA will be the primary list for authentication of JJ dwellers. The eligibility will be decided as explained in Para 1.
3. It has been reported that some of the files that is about 19 files regarding original survey are missing/not traceable. In such type of cases, the duplicate files may be prepared from the available record and re-survey may be done and the authenticity of the JJ dwellers may be confirmed from the videos/photographs available from the records. These files can be considered for registration of JJ dwellers and for rehabilitation after the approval of Dy. Director (LM) WZ.
4. The ration card will not be compulsory document as per DUSIB Order dated 25.02.13. However, one ration card may be used for one family only and in case, name of more than one family is recorded in the ration card then other document as envisaged in order dated 25.02.13 para 7(b) should be taken to determine eligibility of other claimants.

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5. The photograph of entire family and biometric details of husband and wife must be taken. If possible, the biometric details of other family members may also be captured. In case, either of spouse is missing then an undertaking on plain paper must be taken before allowing registration.
6. The demolition slip can be issued either at transit camp or at Kathputli colony. Prior to registration of JJ dwellers at transit camp, the original file should be retrieved and checked. If the details of family matches with record available on file and signature of survey team headed by Assistant Director are here, the process of registration should be started, otherwise re-survey may be ordered. In case of doubt or dispute also re-survey may be done.
7. If the photograph of some of the members of the family is not recorded earlier and there are some minor deviations, then such type of case can be considered with the approval of concerned Asstt. Director looking after registration. In case of doubt, re-survey may be ordered by concerned Asstt. Director. In case of Jhuggis classified under locked, religious, commercial, no documents case, etc., re-survey work may be undertaken only in respect of cases where application have been received. These cases will be examined as per present guidelines and if eligible then with the approval of either Dy. Director (LM) WZ or Director (KPC), Nodal Officer, be considered for rehabilitation.
8. In case husband and wife, are living separately in two Jhuggis and they have been allotted two separate survey numbers such cases can be considered for separate rehabilitation provided, they have been officially divorced, the divorce petition is pending in the Court or it can be shown to the satisfaction of the Dy. Director (LM) WZ/Director (KPC) that they are living separately as per their personal laws etc, otherwise claim of one of them preferably of the husband may be rejected.
9. The verification of documents submitted by JJ dwellers from the issuing authority may be undertaken in the phased manner and JJ dwellers may be shifted to transit camp at Anand Parbat without insisting on verification of documents from issuing authority. However, a line may be recorded in the registration form that in case the documents submitted by the JJ dwellers are found fake, bogus etc. his case for rehabilitation will be rejected and be liable for eviction without rehabilitation.
The originals must be got verified in due course of time before actual allotment of flats to the JJ dwellers.
10. The prime responsibility for determining the eligibility of the JJ dweller will rest on the officials of LM(WZ) as per the Order No. PS(LD)-DDA-2014/155-N dated 20th June 2014 and Dy. Director (LM) WZ can appoint necessary staff in this regard.

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- 19
11. The prime responsibility for registration of the JJ dwellers - will rest with Shri Sharad Kumar, Dy. Director (LM) NZ and he can depute necessary staff in this regard.
12. The re-survey work of JJ dwellers whose applications has been received in pursuance of the orders of the Hon'ble High Court may be undertaken w.e.f. 3 July 2014 and Dy. Director (LM) WZ and Director (Kathputli colony) to appoint necessary teams for this work.
- The cases which are completely fresh i.e. whose name does not exist in the original survey, one additional document (as envisaged in para 7 of guidelines dated 25.02.13 issued by DUSIB) issued during the period 01.01.10 to 31.01.11 or any documents showing the stay of JJ dwellers during the period will be taken for determining the eligibility of JJ Dwellers.
13. In respect of JJ dwellers whose names is not included in the list of 2641 dwellers published on the website of DDA will not be considered for rehabilitation unless a proper re-survey of these cases have been done and the case has been specifically approved by the Dy. Director (LM) WZ or Director (Kathputli colony).
14. With the issuance of aforesaid instructions, the Office Order No. PS/Dir.(EWS)/DDA/8 dated 06.03.14, 7(90)13-LM/WZ/Pt./2 dated 25.02.14, PS/PC/2013/DDA/H-1/40N dated 25.02.14, 7(90)13-LM/WZ/Pt./1 dated 25.02.14, PS/Director (EWS)/DDA dated 04.03.14, PS/Director (EWS)/DDA/6 dated 05.03.14, PS/Dir.(EWS)/DDA/14 dated 10.03.14, PS/Dir. (EWS)/DDA/9 dated 08.03.14, PS/Dir.(EWS)/DDA/11 dated 07.03.14, F.7(90)13-LM/WZ/Pt./5 dated 01.03.14 and 01.03.14 and office orders issued by Shri Sharat Kumar, Dy. Director (LM), Nodal Officer (Kathputli Colony) stands superseded.
15. The procedure regarding issuance of demolition slip/registration of JJ dwellers etc may be devised by Director (Kathputli colony) and necessary instructions can be issued.
16. All the cases which have already been considered for rehabilitation may be re-examined in light of the aforesaid instructions and in case of any deviation, necessary additional proof may be taken from the JJ dwellers and if still some case is not covered under the aforesaid guidelines, such case may be submitted to the PC(LD) for taking further necessary action.

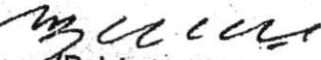
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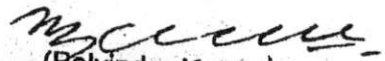
17. ✓ The Jhuggis of JJ dwellers who have shifted to transit camp should be demolished and necessary men and machinery will be provided by Dy. Director (LM) NZ.

Encl: Guidelines dated 25.02.13
Issued by DUSIB

Copy to:-

1. PC(LD)
2. PC (LM)
3. CLM
4. Director (Nodal Officer) KC
- ✓ 5. DD, LM(NZ)
6. DD, LM(WZ).


(Balvinder Kumar)
Vice-Chairman, DDA


(Balvinder Kumar)
Vice-Chairman, DDA

CCF
G. 46
25/02/11
G.O. (S.E.O. (DUSIB))
N.C.T. of Delhi

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
9TH LEVEL, 'C' WING, DELHI SECRETARIAT, NEW DELHI

No.F.18(7)/UD/DUSIB/2011/Vol-I 235-0

Date: 25/02/2013

ORDER

Relocation and rehabilitation of the JJ dwellers has been the priority of the Govt. of NCT of Delhi for quite some time. With the launch of Jawaharlal Nehru Urban Renewal Mission (JNNURM) by the Government of India financial assistance was given to the GNCTD for construction of flats under this scheme for urban poor. Standard flats of approximately 25 sq. meters carpet area (and 32 sq. meters plinth area) have been constructed for this purpose and are now ready for allotment. A number of guidelines were issued by the GNCTD from time to time for regulating the matter of allotment of these flats like determining criteria of eligibility, prescribing procedures for publicizing and identifying beneficiaries, enumerating the documents for verification, determining the quantum of contribution from beneficiaries, land owning agencies and the government, prescribing the nature and extent of tenurial rights after allotment etc. However since sufficient number of persons did not become eligible for allotment as per the strict criteria and procedures in the guidelines and because of some court rulings, the government decided to constitute a Group of Ministers (GoM) to examine the existing guidelines and suggest appropriate modifications. After careful consideration of the report submitted by the GoM, the Lt. Governor of the Government of National Capital Territory of Delhi is pleased to issue the following guidelines, which will supersede all previous guidelines and modifications thereof.

By Order

Project Officer (BSUP)
Department of Urban Development

Guidelines for implementation of the Scheme for relocation/rehabilitation and allotment of flats to the Jhuggi Jhopri dwellers under JNNURM-2013.

1. The Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency for relocation/ rehabilitation of JJ clusters in respect of the lands belonging to MCD and Delhi Government and its Departments/Agencies. In case JJ colonies existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB.
2. The DUSIB will initiate the process of notification of those 'jhuggi jhopri basties' which satisfies the conditions as given in Section 2(g) of the Delhi Urban Shelter Improvement Board, Act, 2010.
3. The DUSIB will carry out the survey of jhuggi jhopri bastis as per section 9 of the Act and in such surveys will follow the procedure as given below:
 - (a) DUSIB shall paste a notice regarding conduct of survey at least four weeks in advance at conspicuous places in the JJ Clusters and public announcement should be made through mass communication media like loud speakers and/or beating of drums etc. from the date of issue of notice on regular basis till the completion of survey, in order to ensure that all the jhuggi dwellers be informed about the survey being carried out by the DUSIB/Govt./any authorized person/ agency by the DUSIB.
 - (b) After four weeks of notice period, the joint-survey may be conducted by DUSIB so as to ensure that no genuine JJ cluster dweller is left out of the joint survey. However, in exceptional circumstances the above said notice period can be relaxed by DUSIB.
 - (c) The survey team has to ensure that the names of JJ cluster dweller and his/her family member who are actually residing in the said jhuggi (whether they are occupying the jhuggi themselves or occupying the jhuggi on rental basis), should be incorporated in the survey list. After the preparation of survey report JJ Cluster dwellers may be asked to submit the documents in support of their claim within 21 days.
 - (d) In addition to the above prescribed procedure if any genuine case(s) is/are still left-out, then the CEO, DUSIB may consider the same as per individual merits of the case.

For any person to become eligible for allotment under these guidelines, he/she should satisfy the following eligibility criteria and will be further subject to the conditions and procedures as under:

- (i) The JJ dweller must be a citizen of India and not less than 18 years of age;
- (ii) The JJ dweller should have been occupying the Jhuggi on or before 4.6.2009 i.e. the date of announcement of RAY by Government of India;
- (iii) The JJ dweller cannot claim the allotment of a flat as a matter of right;
- (iv) The name of the JJ dweller should figure in the joint survey conducted by Slum & JJ Deptt./ DUSIB with the representative of Land Owning Agency. Based on the joint survey and verification of documents eligibility list will be prepared by the eligibility determination committee to be constituted by CEO, DUSIB;
- (v) The JJ dweller will be entitled for one residential flat only, even if he/she is occupying more than one jhuggi;
- (vi) No flat shall be allotted if the jhuggi is used for commercial purpose;
- (vii) The jhuggi being used for both residential and commercial purpose can be considered for allotment of one residential flat only. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one residential flat only, if such commercial and residential parts are occupied by the same person;
- (viii) In case of multi-storied jhuggi occupied by the same person or different persons for residential purpose, the allotment will be considered to the occupant of ground floor only.
- (ix) Allotment will be made in the joint-name of the husband and wife occupying the jhuggi, biometrics along with photos of both husband and wife and members of family will be prepared and maintained by Delhi Urban Shelter Improvement Board;
- (x) The flats to the eligible slum dwellers will be allotted initially on lease hold basis for 15 years and converted to free hold thereafter for which modalities will be worked out by the Delhi Urban Shelter Improvement Board (DUSIB) and Government's approval obtained;
- (xi) The lessee shall use the flat for residential purpose only;
- (xii) Neither allottee nor any of his/her family member(s) should own any plot/pucca house, full or part in Delhi;
- (xiii) The allottee shall abide by the terms and conditions of the allotment/lease deed of flat and shall pay the ground rent as to be determined by the Delhi Urban Shelter Improvement Board;
- (xiv) The Delhi Urban Shelter Improvement Board has the right to cancel allotment of the flat and to take over the possession of such flat in case the stipulated terms and conditions are violated by the allottee. In such event, such allottee

- cannot claim any compensation whatsoever and such allottee shall handover the peaceful possession of the flat to the Lessor/DUSIB;
- (v) In case it is discovered that the allotment has been procured by misrepresentation, suppression of facts or fraud and producing fake documents, etc., the allotment shall stand cancelled and possession of the flat shall vest with the Delhi Urban Shelter Improvement Board without paying any compensation to the allottee, this shall be without any prejudice to any criminal action called for;
- (vi) Before allotment of a flat, the beneficiary shall have to file an affidavit duly verified by a First Class Magistrate /Notary Public specifying the above eligibility conditions. The photograph of the beneficiary (wife and husband together) should be pasted on the affidavit duly verified by the First Class Magistrate /Notary Public.

5. Those Jhuggi dwellers, who have come after the cut of date i.e. 4.6.2009, who do not have sufficient proof/documents of eligibility and is not covered by the eligibility norms and who have rented out / sold out the jhuggi and not in a possession of jhuggi at the time of removal. No allotment would be done against vacant /demolished / unoccupied jhuggi at the time of survey and no Jhuggi dwellers once allotted plot / flat will not be eligible for future allotment.

6. The Chief Executive Officer (CEO) of the DUSIB is authorized to constitute scrutiny/eligibility determination committee comprising of officer(s) of DUSIB, the concerned ERO/AERO/or any authorized officer(s) nominated by District Election Officer and officer(s) of the Land Owning Agency to determine the eligibility of slum/JJ dwellers. CEO, DUSIB is also authorized to devise any suitable mechanism/procedure and/or to modify/reconstitute the scrutiny/eligibility determination committee as per the exigencies of the work.

7. In order to ensure that no eligible JJ dweller (s) is left out from the Rehabilitation Scheme, the following documents will be considered for the purpose of proof of residence:

- a. The name of the JJ dweller should be in the list of electors maintained by the Office of the Chief Electoral Officer as per the instructions of the Election Commission of India on or before the proposed cut off date i.e 4.6.2009 and also in the year of survey;
- b. In addition to above the JJ dweller shall submit any one of the following documents, issued on or before 4.6.2009 to substantiate the proof of residence:
 - (i) Passport
 - (ii) Ration Card with photograph

- (iii) Driving Licence
- (iv) Identity Card/Smart Card with photograph issued by State/Central Government and/or its autonomous bodies/agencies like PSU/Local Bodies.
- (v) Passbooks issued by public sector Bank/Post Office with photograph.
- (vi) SC/ST/OBC Certificate issued by the Competent Authority with photograph.
- (vii) Pension document with photograph, such as Ex-servicemen's Pension Book, Pension payment order, Ex-servicemen's widow/dependents certificate, old age pension order or widow pension order.
- (viii) Freedom fighter's identity card with photograph.
- (ix) Certificate of physically handicapped with photograph issued by Competent Authority.
- (x) Health Insurance Scheme Smart Cards with photograph (Ministry of Labour's Scheme).
- (xi) Identity Card with photograph issued in the name of the descendants of the slum/JJ dweller from a Government School.
- (xii) The JJ cluster dweller shall have to file an affidavit duly sworn before the Notary Public about the authenticity and veracity of the documents submitted by him/her.

In the case of minor legal heirs the above said prescribed documents/requirement can be relaxed by the CEO, DUSIB. In addition to above prescribed procedure, if any genuine case(s) is/are still left out, then the CEO, DUSIB may decide the genuineness of the same on case to case basis.

8. To have uniformity in the allotment of the dwelling units available for allotment as on date, the Land Owning Agency's contribution may be kept as Rs.1,50,000/- per eligible beneficiary and the cost of the dwelling units may be shared equally by the State Government and the beneficiary after deduction of Central Government share from the actual cost of the dwelling unit. In case of *in situ* development, the eligible beneficiary will have to pay the land owning agency share in addition to the beneficiary share.

9. The rehabilitation/relocation of JJ clusters shall be started without waiting for the receipt of Land Owning Agencies contributions from the Delhi Government Departments and/or its autonomous bodies/Public Sector Undertakings and the shortage of funds on accounts of this can be met out from the funds given by Government to the implementing agency. After the removal of JJ clusters, the said land may be handed over to the Land Owning Agency and the process for recovery of the Land Owning Agency contribution may be carried out simultaneously. However, in

cases where the land owner is a Government of India Department/Agency, the cluster may be removed only after receipt of the Land Owning Agency contribution.

20. The entire relocation/rehabilitation of JJ clusters shall be treated as a public project under JNNURM/RAY, under The National Capital Territory of Delhi Laws (Special Provisions) Act, 2011.

11. DUSIB will utilise the Aadhaar/UIDAI Card data of the JJ dweller for biometric authentication. However, in case Aadhaar/UIDAI Card data is not available, then DUSIB may authenticate the JJ dweller through its own bio-metric process. Aadhaar/UIDAI/DUSIB bio-metric identity card data of each member(s) of the JJ dwellers family shall be kept in record for reference. However, production of UID/EID No. of the beneficiary will be compulsory before handing over the possession of the flat.

12. In the case of a JJ cluster dweller expiring after the date of survey, the widow/widower becomes eligible for allotment under the Scheme. However, where the JJ dweller and his/her spouse dies after the conduct of survey, the legal heir(s) who have been actually residing in the said jhuggi shall be eligible to avail the benefits under the Scheme, in order to remove hardships to the family of deceased beneficiary.

13. DUSIB shall refer specific complaint(s), if any, pertaining to foreign nationals case(s) to Delhi Police for verification and to consider remaining cases by taking an affidavit from the beneficiary regarding his/her details of permanent address and also a declaration to the effect that he/she is a *bonafide* citizen of India.

14. The cases of minor mistakes/variations in the name(s) and/or address(s) of the slum/JJ dweller/beneficiary would be decided by the CEO, DUSIB, on the basis of documentation and verification.

15. Allotment of flats to the identified and selected eligible JJ dwellers will be made by computerized draw of flats by the DUSIB. Possession of the flats will be handed over to the eligible JJ dwellers by the DUSIB as per the terms and conditions.

16. The work of maintenance of flats will be the responsibility of the construction agency (DSIIDC/DUSIB) for a minimum period of five years from the date of allotment and, thereafter, the property will be transferred to the Nodal Agency/local body or RWA for maintenance. Maintenance charges as may be decided will be recovered from the allottees on sharing basis and will be deposited in the "Estate Management Fund" to be operated by the construction agency concerned.

17. DUSIB will assist those beneficiaries who are not able to arrange the beneficiary contribution to avail loans from banks /financial institutions including cooperative banks. However, in case of default in payments by the beneficiary, nodal agency i.e. DUSIB shall have the right to cancel the allotment and allot the flat to some other eligible JJ dweller.

18. In case of SC beneficiaries, financial assistance will be provided to meet the total amount of beneficiary contribution required under the relocation scheme as per the procedure prescribed vide Cabinet Decision No 1810 dated 19.9.2011 including in situ redevelopment.

19. In addition to above prescribed procedure, if any genuine case(s) is/are still left out, then CEO, DUSIB may consider the same as per individual merits of the case. The requirements of additional documents, if any, to decide the eligibility of the applicant in these cases may be decided by CEO, DUSIB.

20. The benefit of these guidelines will apply to the following eight JJ clusters namely (a) Cement Godown Moti Bagh/Netaji Nagar, (b) G-Point, Gole Market, (c) Pkt.-6, near Dhobi Ghat, DDU Marg (d) Bengali Camp at Kidwai Nagar (e) Mandir Gali, G-F Block, Karam Pura (f) Shiv Camp near Safdarjung Airport (g) Cluster near Bharti Nagar (Khan Market) and (h) Arjun Das Camp, East Kidwai Nagar, which have already been allocated by DUSIB as per the policy guidelines issued vide order dated 19.2.2010 and its subsequent amendments. However, the financial sharing pattern in these cases would be as per order dated 19.2.2010.

Sub-: Current status report reg. identification of beneficiaries of Kathputli Colony.

In 2010 Survey teams were constituted by LM Deptt for door to door survey of Kathpurli Colony JJ Cluster was conducted. Total 3041 structures were existed at site at that time. The 2641 families identified who submitted requisite documents in support of their eligibility. The survey list uploaded on DDA web site and also displayed at Notice board at Transit Camp, Anand Parbat.

Shifting process commenced from 25.02.2014 and upto July 2014 about 527 families were shifted from JJ Kathputli colony to Transit Camp Anand Parbhat.

In Compliance to the order of the Hon'ble High Court of Delhi, Wide publicity was made for inviting applications for re-survey was begin w.e.f.13 July 2014 and re-survey work was completed by month of Sept 2014 and 1203 application were received, but the list of additional beneficiaries could not be finalized.

After the approval of the Authority, the shifting process was restarted on 19thDecember, 2016. Spot assessment was made to include name of the JJ dwellers whose names do not appear in the survey list and about 355 new names have been included in the survey list in current drive till date, subject to verification of documents.

Door to door, assessment was also made during current drive but has not been completed so far because of opposition by some vested/ local interests.

Till 15th July, 2017, total 1555 demolition slips have been issued to the JJ dweller, 840 families in current drive have shifted to the Transit Camp bringing the total number at 1366. About 1100 jhuggis have been demolished and about 4 acres of land reclaimed and about 2000 sq mt land handed over to Developer Entity for construction of flats.

A provisional list of about 3800 dwellers including 2641 earlier identified beneficiaries has now been prepared on the basis of representations received from the squatters of Kathputli Colony with cut-off date 01.01.2015 and from the Pradhans of different Samajs, which is under scrutiny as per the guidelines/approved Policy/protocol. The process of preparation of verified list is targeted to be completed by 31st July, 2017 for which needful is being done including giving advertisement in the newspapers and pasting notices at the doors of jhuggies & public announcements.

A public notice was published on 06.07.2017 in different newspapers giving the last opportunity to the dwellers of Kathputli Colony for

submission of documents within seven days. Date of submission of documents is further extended upto 25th July, 2017.

In response to the notice, till date total 1272 applications have been received by the department from the dwellers. The department will prepare a list of eligible squatters after 25th July, 2017 after the last date of submission of documents is over. The work is in process & likely to be completed by 31.07.2017.

To ensure transparency and genuineness, the verification of the documents are being made through Election Commission of India and other issuing Authorities, besides display of the lists in the colony at various sites and also seeking confirmation from the Pradhans and other volunteers of the colony.

The financial implication of the proposal have already been indicated in the proposal after due consultation with the Finance Deptt. of DDA.

Reply submitted by Engineering wing on Para-2

1. Flats are ready in all respect.
2. Alternative arrangement for water supply through the tanker has been made till the regular water through the pipe line is made.
3. Sewer line is available.
4. Road network is available.



... (faint text, likely part of an advertisement or notice) ...

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विकास प्राधिकरण

कठपुतली कॉलोनी वार्ड नमूना ध्यान दें।

कठपुतली कॉलोनी वार्ड नमूना ध्यान दें। (Text regarding the ward sample and public notice) ...

कठपुतली कॉलोनी वार्ड नमूना ध्यान दें। (Continuation of the notice text) ...

कठपुतली कॉलोनी वार्ड नमूना ध्यान दें। (Final part of the notice text) ...

... (faint text, likely part of an advertisement or notice) ...

1. ... (list item 1)
2. ... (list item 2)
3. ... (list item 3)
4. ... (list item 4)
5. ... (list item 5)
6. ... (list item 6)
7. ... (list item 7)
8. ... (list item 8)

... (faint text, likely part of an advertisement or notice) ...

The plinth area of the 1000 flats to be allotted at G-2 G-8 Narela ranges between 33.290 sq.mtr. to 33.854 sq.mtr. The total cost of a flat measuring 33.854 sq.mtr. has been worked out to Rs.14.94 lacs (appx.) which includes cost of land amounting to Rs.2,77,603/-. The total cost of 1000 flats at G-2 G-8, Narela has been works out to Rs.149.40 Crores appx. After deducting the beneficiary cost of 4080 flats @ Rs.1,12,00 and cost of maintenance charges @ Rs.30,000/- per flat for 4080 flats, the total financial implication for 4080 flats would be Rs.9146.40 lacs. After deducting the amount of Rs.611/ lacs (paid by the Developer Entity as upfront amount), And loss of the revenue on account of capitalized ground rent amounting to Rs.333 lacs, the net financial implication would be Rs.8868.40 lacs. An administrative decision for charging of cost of capitalized ground rent and conversion charges may be taken by Housing Management Wing.

Total financial implication of 4080 flats including cost of 1000 flats to be allotted at G-2, G-8 Narela is tabulated as under :-

Sl. No.	Particulars		In Lacs
1.	Cost of each flat	=	14.94
2.	Cost of 1000 flats	=	14940
3.	Less Beneficiary cost (1,12,000X4080)	=	4569.60
4.	Less Maintenance charges (30,000X4080)	=	1224.00
5.	Less upfront amount already paid by the developer entity	=	611.00
6.	Total Receipts (3+4+5)	=	6404.60
7.	Capitalized ground rent of 1000 flats	=	333.00
8.	Total financial implication (2-6)	=	8868.400 (88.68 Crore)

The total financial implication of 4080 flats would works out to Rs. 88.68 crores.

AO(HAC)

Dy. FA(H)I

FA(H)

AAO(HAC)

प्रमाण संख्या (सुरि निगरण २)
संख्या ५२३६६
दिनांक १२/७/१७

उपाध्यक्ष कार्यालय
डायरी सं० २२०६.६
दिनांक ११/७/१७

566
18/7/2017
H.O. / H&LD
DDA

10 Jul 2017

In file
14/7
P.S. (DDA)

Sh Udai Pratap Singh, IAS
Vice Chairman
Delhi Development Authority
Vikas Sadan, New Delhi

Dir RL
1754
14/7/17

Subject: Construction of additional 10% EWS in-situ DU's at Kathputli Colony by Developer

Dear Sir,

Kindly refer the meeting on 10 July 2017 under the chairmanship of Vice Chairman and in attendance by Principal Commissioner (H & LD), Engineer Member, Finance Member and other DDA officials. As deliberated during the meeting, the offer for construction of additional 10% EWS in-situ DU's which was valid till 30 Jun 2017 subject to handover of complete 5.22 hectares site of Kathputli Colony, is now extended **till 31 Aug 2017**.

We humbly request you that the Developer is financially stressed beyond acceptable levels due to this inordinate delay and this revised date is with the hope that DDA will hand over the site by due date so that the recurring cost of maintenance and cost of capital, does not prolong beyond this revised date.

DIR (RL)

We also request that in order to avail this additional 10% EWS in-situ DU's, DDA Planning Architecture division and Building Section DDA needs to clear the 3080 EWS in-situ DU's instead of the earlier approved 2800 DU's as per PDA dated 04.09.2009, the plans for which have already got In-principle approval from Environment, Fire, Airport Authority, DUAC, etc.

A fast track coordinated approval process would be required so that the project execution timelines can be maintained.

Regards,
**For and on Behalf of
Raheja Developers Ltd.**

Lalit Kapoor

Lalit Kapoor

- CC:
- PC (H&LD), DDA: For information
- Engineer Member, DDA: For information
- Finance Member, DDA: For information
- Commissioner Planning, DDA: For information
- Chief Engineer North, DDA: For information
- Director Building, DDA: For Information
- Nodal Officer, DDA: For information

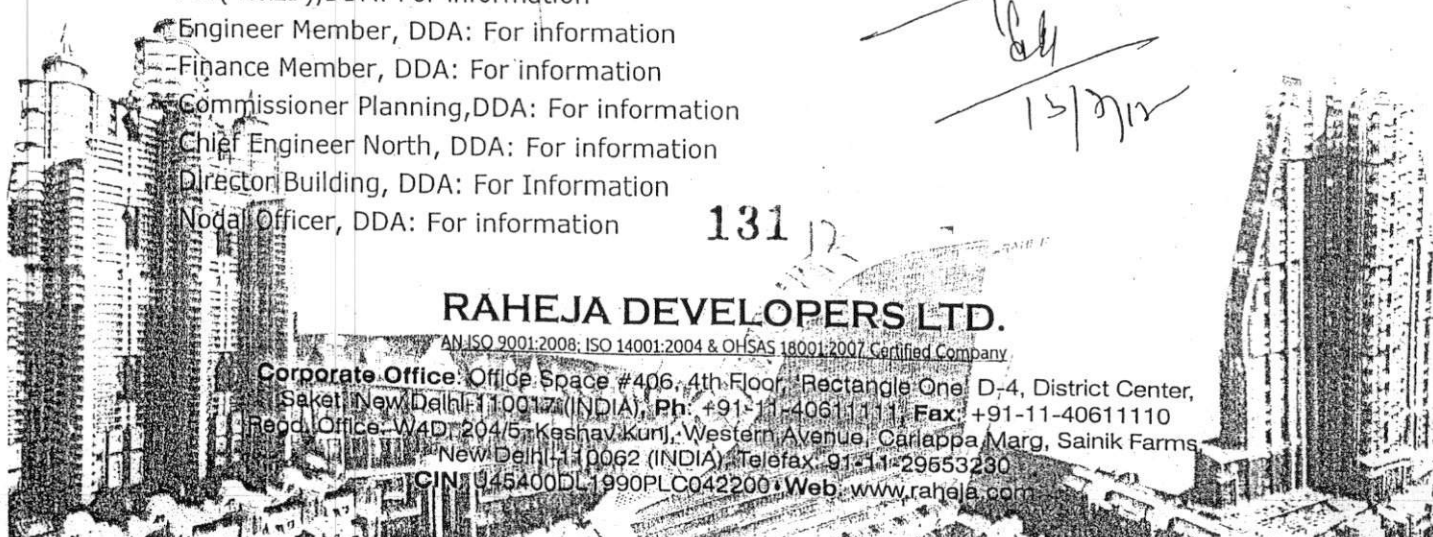
no/cst
15/7/17

131

RAHEJA DEVELOPERS LTD.

AN ISO 9001:2008, ISO 14001:2004 & OHSAS 18001:2007 Certified Company

Corporate Office: Office Space #406, 4th Floor, Rectangle One, D-4, District Center, Saket, New Delhi-110017 (INDIA), Ph: +91-11-40611111, Fax: +91-11-40611110
Head Office: W-4D, 204/5, Keshav Kunj, Western Avenue, Connaught Place, Sainik Farms, New Delhi-110062 (INDIA), Telefax: 91-11-29653230
CIN: U45400DL1990PLC042200 Web: www.raheja.com



3/2017

Welcome to Rediffmail NG: Inbox

Mailbox of pcdda@dda.org.in

Subject: PROPOSED I. v. SITU DEVELOPMENT AT KATHPUTLI COLONY NEAR SHADIPUR DEPOT.

From: kauser firdos <srarchnz@dda.org.in> on Tue, 18 Jul 2017 14:18:40

To: "pcdda" <pcdda@dda.org.in>

Cc: "manishagdda" <manishag.dda@gmail.com>

1 attachment(s) - Kathputli_Rehabilitation_colony_In_Situ_scheme._18.07.2017.docx (12.09KB)

Sub: PROPOSED IN SITU DEVELOPMENT AT KATHPUTLI COLONY NEAR SHADIPUR DEPOT.

Please find enclosed herewith an attachment on the subject u/r.

Regards,

Kauser Firdos
SA(NZ)/HUPW

DELHI DEVELOPMENT AUTHORITY
Sr.Arch.(NZ) HUPW,9th Floor,Vikas Minar,New Delhi-02
PH. 011 23378879 / E-mail ID-srarchnz@dda.org.in

SUB: PROPOSED IN SITU DEVELOPMENT AT KATHPUTLI COLONY NEAR SHADIPUR DEPOT.

With regards to reference no..NO/KPC/11/DDA/2016/ forwarded to this office from V.C.Sectt. dated 18.07.2017, the observations/inputs are as under :

As per the prevailing MPD-2021 norms for in situ rehabilitation, balanced FAR and density as available can be utilized for the construction of additional EWS units for the benefit of the inhabitants of the existing Kathputli colony.

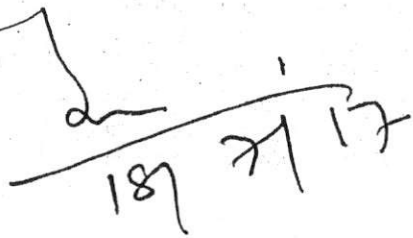
The land/pocket under Kalakar Trust proposed for the construction of EWS housing tower can be utilized as a part of the proposed scheme, subject to the same is integrated with the overall scheme of the proposed in-situ rehabilitation at Kathputli colony in terms of urban form, circulation at layout level, integration of the flow of common green spaces/ open landscape areas and common community facility areas in compliance with the prevailing mandatory/statutory norms and approvals.

Regards,

Sr.Arcitect(NZ)/HUPW

Dt:18.07.17

Pr. Commr.(LD),
Block- D
DDA,Vikas Sadan.


18/7/17
DD(KPC)

Subject :-JJ Rehabilitation and Relocation Policy ON DDA LAND.

Part -A

i. Who is eligible for rehabilitation or relocation.

JJ Bastis which have come up before 01.01.2006, shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternative housing. Jhuggies which have come up in such JJ Basti before 01-01-2015 shall not be demolished without providing alternative housing.

ii. No New Jhuggis to be allowed on DDA Land

Land Management Department of DDA shall ensure that no new jhuggi comes up after 01-01-2015. If any Jhuggi comes up after this date, the same shall immediately be removed without providing them any alternative housing. LM Department will use the following methods to ensure that no new jhuggis come up:

- a. LM Department has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- b. LM Department to do joint inspections with Engineering Department at regular intervals and any fresh Jhuggis would be removed immediately.

iii. In-situ rehabilitation.

DDA shall provide alternative accommodation to those living in JJ Basti, either on the same land or in the vicinity within a radius of 5 KM. In case of exceptional circumstances, it can be even beyond 5 KM with prior approval of DDA Authority. The terms and conditions at which alternative accommodation will be provided and the eligibility conditions are being separately notified.

MPD 2021 envisages that for in-situ rehabilitation of JJ Basti, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used in-situ redevelopment to rehabilitate JJ dwellers. DDA will prepare a scheme of rehabilitation of Basti and use such portion of land which is required for rehabilitation of JJ dwellers depending upon density of the said Basti and pass on the remaining portion of land to Land Owning Agency, which will have to bear the cost of rehabilitation. The Cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land is used for rehabilitation.

iv. Relocation in rare case.

DDA will not demolish any Basti which is eligible as per para i above unless:

- a. There is any Court Order.
- b. That basti has encroached a street, road, footpath or a park.
- c. The encroached land is required by DDA for specific public project as envisaged in The NCT of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and cannot wait.

In these circumstances, Engineering Department / Land Owing Agency shall bring the proposal before the Authority, if Authority is satisfied and permits demolition, LM Department shall make all efforts to relocate the Jhuggis in that Basti, clear the land and hand it over to land owing agency.

Part -B

The eligibility criteria for allotment of alternative dwelling units to rehabilitation and relocate JJ dwellers would be as under:-

1. The JJ dwellers must be a citizen of India and not less than 18 years of age.
2. The Jhuggi Jhoopri basti in which the JJ dwellers are residing must be in existence prior to **01-01-2006**, the cut-off date of residing in the Jhuggi for becoming eligible for rehabilitation shall be **01-01-2015**.
3. The name of JJ dwellers must appear in at least on the voter list of the year's 2012,2013,2014 and 2015 (prior to 01-01-2015) and also in the year of survey, for the purpose of rehabilitation.
4. The name of the JJ dwellers must appear in the survey conducted by LM Department.
5. The JJ dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism.
6. JJ dwellers must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para.
7. Neither the JJ dweller nor any of his /her family members should own any house / plot/flat in full or in part, In Delhi. The JJ dweller should not have been any house allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the Department or Agencies of GNCTD of Govt of India, either in his /her own name or in the name of any member of his/her family.
8. No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose.
9. In case, 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.
10. If a different family, having separate Ration Card issued prior to 01-01-2015, which fulfills all the other eligibility criteria is living on upper floor, the same will also be considered for allotment of a separate dwelling units.
11. The ineligible JJ dwellers will be removed from the JJ cluster at the time of its rehabilitation/ relocation/ clearance of JJ Basti.

As envisaged in para above, the JJ dwellers must possess any one of the following documents issued before 01-01-2105 to become eligible for the purpose of allotment of dwelling units:

- Passport.
- Ration Card with photograph.
- Electricity Bill
- Driving License.
- Identity Card/ Smart Card with photograph issued by state/central Government and /or its autonomous bodies/agencies like PSU/Local bodies.
- Passbook issued by public sector Bank/Post office with photograph.
- SC/ST/OBC certificate issued by Competent Authority with photograph.
- Pension documents with photograph such as Ex-serviceman's , pension book, Pension payment order, Ex-serviceman's widow/dependent certificate, old age pension order or widow pension order.
- Freedom fighter identity card with photograph.
- Certificate of physical handicapped with photograph issued by Competent Authority.
- Health Insurance Scheme Smart Card with photograph (Ministry of Labour's Scheme).
- Identity Card with Photograph issued in the name of descendants' of the slum /JJ dwellers from Govt. School or certificate with photograph issued by the Principal of a Govt School mentioning therein that the descendants of the JJ dwellers was the student of the school.

Appellate Authority

- a) DDA will constitute an Appellate Authority for redressal of the grievances related to determination of eligibility for allotment of alternative dwelling unit for rehabilitation and relocation of JJ dwellers . The Appellate Authority will consist of the following:
 - (i) PC (LM) or PC (LD) or CLM.
 - (ii) Director (LM)-I.
 - (iii) An expert member to be nominated by VC,DDA or PC (LM) or PC (LD) or CLM.
 - (iv) Dy. Director /LM of the concerned Zone.
- b) The terms and conditions of the Appellate Authority will be decided separately.
- c) Any JJ dweller feeling aggrieved by the an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal the Appellate Authority within a period of 30days from the date of communication of the impugned order.

- d) The Appellate Authority may good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (c) above.
- e) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.
- f) Order passed in appeal by the Appellate Authority, duly accepted by the PC(LM) or PC(LD) or CLM, DDA shall be final.

Terms and conditions of Allotment of alternative Dwelling Unit.

- a. The contribution of the beneficiary will be Rs.1, 12,000/- per dwelling units having the carpet area 25 sq.mt. (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of Rs.30, 000/- at the time of the allotment of the dwelling unit toward the cost of maintenance for a period of 5 years.
- b. The dwelling unit shall be allotted to the eligible JJ dwellers for a period of 10(ten) years on lease hold basis after which it will be converted into free -hold as per the prevalent policy.
- c. Allotment will be made in the Joint-name of the husband and wife occupying the jhuggi.
- d. The allottee shall not sublet or part with possession of the dwelling unit by way of General Power of or any other document. The DDA will have the right to verify the veracity the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person(s)/ family is found living at the time of survey in the dwelling unit, the allotment /lease is liable to be cancelled and DDA will have the right to re-enter the dwelling unit.
- e. DDA may assist those beneficiaries who are not able to arrange the contribution to avail loans from banks/ financial institutions including co-operative banks.

Maintenance of dwelling units after allotment

- a. It has been observed that after allotment of dwelling units to JJ dwellers for rehabilitation, the maintenance of the common services in these colonies is not done properly by the occupants due to ignorance, lack of knowledge to form associations and / or lack of funds etc.
- b. Therefore, the DDA will maintain the common services in these colonies for a period of 5year after allotment.
- c. For this purpose a Corpus in the form of 'DDA Estate Management Fund' will be created in DDA.
- d. The allottees will have to contribute Rs.30, 000/- per dwelling unit as maintenance charges which will be deposited in the above said fund.

- e. The maintenance will include common area like, staircase, open ground, water supply & electric supply systems up to the dwelling unit, external services e.g sewer lines ,roads, street lights, drainage and park etc.
- f. Depending upon the requirement, DDA may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from the fund.
- g. In order to ensure that there are sufficient resources for maintenance of these colonies, DDA will also request the Govt of NCT of Delhi to give Grant -in-aid for this found.
- h. After 5 years, the maintenance will be transferred to the RWAs which will be required to get registered as Societies and work out their own mechanism for maintenance.

Subject :- Protocol for removal of Jhuggies and JJ Bastis ON DDA LAND.

STEPS TO BE FOLLOWED PRIOR TO REMOVAL OF JHUGGIES AND JJ BASTI

A. ER-SURVEY STEPS:

- (i) The process of removal/re-settlement /rehabilitation/in-situ improvement /re-development of Jhuggis and JJ Bastis in Delhi will be governed by " Slum & JJ Rehabilitation & Relocation policy, 2017",
- (ii) The Land Owning Agency (LOA) will send a proposal for removal of the Jhuggis and JJ bastis to Land Management/Disposal Department with proper justification satisfying the conditions mentioned in the Policy Sufficiently in advance.
- (iii) The proposal will be examined by Land Management/Disposal Department regarding the date of existence of JJ basti i.e. whether the same was in existence prior to 01.01.2006. If the JJ basti was in existence prior to 01.01.2006, then the proposal will be placed before the Authority for in-principle approval for removal of the Jhuggis and JJ basti.
- (iv) After in principle approval of the Authority, the LM Department will conduct a survey and determine the eligibility of JJ dwellers for rehabilitation as per the policy along with the representative(s) of LOA. However, in special circumstances, the survey may be initiated even before obtaining in-principle approval of the Authority, on case to case basis, with the approval of VC, DDA.
- (v) If the LM Department ascertains that the JJ Basti came into existence after 01-01-2016, the LOA will be intimated accordingly to enable it to take necessary action for removal, in consonance with the law and rules in vogue.

A. Procedure for conducting the Joint Survey:

- (i) LM Deptat. DDA shall paste a notice for conducting the survey, at least four weeks in advance, at conspicuous places in the JJ basti in order to inform the jhuggi dwellers about the joint survey to be conducted in the said basti. However, in exceptional circumstances, the above said notice period can be relaxed by PC/LM-LD/CLM.
- (ii) After the expiry of notice period, joint survey by a team(s) consisting of the representatives of DDA, will be conducted so as to ensure that no genuine JJ dweller is left out of the joint survey.
- (iii) The survey team has to ensure that names of the JJ dwellers and their family members, who are actually residing in their jhuggis (whether they are occupying the jhuggis themselves or occupying the jhuggis on rental basis), are duly entered in the survey list.

- (iv) The survey teams will obtain information regarding age, gender, occupation, annual income, ration card, election I-card, and Aadhar Number etc. of each family member along with the photograph of the family in the prescribed proforma. In case, Aadhar numbers of all members or its enrolment details are not available, bio-metrics of the concerned JJ dweller(s)/ family member(s) will be obtained at the time of Eligibility Determination.
- (v) The entire survey process will be properly photographed so as to maintain record of the jhuggis as well as the JJ dwellers residing therein.
- (vi) In case of locked houses, the joint survey team shall carry out another visit to cover these houses after a week's time.
- (vii) After completion of the survey as above, a copy of the survey report will be kept/ displayed at the site for inspection/ information so as to invite claims and objections, if any, from the JJ dwellers. The claims/objections may be filed before a Claim & Objection Redressal Committee" to be constituted by PC/LM-LD/CLM, comprising of designated officers from LM/LD Department , within one week of display of the survey report.
- (viii) After receiving claims/ objections, the same will be disposed of by the Claim & Objection Redressal Committee in a time-bound manner by way of passing speaking order.
- (ix) After disposal of all claims and objections, a final list of survey shall be prepared and kept in record of DDA. A copy of the same shall be forwarded to the LOA, and also pasted at a prominent location(s) of the JJ basti and at the designated office of DDA. A copy will also be hosted on the DDA website.
- (x) In addition to the above prescribed procedure, if any genuine case(s) is/are still left out, then the Appellate Authority, to be constituted as per the provisions of the Policy, may consider the same as per individual merit of the case.

B. Procedure for Eligibility determination

- (i) PC/LM-LD/CLM, DDA will constitute three member Eligibility Determination Committee (EDC) comprising of officers of LM-LD/DDA (preferably Dy. Director Level), to determine the eligibility of the JJ dwellers. PC/LM-LD/CLM may devise any suitable mechanism/procedure and/or modify/ reconstitute the EDC, as per the exigencies of the work.
- (ii) Thereafter, a detailed programme will be drawn by the LM Department ,DDA including the holding of a pre-camp at the site to facilitate filling up the requisite application form along with the necessary documents to be submitted before the EDC. The schedule for holding eligibility determination, will be intimated to the JJ dwellers, by pasting/displaying a notice in JJ basti, mentioning the place and time to appear before the EDC along with the requisite documents.

- (iii) The EDC will determine the eligibility as per eligibility criteria given in the Policy. EDC will verify the documents submitted by the JJ dweller, carry out his bio-metric authentication by Aadhar Card/bio-metric identification by other mechanism. The JJ dweller will also be required to give a self-declaration regarding age, citizenship, family income, ownership of other house/property, etc.
- (iv) The EDC will finalize a list of eligible and in-eligible JJ dwellers which will be submitted to PC/LM-LD/CLM for approval. After approval, the list of eligible and in-eligible JJ dwellers will be displayed at the JJ Basti and at the notice board of designated office of DDA and shall also forwarded to Housing Department for holding draw and allotment of flat.
- (v) If any genuine case(s) is/ are still left out, then the Appellate Authority, to be constituted as per the provisions of the Policy, may consider the same as per individual merit of the case.

C. POST SURVEY STEPS

- (i) In the presence of representatives of eligible JJ dwellers Housing Department of DDA shall conduct a draw of flats to be allotted to the eligible JJ dwellers. The LM Department will be intimated the date and time for holding the draw and it may depute its representative to be present at time of draw.
- (ii) After holding the draw of lots, demand cum allotment letter will be issued to eligible JJ dwellers asking them to deposit beneficiary contribution within stipulated period of time by Housing Department.
- (iii) After receipt of beneficiary contribution and its verification thereof, possession letters of the flats will be issued by the Housing Department of DDA to the eligible JJ dwellers under the intimation of LM Department. They will be given two months time for shifting to respective flats.
- (iv) LM Department will fix the date of removal of the said JJ basti and send an appropriate intimation to the local police authorities for providing security and maintaining law and order.
- (v) The police authorities shall extend full cooperation, and adhere to the dates so fixed by DDA for removal of the JJ basti, as far as possible. If, due to some unavoidable circumstances, the police authorities request for postponement of the removal of the JJ basti, such postponement should not be more than once.
- (vi) In order to provide suitable facilities at the allotted site, DDA will make request to the concerned authorities, as under:
 - (a) Directorate of Education, GNCTD/ MCD will be requested to make arrangement of admission of the wards of the jhuggi dwellers in the nearby schools.
 - (b) Directorate of Health Services, GNCTD, will be requested to set up a dispensary/ Mohalla Clinic in the vicinity of the flats, if not already available.

- (c) Request will be made to open Kendriya Bhandar/CO-operative store to cater to the basic daily needs of the jhuggi dwellers, if not available in the vicinity.
- (d) Delhi Transport Corporation (DTC) will be requested to make arrangements of DTC buses.
- (e) Delhi Jal Board shall facilitate the availability of drinking water and sewerage facilities in the flats to be allotted.

STEPS AND PRECAUTIONS TO BE FOLLOWED DURING REMOVAL OF JHUGGIS AND JJ BASTIS

- (i) DDA will prepare a schedule for removal of Jhuggis and JJ Basti (physical shifting of JJ dwellers to the allotted flats).
- (ii) DDA shall paste notice(s) for eviction and removal of the JJ basti, under intimation to the LOA. Announcement(s) through Public Address System (PAS) will also be made at the site.
- (iii) All the JJ dwellers, who have been issued the possession letters will be asked to demolish their respective jhuggis on the date and time fixed by LM, DDA. After demolition of the said jhuggis which will be photographed, demolition slips will be issued by LM, DDA and, on presentation of these demolition slips at the site of the alternative accommodation, possession of the flats will be handed over to them by DDA.
- (iv) LM, DDA and LOA will work in close coordination with each other, at the time of removal of JJ basti, to accomplish the task.
- (v) If the jhuggi(s) is/are not demolished by the JJ dweller(s) himself/ themselves, the same will be demolished and photographed/video-graphed by DDA. However, LM, DDA shall issue demolition slips indicating the fact that the jhuggi(s) has/have been physically demolished to those who had been issued possession letters.
- (vi) DDA will facilitate transportation of household articles/belongings of eligible JJ dwellers to the place of alternative accommodation, if necessary.
- (vii) After following the above process, DDA will demolish the jhuggis/ JJ basti with the use of the appropriate force, if required, with the help of police.
- (viii) The demolition/ shifting shall not be carried out during night, Annual Board Examinations or during extreme weather conditions.
- (ix) As far as practicable, DDA will provide potable water, sanitation and basic health facilities at the site of demolition of the jhuggis.

STEPS TO BE FOLLOWED POST REMOVAL OF JHUGGIS AND JJ BASTIS

- (i) Those JJ dwellers who are not found eligible, as per the policy, will be evicted to clear the land, if necessary, with the assistance of Police.
- (ii) After the removal/demolition of JJ basti, the vacant possession of land will be handed over to the Land Owning Agency.
- (iii) The removal of debris/ malba, etc., will be the responsibility of the LOA.
- (iv) The vacant land, so handed over, shall, thereafter, be protected by the LOA.

For removal of any difficulties arising in giving effect to the provisions of this protocol, the Board may modify any provisions, if required.

Subject: - Addendum to agenda item No. 33/2017 for the meeting of Delhi Development Authority fixed for Thursday, 20th July, 2017.

1. Some typographical/ calculation mistakes in Annexure- V of the agenda have occurred. Rectified Annexure -V is enclosed.
2. Accordingly, the table shown in Point No. 12 and Annexure thereto (Annexure-V) on financial implication stands modified as under:

S.No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 X 3800)	-4256
4.	Less maintenance charges (30,000 X 3800)	-1140
5.	Less upfront amount already paid by the developer entity	-611
6.	Total receipts (3+4+5)	6007
7.	Capitalized ground rent of 1000 flats	+333
8.	Total financial implication	92.66 Cr

3. Point No. iv of the Proposal (at P-5 of the Agenda) may also be read as under:

As per calculations of the Finance Wing , the financial implication for allotting DDA's 1000 EWS flats constructed at Narela and 2800 in situ constructed flats totalling 3900 dwelling units, would be 92.66 crore. This has happened on the account of change in the cut off date for identifying the beneficiaries as well as DDA's commitment under Pradhan Mantri Awas Yojana to relocate all the squatters under the re-development/ rehabilitation project and also on account of delay occurred for various reasons in implementing the first PPP project of the DDA , one time financial burden on the exchequer of DDA may be borne by the DDA as part of its responsibility for creating Housing for all in the city.

MOST IMMEDIATE

Sub: Supplementary agenda Item No. 33/2017 to be placed before the Authority meeting of Delhi Development Authority scheduled on 20.07.2017

The supplementary agenda for the allotment of built up EWS flats to the squatters of Kathputli Colony has been received today. On going through the agenda, it is noticed that as per para 12, a table showing the financial implication of 3800 flats including cost of 1000 flats to be allotted at G-2 and G-8, Narela as alleged to have been provided by the Finance Wing has been incorporated as reproduced below :-

S.No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 X 3800)	4256
4.	Less maintenance charges (30,000 X 3800)	1140
5.	Less upfront amount already paid by the developer entity	611
6.	Total receipts (3+4+5)	6007
7.	Capitalized ground rent of 1000 flats	333
8.	Total financial implication	8600 (86 Cr.)

From the above table, it is seen that the amount of Column No.6 i.e. Rs. 6007 lacs and Column No.7 i.e. Rs.333 lacs has been deducted from the total cost of 1000 flats which is Rs.14940 lacs,. Accordingly total financial implication has been worked out as Rs.8600 lacs (86 Crores) vide Column No. 8 whereas, as per Annexure V duly approved by Finance Wing, capitalized ground rent was added correctly.

Thus, the total financial implication as per above table would work out to Rs.9266 lacs (i.e.14940 – 6007 + 333 = 9266 lacs or 92.66 crores).

2) As per para 15 sub para (iv) of the proposal, it has been stated that as per calculations of the Finance Wing, the financial implication for allotting DDA's 1000 EWS flats constructed at Narela to the additional number of squatters of Kathputli Colony, would be apprx. Rs.86 crores, whereas, as per para No. 12, the total financial implication as worked out by the Finance Wing is for 3800 flats including cost of 1000 flats to be allotted at G-2 and G-8 Narela. The ambiguity in this regard may either be corrected by showing the total financial implication for 3800 flats including cost of

Contd...

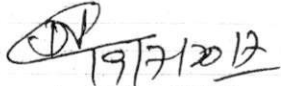
From pre-page:-

1000 flats in para 15 (iv) or if the intention is to depict the financial implication for allotting DDA's 1000 flats to be allotted to additional numbers of squatters it may be shown as Rs.13853 lacs as per details given hereunder:-

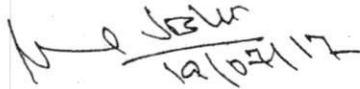
S.No.	Particulars	In Lacs
1.	Cost of flat	14.94
2.	Cost of 1000 flats	14940
3.	Less beneficiary cost (1,12,000 X 1000)	1120
4.	Less maintenance charges (30,000 X 1000)	300
5.	Total receipts (3+4)	1420
6.	Additional forgo on account of Capitalized ground rent of 1000 flats	333
7.	Total financial implication (2-5+6)	13853 138.53 crore

The above facts may be brought to the kind notice of Pr. Commissioner (LD) for consideration and appropriate action.

F.21(2007)2013/HAC/79 dt. 19.7.2017


Accounts Officer/HAC

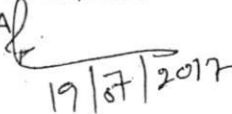
F.A.(H)

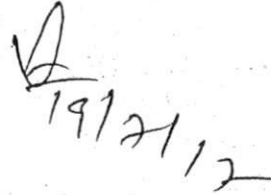

19/07/17

PC(LD)

Copy for kind information to:-

1. PS to Vice-Chairman, DDA
2. PS to F.M., DDA



19/07/2017


19/7/17

Detail of Houses at NARELA In GR.-7 & Gr.-8

Sr. No.	Circle Divn.	LOCATION / Name of Work	HIG	M.I.G	L.I.G.	Janta/ EWS	Total Houses	Date of Start Date of Comp as per Agg.	Date of Completion	Remarks (Reasons)
1.	N.D-9	C/o 11566 LIG & 2276 EWS Houses i/c internal development and electrification at sector G-7 & G-8 Narela and Sector-34 & 35, (Rohini) Group-I	-----	-----	8164	1820	9984	03.05.2013 02.05.2016	02.09.2017	
		Bifurcation Of Houses At Narela G-7 & G-8	—	—	3867	860			02.09.2017	
		Pkt.-IV								
		Pkt - V	—	—	4297	960			02.09.2017	
										146


EE (New.)


15/9/2017
AE (Mon.)

फ्लैटों का विवरण, अनुमानित लागत और स्थान के कोड DETAILS OF FLATS, TENTATIVE COST AND LOCALITY CODES						
क्र. सं. S. No.	स्थान Locality	स्थान कोड Locality Code	फ्लैटों की संख्या No. of flats	कुर्सी क्षेत्रफल की लगभग सीमा (वर्ग मीटर में) Approx. Range of Plinth area (in sq. meter)	अनुमानित निपटान लागत की विस्तृत सीमा (लाख रुपए में) Broad range of Tentative Disposal Cost (Rs. in lakhs)	
अ/ A पुरानी संपत्ति सूची OLD INVENTORY						
एच आई जी HIG						
1	रोहिणी सेक्टर-18 Rohini Sector-18	11	5	96.49 to 110.44	60.52 to 69.37	
2	जसोला Jasola	12	4	131.92	108.66	
3	मुखर्जी नगर Mukharjee Nagar	13	1	164.11	111.80	
4	रोहिणी सेक्टर-29; Rohini Sector-29	14	9	151.06 to 156.61	92.60 to 96.03	
5	शालीमार बाग Shalimar Bagh	15	1	84.82	37.50	
6	मोतिया खान Motia Khan	16	1	131.10	120.65	
एम आई जी MIG						
7	रोहिणी फेस- IV Rohini Ph. IV	21	19	72.28 to 94.54	32.55 to 48.53	
8	रोहिणी, कालकाजी, कोन्डली घरोली, मानसरोवर पार्क, ईस्ट ऑफ लोनी रोड एवं झिलमिल Rohini, Kalkaji, Kondli Gharoli, Mansarovar Park, East of Loni Road & Jhilmil	22	10	65.46 to 84.70	33.19 to 46.00	
9	जहांगीर पुरी Jahangirpuri	23	8	64.04 to 99.73	32.47 to 71.42	
10	नरेला Narela	24	12	75.78 to 75.96	28.76 to 38.43	
एलआईजी / एक शयन कक्ष LIG/ONE BED ROOM						
11	रोहिणी Rohini	31	81	42.83 to 49.81	14.57 to 27.57	
12	द्वारका एवं नसीरपुर Dwarka & Nasirpur	32	2	43.56 to 50.71	19.25 to 21.53	
13	जसोला, मोलडुबंद Jasola, Molarbund	33	24	39.04 to 57.03	15.38 to 27.85	
14	लोकनायक पुरम, पश्चिम विहार Loknayak Puram, Paschim Vihar	34	234	41.15 to 44.33	16.58 to 19.04	
15	जाफराबाद, दिलशाद गार्डन, कोन्डली घरोली, ईस्ट ऑफ लोनी रोड Jafraabad, Dilshad Garden, Kondli Gharoli, East of Loni Road	35	69	31.34 to 73.99	14.80 to 27.63	
16	नरेला Narela	36	41	41.43 to 52.63	14.34 to 16.81	
विस्तारणीय आवास योजना, टाइप "ए" EXPANDABLE HOUSING SCHEME TYPE "A"						
17	रोहिणी सेक्टर 20 एवं 25 Rohini Sector 20 & 25	51	40	35.00	19.80	
18	नरेला ए-6 एवं ए-10 Narela A-6 & A-10	52	89	34.50 to 35.29	12.50 to 13.35	
जनता JANTA						
19	रोहिणी, मंगोलपुरी Rohini, Mangolpuri	61	45	19.62 to 28.72	6.57 to 9.90	
20	नसीरपुर, द्वारका, बिन्दापुर Nasirpur, Dwarka, Bindapur	62	30	20.51 to 27.76	6.10 to 9.30	
21	तिगड़ी, मदनगिरी, जसोला Tigri, Madangiri, Jasola	63	5	20.06 to 23.22	5.87 to 9.60	
22	रघुबीर नगर, पश्चिमपुरी, तोड़पुर Raghbir Nagar, Paschimपुरी, Todapur	64	19	18.85 to 23.17	5.40 to 9.50	
23	कोन्डली घरोली Kondli Gharoli	65	43	25.10 to 26.58	7.00 to 9.70	
24	नरेला Narela	66	19	26.11 to 28.07	6.65 to 7.15	
उप-योग (ख) Sub Total (A)			811			
ब/ B नव निर्मित फ्लैट्स NEWLY CONSTRUCTED FLATS						
एमआईजी MIG						
25	मुखर्जी नगर (श्रेणी II) Mukharjee Nagar (Cat. II)	*	25	112	126.17 to 126.81	69.25 to 69.60
26	नरेला ए-9 Narela A-9	**	26	384	109.00	67.38
27	कल्याण विहार Kalyan Vihar	*	27	16	75.90 to 90.60	42.00 to 49.00
एलआईजी / एक शयन कक्ष LIG/ONE BED ROOM						
28	द्वारका सेक्टर-23-बी Dwarka Sector-23-B	*	41	2360	33.29 to 33.85	17.76 to 18.06
29	रोहिणी सेक्टर-34 व 35 Rohini Sector-34 & 35	**	42	10875	33.29 to 33.85	15.00 to 15.25
30	नरेला जी-2 व जी-8 Narela G-2 & G-8	**	43	6422	33.29 to 33.85	14.70 to 14.94
31	सिरसपुर और नरेला Siraspur & Narela	**	44	2920	32.00	20.31
32	रोहिणी सेक्टर-16 Rohini Sector-16	**	45	50	46.80 to 48.50	20.73 to 21.93
जनता JANTA						
33	ओआरटी (एक कमरे का मकान) रोहिणी सेक्टर-4 ORT Rohini Sec.-4	**	67	384	28.20	10.36
ई. डब्ल्यू. एस. E.W.S.						
34	शिवाजी मार्ग, नई दिल्ली Shivaji Marg, New Delhi	**	71	700	25 to 40	6.90 to 11.00
उप योग (क) Sub Total (B)			24223			
महा योग (क+ख) Grand Total (A+B)			25034			
* नव निर्मित Newly constructed. ** निर्माण कार्य पूरा होने के अंतिम चरण में है। Advanced stage of completion- ई. डब्ल्यू. एस. फ्लैट्स के लिए-पार्किंग का मूल्य वास्तविक आधार पर अलग से लिया जाएगा। For EWS flats-Price of Parking will be charged extra on actual basis.						

फ्लैटों का विवरण, अनुमानित लागत और स्थान के कोड DETAILS OF FLATS, TENTATIVE COST AND LOCALITY CODES						
क्र. सं. Sl. No.	स्थान Locality	स्थान का कोड Locality Code	फ्लैटों की संख्या No. of flats	कुर्सी क्षेत्रफल की लगभग सीमा (वर्ग मीटर में) Approx. Range of Plinth area* (in sq. metres)	अनुमानित निपटान लागत की वृद्धत सीमा (रु. लाख में) Broad range of Tentative Disposal Cost (Rs. In lakhs)	
एचआईजी HIG						
1	वसंत कुंज* Vasant Kunj*	10	20	72.43 to 116.42	58.47 to 93.96	
2	जसोला*/** Jasola*/**	11	12	105.40 to 131.92	85.87 to 126.81	
3	सुखदेव विहार व सरिता विहार* Sukhdev Vihar & Sarita Vihar*	12	2	77.57 to 104.12	62.58 to 84.20	
4	द्वारका*/** Dwarka*/**	13	20	91.69 to 135.63	61.08 to 109.22	
5	पीतमपुरा* Pitampura*	14	3	102.61 to 103.88	65.34 to 66.15	
6	पश्चिम विहार व विकासपुरी* Paschim Vihar & Vikas Puri*	15	7	85.26 to 98.63	54.24 to 62.75	
7	रोहिणी सेक्टर-11 & 18*, /Rohini, Sector- 11 & 18*	16	2	84.00 to 84.03	53.52 to 53.54	
8	रोहिणी सेक्टर-29*/** / Rohini, Sector- 29*/**	17	14	151.06 to 156.61	100.23 to 103.92	
9	कोंडली घरोली* Kondli Gharoli*	18	7	124.86	79.62	
कुल TOTAL			87			
एमआईजी MIG						
10	द्वारका व नसीरपुर / Dwarka & Nasirpur*	21	10	74.18 to 109.88	44.49 to 73.94	
11	रोहिणी सेक्टर-21, 23, 24 व 28*, /Rohini, Sector-21, 23, 24 & 28*	22	23	72.28 to 88.17	43.11 to 57.00	
12	जहांगीरपुरा* / Jahangirpura*	23	4	99.73	50.58 to 78.11	
13	नरेला ए-10* / Narela, A-10*	24	3	75.96 to 79.96	31.32 to 32.92	
14	मुखर्जी नगर / Mukharjee Nagar (Cat.II)*/**	25	31	126.17 to 131.68	90.02 to 93.95	
15	नरेला पॉकेट-ए-9** / Narela Pocket - A-9**	26	331	109	70.63	
16	कल्याण विहार*/** / Kalyan Vihar*/**	27	2	80.212 to 90.608	52.91 to 60.34	
कुल TOTAL			404			
एलआईजी / एक शयनकक्ष LIG/ONE BED ROOM						
17	जसोला */** और द्वारका * Jasola*/** and Dwarka*	31	4	28.24 to 46.14	15.63 to 26.04	
18	रोहिणी, सेक्टर-16 to 29*/** Rohini, Sector-16 to 29*/**	32	77	38.27 to 48.34	24.45 to 30.30	
19	लोकनायक पुरम, पश्चिम विहार* /Loknayak Puram, Paschim Vihar*	33	404	42.00 to 44.33	20.33 to 22.78	
20	कोंडली घरोली, ईस्ट ऑफ लोनी रोड जफराबाद* Kondli Gharoli, East of Loni Road, Jafrabad*	34	10	31.49 to 61.05	16.75 to 23.55	
21	नरेला* Narela*	35	36	41.43 to 52.63	15.40 to 19.61	
22	द्वारका, सेक्टर-23-बी*/** Dwarka, Sector 23-B*/**	36	378	33.291 to 33.853	20.18 to 20.50	
23	रोहिणी, सेक्टर 34 व 35** /Rohini, Sector 34 & 35**	37	4349	33.290 to 33.853	14.83 to 15.08	
24	नरेला, जी-2 व जी-8** /Narela, G-2 & G-8**	38	3612	33.251 to 33.851	14.50 to 14.75	
25	सिरासपुर** / Siraspur**	39	2059	35.76 to 36.39	18.40 to 18.72	
26	रामगढ़ कालोनी, नियर जहांगीरपुरी मेट्रो स्टेशन** Ramgarh Colony, Near Jahangirpuri Metro Station.**	40	268*	31.90 to 35.34	19.72 to 21.79	
कुल TOTAL			11197			
जनता JANTA						
27	रोहिणी, मंगोलपुरी, सुल्तानपुरी* /Rohini, Mangolpuri, Sultanpuri*	51	42	20.95 to 29.21	9.74 to 11.72	
28	नसीरपुर, द्वारका* /Nasirpur, Dwarka,*	52	41	26.19 to 27.76	9.10 to 9.65	
29	रघुबीर नगर, विकास पुरी, हस्तसाल, शिवाजी इन्क्लेव, पश्चिम विहार* Raghurpur Nagar, Vikas Puri, Hastsal, Shivaji Enclave, Paschim Vihar*	53	21	18.85 to 27.66	8.51 to 11.49	
30	कोंडली घरोली, आनंद विहार, टोडापुर, त्रिलोकपुरी* Kondli Gharoli, Anand Vihar, Toda Pur, TrilokPuri*	54	9	18.80 to 41.22	8.48 to 12.76	
31	नरेला* /Narela*	55	32	26.11 to 28.19	7.07 to 7.64	
32	रोहिणी, सेक्टर-4 (ORT)**/Rohini, Sector - 4 (ORT)**	56	239	28.01 to 28.81	9.24 to 9.49	
कुल TOTAL			384			
कुल योग / Grand Total: 12,072						
<p>1. *सफल आवेदकों को जारी किए जाने वाले मांग सह आवंटन पत्र में फ्लैट का कार्पेट एरिया को दर्शाया जायेगा। *The carpet area of the Flat will be indicated in the demand-cum-allotment letters to be issued to the successful allottees.</p> <p>2. क्र. सं. 1, 12, 15, 22-26 और 31-32 के क्षेत्र के संबंध में आवास के मानक / विशिष्ट यूनिट प्लान अनुलग्नक 'I' में संलग्न है। The Standard/Typical Unit Plan of Housing in respect of localities at Sl. No. 1, 12, 15, 22-26 and 31-32 are annexed at Annexure-'I'</p> <p>टिप्पणी :- NOTE:-</p> <p>* अनुमानित निपटान लागत की गणना खंड 13 (iii) (क) के प्रावधानों के अनुसार मूल्यहास के पश्चात् की गई है। * Tentative disposal cost has been worked out after allowing depreciation, as per provisions of Clause 13 (iii) (a).</p> <p>** अनुमानित निपटान लागत में खंड 13 (iii) (ख) के प्रावधान के अनुसार एक बारगी रख-रखाव प्रभार भी शामिल है। ** Tentative disposal cost also includes 'One Time Maintenance Charges', as per provision of Clause 13 (iii) (b).</p> <p>*** मूल्य हास, जैसे लागू, के बाद अनुमानित निपटान लागत पूर्ण कर लिया गया है और इसमें उपबंध 13 (iii) (c) के अनुरूप एकमुश्त अनुसंधान प्रभार शामिल कर लिया गया है। *** Tentative disposal cost has been worked out after allowing depreciation, as applicable, and also includes 'One Time Maintenance Charges' as per Clause 13 (iii) (c).</p> <p>अनुमानित लागत की गणना वर्ष 2016-17 की भूमि दर (पी.डी.आर.) में 10 प्रतिशत (%) की वृद्धि करके की गई है। The tentative cost has been worked out by enhancing 10% in the Land Rate (PDR) of 2016-17.</p> <p>इस क्षेत्र में पार्किंग स्थल है। यह स्थल सफल आवंटियों को कंप्यूटराइज्ड ड्रा के माध्यम से आवंटित किया जाएगा। ऐसे आवंटियों को फ्लैट के मूल्य के अतिरिक्त निर्धारित दर पर पार्किंग स्थल का भुगतान करना होगा। In this locality, there are parking spaces. These spaces will be allotted to the successful allottees, by computerized draw of lots. Such allottees shall be required to make payment of the parking space at the prescribed rates, in addition to cost of the flat.</p>						

ITEM NO. 55/2017

File No. F.12 (385)06/HC/Legal/Pt.

Sub: Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh.

The Background

1. This issue of reallocation of JJ cluster arose due to a writ petition filed by the RWA, Shalimar Bagh (Poorvi), Delhi against DDA and others praying removal of the JJ Cluster namely Indira Camp, Block BG, BH & BJ Shalimar Bagh on land measuring about 1.25 Acres of village Sahipur and to develop the same in accordance with the layout plan within a specified time frame. The Hon'ble Delhi High Court vide order dated 09.08.2005 issued following directions to DDA, MCD & Delhi Police:

"10. Mandamus is issued to respondents 1 to 3 (DDA, GNCTD & MCD) to remove all the jhuggis from the open lands in Block B, Pockets G, J & H, Shalimar Bagh(Poorvi) as also from the land opposite, adjoining and surrounding said pockets. Needful be done within 12 weeks from today.

11. Mandamus is issued to respondents 6 to provide police assistance when removal action would be taken."

2. Therefore, proposal for Removal and Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh to allot 330 (now 324 on re-verification) flats in Sector-G-2 Narela was placed before the Authority in its meeting held on 18th November, 2016 and was duly approved by the Authority vide Agenda Item No.109/16 (**Annexure-A**).

3. Thereafter the allottees of G-2 Narela who were allotted flats under the Housing Scheme 2014 raised objections/protest that JJ dwellers rehabilitation should not be allowed in their pockets. Keeping this in view, an administrative decision has been taken to shift the JJ dwellers of Shalimar Bagh in recently constructed EWS flats in Sector-G-7/G-8, pocket 4&5 instead of G2 Narela as approved earlier. As per Engineering Deptt flats in G7/G8 are ready for allotment to the eligible beneficiaries. The adoption of this change in location will facilitate relocation of the similarly placed JJ squatters at one site which is meant for EWS flats without any objection/protest from any corner.

4. On account of change in the Pocket/Block and also the year of construction, the applicable rates have also been got recalculated for these EWS flats from the Finance Deptt., on HP pattern with a lock in period of 10 years for sale transactions.

Contd...2/-

Accordingly, it has become necessary to modify/ changes in the Agenda approved by the Authority in its meeting dated 18th November, 2016.

PROPOSAL:

5. The following modifications are proposed in the earlier approved Agenda:

S.No.	FOR	READ
1.	To allot 330 LIG (initially EWS Flats) at Sector-G2, Narela on higher purchase basis.	To allot 324 EWS flats in Pocket-4/5, Sector-G-7/G-8, Narela on higher purchase basis.
2.	<ul style="list-style-type: none"> • Application fee :- Rs.10,000/- • Initial deposit after issuance : Rs.40,000/- of demand-cum-allotment letter (Before issuance of possession letter) Remaining cost to be recovered in 180 EMIs as under: <ul style="list-style-type: none"> • For the flats of Cost Rs.11,77,832/- @Rs.13,536/- • For the flats of Cost Rs.11,96,056/- @Rs.13,755/- • For the flats of Cost Rs.11,96,872/- @Rs.13,765/- As the plinth area varies from 33.291sq.m. to 33.851sq.m. (the cost of flat were calculated earlier depending upon the size of the flat) 	<ul style="list-style-type: none"> • Application fee :- Rs.10,000/- • Initial deposit after issuance : Rs.40,000/- of demand-cum-allotment letter (Before issuance of possession letter) Remaining cost to be recovered in 180 EMIs as under: <ul style="list-style-type: none"> • For the flats of Tentative Cost Rs.12,20,103/- (inclusive of GST) EMI (@12% interest) Rs.14,643.29. Now the plinth area of the flat is 33.05sq.m. and these flats are EWS Flats.
3.	<p>Clause-9 Surrender/Cancellation</p> <p>In case the allotted flat is sought to be surrendered by applicant, or is cancelled due to non-payment & non-fulfilment of the terms and conditions by DDA, he/she shall have to pay a penalty as per rules subject to maximum of Rs. _____ and after deducting this amount, the balance without interest shall be refunded to him/her.</p>	<p>Clause-9 Surrender/Cancellation</p> <p>In case the allotted flat is sought to be surrendered by applicant, or is cancelled due to non-payment & non-fulfilment of the terms and conditions by DDA, he/she shall have to pay a penalty as per rules subject to maximum of Rs.5,000/- and after deducting this amount, the balance without interest shall be refunded to him/her.</p>

6. The cost of the flats in the above proposal does not include the cost of land, as was approved by the Authority vide Agenda Item No.109/16 dated 18.11.2016, the EWS flats being allotted to the dwellers for rehabilitation. The rate of interest for EMI calculation for EWS category is proposed to be charged @12% as against 15% which was approved by the Authority in 2002 for Higher purchase allottees.

7. The reply to the queries raised by Raj Niwas are annexed at Annexure-I. The certification regarding suitability for inhabitation of the flats at new location i.e. Pocket-4/5, Sector-G-7/G-8,, Narela, by the Chief Engineer (NZ) vide letter No. F.11(9)16/CE/NZ/169 dated 13.09.2017 is at Annexure-II.

8. Rest of the contents of the Agenda earlier approved vide Item No.109/16 dated 18/11/2016 will remain same.

9. The Authority may kindly approve the above changes in the earlier proposal.

RESOLUTION

The proposal contained in S. No. (1) & (3) of para no. 5 of the agenda item was approved. Regarding cost of the flats, it was decided that the cost as calculated by the DDA after reducing maintenance cost and Administrative/Departmental charges, or as intimated by DUSIB, whichever is lower, may be charged from the JJ dwellers.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 18th November, 2016 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Najeeb Jung
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

- 1 Dr. Mahesh Kumar
Engineer Member, DDA
- 2 Shri Santosh Kumar
Finance Member, DDA (Offg)
- 3 Shri Durga Shanker Mishra
Additional Secretary, MOUD, Government 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
- 7 Shri O P Sharma, MLA
- 8 Shri Harshdeep Malhotra, Municipal Councillor, EDMC

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri K K Sharma
Chief Secretary, GNCTD
- 2 Shri Janak Digal
Principal Secretary (UD), GNCTD
- 3 Shri A Anbarasu
Secretary (L&B), GNCTD
- 4 Shri Praveen Gupta
Commissioner, North Delhi Municipal Corporation
- 5 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 6 Shri Mohanjeet Singh
Commissioner, East Delhi Municipal Corporation
- 7 Shri J P Agrawal
Principal Commissioner (LD & Housing), DDA
- 8 Shri Shripal
Principal Commissioner (LM, Personnel & Systems), DDA

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Secretary to Lt. Governor, Delhi
- 2 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 3 Shri R N Sharma
Special Secretary to Lt. Governor, Delhi
- 4 Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed Shri Udai Pratap Singh, Vice Chairman, DDA at his first meeting of the Authority after taking over the charge of Vice Chairman, DDA. Hon'ble Lt. Governor, Delhi also welcomed all the members of the Authority, special invitees and senior officers present in the meeting of the Authority.

Item No. 104/2016

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 10.8.2016 at Raj Niwas.
F. 2(2)2016/MC/DDA**

Minutes of the meeting of the Authority held on 10.8.2016 were confirmed as circulated.

Item No. 105/2016

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 10.6.2016.
F.2(3)2016/MC/DDA**

The action taken reports (ATRs) on the minutes of the meeting of the Authority held on 10.6.2016 were noted.

Item No. 106/16

**Fixation of Plinth Area Rates (PAR) of construction effective from 1st April, 2016 to 30th September, 2016 for standard costing of flats.
F.21(1671)/2001/HAC/Pt.III**

The proposal contained in the agenda item was approved.

Item No. 107/16

**Special permission of the Authority under Sub clause 8(2) of MPD-2021 for change of premise level use of plot measuring 0.75 ha. near Safdarjung Enclave from PSP 'Police Station' to PSP 'Hospital' in exchange of land between AIIMS Trauma Centre and Safdarjung Hospital Sports Injury Centre in Planning Zone-F.
F.20(2)2010/MP**

The proposal contained in the agenda item was approved.

Hon'ble Lt. Governor directed that DDA should identify 2 to 3 alternative sites for allotment to Delhi Police for 'Police Station'. These alternative sites may be shown to Delhi Police and their opinion taken on the subject. The matter may be placed before the Authority in its next meeting.

Item No. 108/16

Revisiting the Development Control Norms for Commercial Centres in MPD-2021.

F.15(10)2013/MP/Part-I

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

✓ **Item No. 109/16**

Removal and rehabilitation of JJ clusters of Block BG, BH & BJ, Shalimar Bagh.

F.12(385)06/HC/Legal/Pt.

The proposal contained in the agenda item was approved.

Item No. 110/16

In principle approval of proposed model of joint venture of DDA & Indian Navy regarding setting up an Old Age Home for retired Govt. officers in New Delhi.

F.32(10)16/IL/Pt.

The agenda item was deferred for further deliberations and scrutiny by DDA.

Item No. 111/16

DDA Housing Scheme – 2016.

F.1(16)Coordn.(Housing)/2015/DDA

The proposals contained in the agenda item for Housing Scheme-2016 were approved with the following amendments:-

1. The application money would be Rs. 1,00,000/- for Janta, LIG/One Room and EHS flats and Rs. 2,00,000/- for MIG and HIG category flats.
2. The 79 HIG flats available with DDA will also be included for allotment under the scheme.

3. The allotment of flats under the scheme would be on free hold basis and the restriction on execution of the Conveyance Deed after 5 years of the allotment is done away with. The Conveyance Deeds will be executed on receipt of 100% cost of the flats within prescribed timeline.

Item No. 112/16

**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 in Zone, New Delhi, falling in Planning, Zone-D.
F.20(2)2014-MP**

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

Item No. 113/16

**Proposed modifications in Chapter 12: Transportation of MPD-2021 regarding provisions of multi-level parking for public buses in Bus Depots/Terminals.
F.20(7)/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.

Item No. 114/16

**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 Zone-C.
F.20(04)/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 issue of final notification.

Item No. 115/16

**Shifting of JJ dwellers from Kathputli Colony to Anand Parbat Transit Camp, Delhi.
F.KPC/11/DDA/2016**

The developments were noted and the proposal contained in the agenda item was approved.

Item No. 116/2016

**Amendment in the policy of allotment of scooter/car garages to the allottees/purchasers of DDA flats.
F.1(Policy)File/Garage/Dwarka/SFS**

The proposal contained in the agenda item was approved.

Item No.117/2016

**Refund of M/s Kenneth Builders & Developers Ltd. of Rs. 450.01 crores with 6% interest with respect to PPP model residential project in Tehkhand (Okhla) area.
F.1(21)06/LAB(Res)/DDA**

The information contained in the agenda item was noted.

'OTHER POINTS' RAISED BY MEMBERS OF THE AUTHORITY:

- 1 Shri Vijender Gupta stated that various issues regarding MPD-2021 such as conversion from 'Industrial' to 'Residential' land use have been decided but the rates have not yet been notified.
- 2 Shri O P Sharma stated that despite his repeated requests for removal of encroachments on right of way in Vishwas Nagar area, no action has been taken as yet.
 - a) Hon'ble Lt. Governor directed that a Committee under Engineer Member, DDA should be constituted to visit the area and propose alternative sites for relocation of the jhuggis alongwith associated concerns at the earliest.

- b) Shri Somnath Bharti also desired that relocation of jhuggi dwellers on DDA land in his constituency at Indira Camp, Valmiki Camp and F-Block, Malviya Nagar should also be planned.
- 3 Shri O P Sharma stated that there are large vacant DDA plots in his constituency which are earmarked for allotment for group housing schemes and notice boards placed accordingly. These plots should be properly protected and preferably not kept vacant to prevent encroachment. The vacant plots in Karkardooma area could be considered for DDA housing.
- a) Shri Somnath Bharti stated that in his constituency also, there are a number of valuable vacant DDA plots which need to be protected.
- b) Hon'ble Lt. Governor requested the Hon'ble members for a list of these vacant properties in their constituencies/areas.
- 4 Shri Somnath Bharti invited the attention of the members towards the following:-
- i) DDA should protect its land zealously and different wings of DDA should coordinate well in time to prevent undue/prolonged litigations in various matters.
 - ii) The status of the proposed mall at Alaknanda.
 - iii) Requirement of cleaning the pond at Begampur.
 - iv) The land of kabristan at Begampur be given to the community.
 - v) The approach road to the cremation ground in Green Park should be improved.

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
HOUSING DEPARTMENT

Agenda Item No. _____

File No. F.12 (385)06/HC/Legal/Pt.

Subj: Removal and Rehabilitation of JJ Clusters of Block BG, BH & BJ
Shalimar Bagh.

THE ISSUE:

1. The issue for consideration is relocation of JJ Cluster namely Indira Camp, Block BG, BH and BJ Shalimar Bagh on land measuring about 1.25 Acres of village Sahipur. This issue arose due to a writ petition filed by the RWA, Shalimar Bagh (Poorvi), Delhi against DDA and others praying removal of the JJ Cluster and to develop the same in accordance with the layout plan within a specified time frame. The Hon'ble Delhi High Court vide order dated 09.08.2005 issued the following directions to the DDA, MCD & Delhi Police: -

"10. Mandamus is issued to respondents 1 to 3 to remove all the jhuggis from the open lands in Block B, Pockets G, J & H, Shalimar Bagh (Poorvi) as also from the land opposite, adjoining and surrounding said pockets. Needful be done within 12 weeks from today.

11. Mandamus is issued to respondents 6 to provide police assistance when removal action would be taken."

158

THE BACKGROUND

2. The possession of the encroached land at Shalimar Bagh was taken over by DDA from LAC/L&B Department of GNCTD in 1968 and was handed over to Engineering Wing in the year 1969. The surrounding area has been developed as Shalimar Bagh Residential Scheme. RWA, Shalimar Bagh (Poorvi), Delhi filed Civil Writ Petition No.10027 of 2005 against DDA & Others praying for removal of existing JJ Clusters. The Delhi High Court vide order dated 09.08.2005 directed DDA to remove the said JJ Cluster and develop the area in accordance with the layout plan.

3. The orders of Delhi High Court could not be implemented due to non availability of relocation plots and also due to the reason that the encroachments made by JJ dwellers came under the protection of Delhi Laws (Special Provisions) Act, 2006. The applicability of the said Act has been extended up to 31.12.2017. Survey of the cluster was conducted in May, 2012 and it was noticed that about 374 Jhuggi/structures were existing at the site and of 330 JJ dwellers were found eligible for relocation as per policy in force at the time of survey in 2012.

4. The RWA filed a Contempt Petition No.705/2006 in Delhi High Court for implementation of order dated 08,09.2005. The Hon'ble Court vide orders dated 31.10.12 (Annexure-I) rejected the contentions of DDA that in view of the protection granted under the Delhi Laws Special Provision Act the JJ Cluster cannot be removed and observed as under:

"the provisions of sub-section (2) of section (3) do not come in the way of the DDA. This is obviously so, as the legislation is progressive and not regressive. Therefore, as long as steps are taken by DDA to locate and rehabilitate the residents of the JJ Cluster,

Respondent No 1: DDA Respondent No 2: MCD Respondent No 3: GNCTD Respondent No 5: DESU Respondent No 6: Delhi Police

468

as indicated above, it would conform to the provision of the NCT Act. Defence taken on this ground is therefore, rejected. In this regard, I also find force in the submission of Mr. Chauhan that, DDA, it appears in the past has taken steps for relocation and rehabilitation of the residents of JJ Clusters. The DDA has not been able to explain as to why it has failed upto now in either relocating the residents of the JJ Cluster in issue, either on its own or, in making a reference to DUSIB."

5. Accordingly a proposal was submitted to the DUSIB for relocation of the JJ Cluster but DUSIB declined to undertake the relocation as recorded by the Hon'ble High Court in the orders dated 13.12.12 & 29.01.13 (Annexure II&III). Further, the Hon'ble High Court in its order dated 24.11.14 (Annexure-IV) observed as under:

"3. The question of implementation of the order of the court along with the larger relocation policy of jhuggi dwellers from other places cannot be permitted as in the instant case there is a specific direction for relocation of jhuggi dwellers, therefore, relocation of the present jhuggi dwellers has to be dealt with as a separate case.

4. Before any order is passed by this Court, I deem it appropriate that the respondent hold a meeting and assign, if the need arises, some senior official of the Govt. of Delhi to preside over the same and to file a status report with this Court as to how they intend to implement the orders of this Court in a time bound manner so that the action for contempt be not taken against the respondent. Let the meeting be held within a period of three weeks from today. The

call by act

12/7/14

meeting shall be convened by the Vice Chairman, DDA at such place as may be convenient to the other respondents."

6. The matter was also taken up with UD Department, GNCTD for making available 330 EWS flats constructed by DSIDC in Narela. The matter was also discussed in meeting held under the chairmanship of Principal Secretary to the Hon'ble LG on 23.02.15 at Raj Niwas wherein it was informed that EWS flats proposed to be transferred to DDA would be costing around 24.42 Lacs per flat. Subsequently it was felt that the cost of DSIDC flats was very high therefore, it was decided that DDA should offer 330 flats out of its pool of surrendered EWS flats at Narela for relocation of these 330 slum dwellers.

7. Accordingly an affidavit was filed by VC, DDA in the High Court. Copy of the affidavit dated 28.05.15 is annexed as Annexure-V.

8. As per the requirement of the scheme one bed room flats with average area of 33.29 to 33.85 sq. mtrs. with average cost of Rs.14.70 to 14.90 lakh are available with DDA at Sec-G-2, Narela, Delhi out of which land cost component of Rs.2,77,281/- per flat can be borne by the DDA as per EWS housing policy. Accordingly for these beneficiaries as per Pradhan Mantri Awas Yojna 330 flats in Sector G-2 Narela have been reserved for allotment through draw of lots for the eligible evictees. A scheme containing the terms & conditions has been prepared and is annexed as Annexure-VI.

9. The final list of JJ dwellers/eligible persons to be rehabilitated has to be authenticated by the Land Management Wing of DDA on the basis of

Respondent No 1: DDA Respondent No 2: MCD Respondent No 3: GNCTD Respondent No 5: DESU Respondent No 6: Delhi Police

h66

surveys conducted by them, as per the High Court order/ directions, before commencement of the allotment process.

STATUS OF THE ALLOTTEE.

10. The allotments would be made on lease hold basis and mode of payment will be on hire purchase basis. The allottee will be charged Re 1 as land premium. The status of allottee would be a tenant as defined under DDA (Management & Disposal of Housing Estates) Regulations, 1968 and restriction on sale of flat for a period of 10 years will apply on all such allottees.

PROPOSAL

11. It is proposed to allot 330 LIG flats (initially EWS flats) at sector G-2 Narela on hire purchase basis with following cost components and on terms and conditions as stipulated in the Scheme.

- Application fee : Rs.10,000/-
- Initial deposit after issuance : Rs.40,000/-
of demand-cum-allotment letter
(Before issuance of possession letter)
- Remaining cost to be recovered in 180 EMIs as under:
- For the flats of Cost Rs.11,77,832/- @ Rs.13,536/-
- For the flats of Cost Rs.11,96,056/- @ Rs.13,755/-
- For the flats of Cost Rs.11,96,872/- @ Rs.13,765/-

12. In addition to the above, the Delhi High Court in the Contempt Case No-652/15 titled as Suman Bala Vs. Kewal Kumar Sharma & Others relating to rehabilitation of Punjab Migrants vide judgment dated 18.08.2015 has directed as under: "For the future, the Vice Chairman, DDA is directed to issue instructions to DDA's planning and policy department that they

Respondent No 1: DDA Respondent No 2: MCD Respondent No 3: GNCTD Respondent No 5: DESU Respondent No 6: Delhi Police

make
only as
12/7/15
S

565

must formulate Standard Operating Procedure whereby not only watertight eligibility and entitlement criteria is stipulated, but also a strict time frame for implementation of the Scheme is prescribed, as the open-ended schemes tend to be taken over by vested interests. The Vice Chairman, DDA should also consider the suggestion that beneficiaries of the welfare schemes should not be allotted flat/land on outright sale basis, but on hire-purchase/rental basis for certain lock-in period and only thereafter, the ownership rights should be transferred to the beneficiaries. There should be stringent conditions to rule out the practice of illegal transfer/exchange of property to persons who are not entitled for allotment under the welfare schemes."

Accordingly, Terms and Conditions for, "Scheme of Removal and Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh" are at Annexure-VI.

Resolution

464

DELHI DEVELOPMENT AUTHORITY
(HOUSING DEPARTMENT)

Scheme for Removal/Rehabilitation of
JJ Cluster from Blk BG, BH, Shalimar Bagh.

The Scheme

Under this scheme, applications are to be invited exclusively from the 330 identified families residing in JJ Cluster from Blk BG, BH, ~~BH~~ BJ, Shalimar Bagh (of North West Delhi) for allotment of one room flats in Sector G-7, G-8, Narela. The allotment under this scheme would be made as per survey conducted to be conducted by Land Management Wing of DDA. Allotment would be on Hire Purchase basis. This Scheme shall remain open from To

1. Eligibility conditions:

- i) "The applicant must be a member of the family who has been squatting in Blk BG, BH and BJ, Shalimar Bagh as per survey authenticated by Land Management wing of DDA. The requisite documents as proof of residence etc are to be enclosed with the application for allotment of flat.
- ii) The applicant must be a citizen of India and should have completed 18 years of age as on last date of submission of application.
- iii) The application must not own any residential flat or plot in full or in part on lease hold or free hold basis in the urban areas of New Delhi, Delhi and Delhi Cantonment, either in his/her own name or in the name of his/her wife/husband/minor dependent children.
- iv) The applicant or his/her wife/husband/minor dependent children must not have been allotted a house/plot by the DDA or any other land owing department in the NCT of Delhi.

2. Application fee

The application Fee under the Scheme is Rs. 10,000/-. This is to be paid by way of Pay Order/Banker's Cheque/Demand Draft in favour of "DDA (Housing)" payable at New Delhi along with the application form.

3. Cost of flat and Mode of payment.

- i) The tentative cost of flat would be Rs. 12,20,103/- depending upon the area and floor of the flat. (This is subject to updation)
- ii) Initial amount of Rs. 40,000/- shall have to be deposited before the due date as mentioned in the demand cum allotment letter. Possession of the flat will be given on deposit of initial amount and other charges and required documents.
- iii) The cost of the flat shall be recoverable in 180 monthly installment which will be Rs. 14,643.29/- (by taking the rate interest @ 12 % depending upon the cost of the flat.
- iv) Allottees are entitled to obtain loan from the institution mentioned in Annexure-A without obtaining prior permission from the DDA. However, an intimation regarding institute to which the allotted flat has been mortgaged must be sent to the Assistant Director EWS Housing, DDA.
- v) The cost of the flat/initial amount and monthly installments as demanded by DDA has to be deposited in the specified bank/branches before the due dates as given in the demand cum allotment letter.
- vi) Any delay in payment will attract a interest as prescribed for hire purchase scheme. In cases where payment is not received as mentioned in the demand-cum allotment letter, the allotment is liable to be cancelled.
- vii) All the allotment under this scheme would be on Hire purchase basis. However, an allottee who wishes to make payment of the demanded amount in lump sum, he can get the mode of payment changed from hire purchase to cash down by making a request in writing to the Deputy Director (EWS), Housing Department, DDA, New Delhi-110023.

232
462

6. How to apply.

The complete application form along with necessary fee of Rs. 10,000/- is to be submitted at Counter at Reception of D- Block, Vikas Sadan, INA, New Delhi-110023.

7. Documents to be submitted along with the application form.

i) One recent passport size photograph of the applicant duly attested by a Gazetted Officer or Notary Public is required to be affixed to the application form at the indicated space. Attestation should be on the front side. Another unattested photograph be also enclosed.

ii) Attested copies of documents proof of residence at JJ Cluster, Blk-BG, BH, Shalimar Bagh

iii) Demand Draft/Pay order amounting to Rs. 10,000/- in favour of DDA (Housing) payable at New Delhi as application fee.

iv) Copy of yellow card issued by Planning Wing at the time of survey.

NOTE: Application submitted without the requisite documents, will not be considered.

8. Allotment Procedure

After the last date of application is over, a computerized draw will be conducted in presence of outside judges to allot a specific house to every eligible applicant.

9. Surrender/Cancellation

In case the allotted flat is sought to be surrender by applicant, or is cancelled due to non-payment & non-fulfilment of the terms and conditions by DDA, he/she shall have to pay a penalty as per rules subject to maximum of Rs. _____ and after deducting this amount, the balance without interest shall be refunded to him/her.

10. Status of allottee

An allottee taking possession of the house on hire purchase mode of payment will have the status of a tenant as defined under DDA (Management & Disposal of Housing Estates) Regulations-1968. An allottee who after converting the mode of payment from hire purchase to cash down, makes full payment of the house, will have the status lessee. All the allottees will be charged Re. 1 (one) as land premium to ensure the lease hold status of the allottees and restriction on sale of flat for a period of 10 years will apply on all such allottees.

11. Restriction of Sale
The allottee cannot sell the allotted flat for a period of 10 years.

12. Execution of Conveyance Deed.

In case an allottee opts for cash down payment, Conveyance Deed (free hold deed) papers will be issued by the DDA only after restriction period is over. These are required to be submitted with e-stamp of requisite amount. Stamp duty and other expenses in this regard are to be borne by the allottees.

13. Handing over possession.

On receipt of demanded payment and completion of codal formalities as per demand-cum-allotment letter, the allottee is entitled to take over possession of the flat. Before taking over possession allottees is required to hand over the site/ space of Jhuggi to DDA.

14. Misuse, Addition and alterations etc

The flat shall be used only for residential purposes and cannot be put to other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions, alterations, without prior written permission of DDA.

15. Responsibility for the Maintenance of common portion and common services etc.

Every successful applicant is required to become a member of Association of apartment owners to be formed for the purpose of maintenance of common portions and common services for these housing pockets.

16. Misrepresentation or Suppression of facts

If it is found that the applicant has given false information or suppressed any material fact, the application/allotment will be rejected summarily and is liable to be cancelled without making any reference to the applicant. In case of such cancellation, allottee will be liable to pay penalty as prescribed under the Clause-9.

17 Other General Conditions.

- i) DDA reserves the right to alter any terms and conditions/clause of the scheme at its discretion as and when considered necessary.
- ii) DDA reserves the right to increase or decrease the number of flats on offer in the scheme. DDA also reserves the right to withdraw some/all flats from the draw, depending on the circumstances.
- iii) No conditional application form will be considered.
- iv) The allotment under the scheme will be on the terms and conditions contained in this brochure, demand-cum-allotment letter and the DDA (Management & Disposal of Housing Estate) Regulations, 1968.
- v) As per provisions contained in Regulations No. 17 of DDA (Management & Disposal of Housing Estate) Regulation, 1968, all rates, fees, taxes, charges, assessment municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee, hirer or the Registered Agency/Association of apartment Owners as the case may be and shall be payable by the allottee, hirer or association of apartment owners of registered agency within the period specified in this behalf.
- vi) Any dispute shall be subject to the jurisdiction of Delhi Courts only.
- vii) In all the correspondence with DDA regarding allotment etc the applicants are advised to quote their Application Form No. and the file no etc and such correspondence be addressed to Deputy Director (EWS Housing), DDA D-Block, Vikas Sadan, New Delhi-110023 (subscribing on the envelope as Housing Scheme-Removal/Rehabilitation of JJ Cluster Bk BG, BH and B) Shalimar Bagh.
- viii) Result of the computerized draw of lots whenever held will be displayed on the Notice Board of DDA at Vikas Sadan, D-Block, New Delhi.
- ix) In case of any grievance, the applicant can contact Director (Housing)-II, Financial Advisor (Housing), Commissioner (Housing), Pr. Commr. (Housing) or the Vice-Chairman, DDA during the public hearing days.

ANNEXURE "A"

- ii) (a) Govt. of India.
- jj) State Government.
- kk) Union Territory Administration;
- ll) Public Sector Undertakings/Autonomous Bodies;
- mm) Nationalized Banks;
- nn) Life Insurance Corporation of India;
- oo) General Insurance Corporation of India;
- pp) Housing Development Finance Corporation;
- qq) Co-operative Banks;
- rr) M.C.D.;
- ss) N.D.M.C.;
- tt) All joint Sector Companies, irrespective of the percentage of share holding;
- uu) University of Delhi;
- vv) All organisation, Private or Public which receive the approval of Govt. India, State Govt. for the purpose of general mortgage permission and are recognized by RBI as a Housing Finance Company;
- ww) All financial Institution extending loans to individuals for Housing Building, if they are leading companies with good market standing and a reputed and with a capital base of Rs. Five crores or so.
- xx) All Financial Institutions/Banks which are controlled by R.B.I or the Govt. of India irrespective of the percentage of Govt. share holding.
- yy) All public companies with a capital base of Rs. 5 crore provided they have a scheme for granting HBA to their employees and the mortgage is required for grant of such advances.

330

Form No. _____



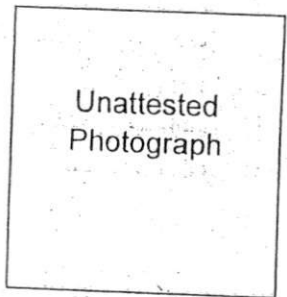
Delhi Development Authority
(Housing Department)
Application Form

(Application form for allotment of a flat under Housing Scheme for Removal/Rehabilitation of Jhuggi Cluster Blk BG, BH, Shalimar Bagh)

PART-'A' (Three specimen signature of the applicant)

Affix photograph of the applicant duly attested by notary public/class I

1.
2.
3.



PART-'B'

1. (a) Name of the applicant (In block letters)

(b) Name of the Joint applicant (optional)

2. Name of father/husband 1(a) above

456

Removal/Rehabilitation Jhuggi Cluster of Blk BG, BH Shalimar Bagh) and do hereby agree to abide by them.

9. I hereby declare that the above information is true to the best of my knowledge and nothing is false and no material information has been concealed therefrom.

Date:

Place:

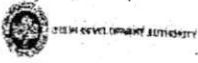
Signature of Applicant

Signature of Joint Applicant (if any)
(Blood relation only)

List of certificates/documents enclosed

Please fill in Bank Draft-application Fee details below:-

- (i) Bank Draft No..... for Rs. 10,000/-
dated..... Drawn on..... (Name of the bank) payable at
New Delhi.
- (ii) Attested copy of document of proof of residence at Jhuggi Cluster Blk
BG, BH Shalimar Bagh.
- (iii) Copy of Yellow Card issued by the Planning Wing of DDA at the time of
survey and Identity Card.



Mailbox of pcdda@dda.org.in

Subject: Fw: Rehabilitation of 330 evictees of JJ Cluster of Shalimar Sangam Welfare Association Vs. Dinesh Rai & Ors.

From: cenz . <cenz@dda.org.in> on Wed, 23 Aug 2017 17:36:42

To: "pcdda " <pcdda@dda.org.in>

Note: Forwarded message attached

-- Original Message --

From: "EE/ND-9" northerndivision9@gmail.com on Wed, 23 Aug 2017 16:23:01 +0530

To: "cenz ." cenz@dda.org.in

Cc: sehqnz@dda.org.in, Civil Circle circle8dda@gmail.com

Subject: Re: Rehabilitation of 330 evictees of JJ Cluster of Shalimar Sangam Welfare Association Vs. Dinesh Rai & Ors.

Para wise reply is as under :-

1. The Matter pertains to Dir(LM)-I/DDA
2. The flats under reference are newly constructed and are in habitable condition.
3. Shifting of eligible Jugghi dwellors of Shailmar Bagh in a time bound meaner is to be dealt by Dir(LM)-I/DDA. However, it is certified that the proposed new location is suitable in all respect to the Jugghi Dwellors.

On Aug 23, 2017 12:29 PM, "EE/ND-9" <northerndivision9@gmail.com> wrote:

Para wise reply is as under :-

1. Matter pertains to Dir(LM)/DDA
2. They flats under reference are newly constructed and are in habitable condition.
3. Shifting of eligible Jugghi developer of Shailmar Bagh in a time bound meaner is to be dealt by Dir(LM-I)/DDA. However, it is certified that the proposed new location is suitable in all respect to the Jugghi Developer.

EE/ND-9/DDA

On Tue, Aug 22, 2017 at 5:11 PM, cenz . <cenz@dda.org.in> wrote:

ANNEXURE- I



No. F.12 (385)06/HC/Legal/PT

-83/N-

Sub: Authority Agenda for change in Sector G7/G8 Pocket 4&5 for Rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh.

For rehabilitation of JJ Clusters of Block BG, BH & BJ Shalimar Bagh for changing the location from G2 Narela as per the Authority's earlier approval to newly constructed EWS houses in Pkt. 4&5, Sector G-7/G-8, Narela. The change was proposed in view of protest/objections raised by the allottees of the 2014 Housing Scheme. In this regard, note dated 21.7.2017 was sent to Hon'ble LG. *in G2 Narela Pocket/Sector.*

In this matter as per High Court Orders, an affidavit on following lines to complete the process of rehabilitation of Shalimar JJ dwellers in three months time, has already been filed by DDA and therefore, following action on fast track mode is required to be taken up:

- i) Hold a camp at site to enable the eligible evictees to apply for allotment of the flats with application money Rs.10,000/-
- ii) Process the applications;
- iii) Verify the documents of eligibility of the applicants;
- iv) Hold a draw of lots;
- v) Make the allotment and hand over possession of the flats to the successful eligible evictees upon completion of codal formalities including payment;
- vi) Demolish the jhuggies on DDA land.

The point wise clarifications in terms of the queries raised by office of Hon'ble LG's are as under:—

S. No	Query	Clarifications
i)	What is the exact number of claimants to be relocated/rehabilitated?	324 evictees as per list provided by LM Wing.
ii)	What is the exact number of flats available, as conveyed by the Engineering Department?	Pocket-4 = 860 Pocket-5 = 960 in Sector G-7/G-8, Narela as conveyed by CE(NZ)
iii)	What is the number of flats already allotted in G-2 Narela?	As per data available in Awaas Total no. of flats in G-2 Narela = 2156 Total no. of allotted flats under Housing Scheme-2014 = 2156 Total no. of allotted flats = 0865 Total no. of vacant flats due to surrender/cancellation have been included in Housing Scheme-2017 <i>G-7</i> = 1291
iv)	What is the number of flats in Pocket-4 and 5, G-7/G-8, Narela available for relocating/rehabilitating the jhuggi dwellers of Shalimar Bagh?	Flats in Sector G-8 , Narela. Pocket-4 = 860 Pocket-5 = 960 JJ dwellers of Shalimarbagh will be rehabilitated in 324 flats out of the above available flats. <i>JJ dwellers of Kathputli Colony and Nizamuddin monuments are also to shift in these pockets/Block of Narela</i>

दिल्ली विकास प्राधिकरण



v)	Since flats at G-2 and G-8 Narela would also be utilized for housing squatters of Kathputli Colony, what will be the number of claimants in these blocks?	About 1000 flats at G-7/G-8 Narela would be utilized for allotment to the JJ dwellers of Kathputli. No allotment is now proposed in G-2/G-8 Block to any slum dwellers <i>on account of protests of the allottees.</i>
vi)	What are the detailed modalities of the proposal of shifting these Jhuggi dwellers of Shalimar Bagh to the proposed changed location of Pocket-4 and 5 G-7/G-8, Narela?	As per earlier approved agenda, Allotment will be made to identified 324 beneficiaries through draw of lots on Hire Purchase basis with 10 years lock-in period <i>at EWS Housing rates as determined by Fin. Deptt.</i> Shifting will be made as per policy guidelines.
vii)	What is the condition of flats in G-7/G-8 Narela from habitation point of view?	As per report of CE(NZ) placed at page 453/C the flats under reference are newly constructed and are in habitable condition <i>/complete in all respects.</i>
viii)	Concerned Wing of DDA needs to certify that the proposed change of location is suitable in all respects and eligible jhuggi dwellers of Shalimar Bagh will be shifted there in a time bound manner?	As per report of CE(NZ) placed at page 453/C, the location under reference is suitable. As per High Court order/directions, the process of shifting these slum dwellers is required to be completed before 31.10.2017 and all the formalities are to be completed before that date.

As per the directions of LG's office, the agenda for change of location is required to be approved by the Authority and shall be brought before the Authority in its next meeting. Accordingly, revised draft Authority Agenda has been prepared and placed on c/s for kind consideration and approval of Hon'ble LG before the same is placed before the next Authority meeting which is on 31.8.2017.

Submitted please

Dy. Director(H) Coordn.

~~Director(H)~~
~~PC(H&PMAY)~~

SLC
 29-8-17.

Put up clean copy of the draft Agenda.

~~DH-I~~
~~PC (Housing)~~

useful doc.
SLC
 31-8-17

Jagan
 31/8/17

दिल्ली विकास प्राधिकरण

डा. अजय कुमार (एच. एम. ए. एम. ए.)
 सचिव संस्था 3906
 दिनांक 30/8/17

ANNEXURE-II

By. Director/Coordn

Diary No. 2480

Date 16/9/17

DELHI DEVELOPMENT AUTHORITY
OFFICE OF CHIEF ENGINEER (NORTH ZONE)

15/9/17

No. F 11 (9) 16 / e 8 / M 2 / 169

Dated: 13.9.17

To,

The Pr. Commr. (Housing),
DDA,
Vikas Sadan,
New Delhi

निदेश (अवकाश-1)
हायरी नं० 25/11
दिनांक 15/09/17

15/9

Sub: Rehabilitation of 330 evictees of JJ Clusters of Shalimar Sangam Welfare Association Vs. Dinesh Rai & Others (Court Case (C) 705-709 of 2006.

JK

DIR (H) - Coordn

With reference to the above subject, the report of SE/CC-8 is enclosed herewith, which is self-explanatory and it is stated that the flats under reference are newly constructed and are in habitable condition.

Encl: As above.

(ER. AJAY GUPTA)

CHIEF ENGINEER (NORTH ZONE)

Copy to:-

- 1. SE/CC-8 with w.r.t. his report.

CHIEF ENGINEER (NORTH ZONE)

DDC Coordn

18/9/17
AD Coordn

DELHI DEVELOPMENT AUTHORITY
OFFICE OF SUPTDG. ENGINEER/CC-8
Vikas Minar, ITO, New Delhi

No.F. 1613/17/CC-8/2194

Dated: 13/9/17

To

✓ The Chief Engineer (NZ)
DDA, Vikas Minar, ITO,
New Delhi.

SUB: Rehabilitation of 330 evictees of JJ Clusters of Shalimar Sangam Welfare Association Vs. Dinesh Rai & Others (Court Case (C) 705-709 of 2006.

REF: UO.No. F.12(385)06/HC/Legal/Pt./914 dt. 22.08.2017.

Please refer to the above cited subject and reference. As reported by EE/ND-9, the para-wise reply is as under:-

1. Matter pertains to Dir.(LM)/DDA.
2. They flats under reference are newly constructed and are in habitable condition.
3. Shifting of eligible jugghi developer of Shalimar Bagh in a time bound manner is to be dealt by Dir.(LM)-I/DDA.

Suptdg. Engineer/CC-8
DDA

Copy to :-

1. EE/ND-9/DDA w.r.t. his report.

Suptdg. Engineer/CC-8
DDA

ITEM NO. 56/2017

Sub: Permissibility of State Guest House in Residential Land Use as per MPD-2021 in respect of plot No. 29-C & 29-D measuring 1.478 acres (5982.96 sqm.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House.

File No. F.20 (09)2017/MP

1.0 BACKGROUND

- 1.1 Resident Commissioner, Government of Madhya Pradesh vide letter No. 3484/MPB/17 dated 07.09.2017 had requested DDA to clarify requirement of change of land use in case of plot under reference i.e. 29-C & 29-D measuring 1.478 acres (5982.96 sqm.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi for constructing Guest House.
- 1.2 The Resident Commissioner, Government of Madhya Pradesh vide letter dated 07.09.2017 has enclosed the copy of the allotment letter dated 05.09.2017 of L&DO, Govt. of India, location of the plot under reference on the Zonal Development Plan of Zone-D & copy of Gazette Notification vide S.O 1208 (E) dated 23.03.2016 with respect to provision of State Bhawan/State Guest House in MPD-2021.

2.0 EXAMINATION

- 2.1 Land & Development Office (L&DO) vide letter dated 05.09.2017 had allotted a piece of land measuring 1.478 acres (5982.96 sqm) at plot no. 29-C & 29-D on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi on 'as is where is basis' to the Government of Madhya Pradesh for construction of its State Guest House.
- 2.2 The plot under reference i.e. 29-C & 29-D at Chanakaya Puri, New Delhi measuring 1.478 acres (5982.96 sqm.) is located on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi and falls outside Lutyens' Bunglow Zone (LBZ).
- 2.3 The landuse of the plot under reference is 'Residential' as per MPD-2021 and approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- 2.4 As per approved Zonal Development Plan of Zone-D, the plot under reference falls within sub-zone D-13 under the use zone of 'Foreign Mission (RF)'.
- 2.5 As per para (ix) of allotment letter of L&DO dated 05.09.2017 that *"the allottee shall take up the matter with DDA or other agency to change the land use of allotted land from "Foreign Mission" to "State Guest House".*
- 2.6 As per para (xiii) of allotment letter of L&DO dated 05.09.2017 that *"the allottee shall surrender the plot measuring 0.89 acres at 2, Gopinath Bardolai Marg, Chanakya Puri, New Delhi to L&DO/ MoHUA within 3 years from the date of allotment of the 2nd plot measuring 1.478 acres at Chanakya Puri, New Delhi.*

- 2.7 As per Gazette Notification vide S.O. 1208(E) dated 23.03.2016, following are the provisions with respect to State Bhawan/State Guest House in MPD-2021.

STATE BHAWAN/ STATE GUEST HOUSES (Para I under 4.4.3 of MPD-2021)	
Maximum Ground Coverage	50%
Maximum FAR	200
Height	<p>- No Restriction (Subject to clearance from AAI/ Fire Department and other statutory/ security clearances that may be required from time to time)</p> <p>- In case of Sub-Zone D-13 of Zone-D, the maximum height is capped at 26 mt (subject to Fire and other statutory/ security clearances that may be required from time to time)</p> <p>Other Controls Parking to be provided @ 2 ECS per 100 sq.m. of built up area</p>

Table 4.3: Uses / Use Activities Permitted in Use Premises

Use Premises	Definition	Use/ Use Activities Permitted
State Bhawan/ State Guest Houses	A Government owned premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation

- 2.8 Presently, the site/plot under reference (i.e. 29C & 29D at Chankyapuri, New Delhi) is lying vacant. It was observed that this plot is surrounded by existing Embassies buildings like Palestine Embassy at West side & Saudi Arabia Embassy at east side of the plot. There are some Trees(Kiker)/bushes, existing within the plot.

- 2.9 As per MPD 2021, Chapter 17.0 'Development Code' Clause 4 'Use Zone Designated' There shall be 9 Land Use categories sub-divided into use Zone as given below:-

- **RESIDENTIAL**
RD Residential area
RF Foreign Mission

The land use category is Residential under which there are two use zones i.e. Residential (RD) and Foreign Mission (RF).

- 2.10 As per Gazette Notification vide S.O.1208 (E) dated 23.03.2016, a new use premise, 'State Guest Houses' has been added in para 4.4.3 of MPD 2021 as 'I' under the para 'Control for building/buildings within Residential Premises'. **In view of this, 'State Guest House' is permissible use premise in Residential Land Use category.**

- 2.11 As per MPD 2021, there is no designated land use category as 'Foreign Mission' or 'State Guest House' as such there is no requirement for change of land use, since both use premises are permissible under the land use category of "Residential" as per MPD-2021.

- 2.12 As per Gazette Notification vide S.O. 3348 (E) dated 17.10.2017, the State Bhawan/State Guest Houses is permissible use premise in Residential use zone under sub clause 8(2) of MPD-2021. **(Copy of the Gazette notification is at Annexure 'A').**

3.0 FOLLOW UP ACTION

The proposal was placed before the Technical Committee in its meeting held on 20.09.2017 vide Item No. 32/2017. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved by Technical Committee".

(The Technical Committee agenda alongwith decision is at Annexure 'B')

4.0 PROPOSAL

The proposal is placed before the Authority for seeking permission under sub-clause 8(2) of MPD-2021 - **"Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)"** for permitting 'State Guest House' in Residential Use Zone. Once the Authority approves the proposal, the matter will be referred to the local body i.e. New Delhi Municipal Council for modification in the layout plan.

5.0 RECOMMENDATION:

The proposal as given in para 4.0 above is placed before the Authority for its consideration.

RESOLUTION

The proposal contained in the agenda item was approved.

संशोधन:

दिल्ली मुख्य योजना-2021						
अध्याय 17:0 विकास नियंत्रण						
उप /खंड 8(2) उपयोग जोनों में उपयोग परिसरों की अनुमति						
संबंधित उपयोग जोनों में निम्नलिखित उपयोग परिसरों को जोड़ा / संशोधित किया जाएगा						
क्र.सं.	उपयोग परिसर	उपयोग जोन				
		आर डी	सी1	सी2	एम	पीएस
आर डी	आवासीय					
Vii	बहुउद्देशीय समाज सदन/ बारात घर	पी	पी	एनपी	एनपी पी	पी
XI	राज्य भवन/ राज्य अतिथि गृह	पी	पी	पी	पी	पी
जी	सरकारी					
iii	सरकारी कार्यालय (केन्द्र / राज्य सरकार / स्थानीय निकाय)	एनपी	पी	पी	पी	पी
iv	जिला न्यायालय / फैमिली कोर्ट	एनपी	पी	पी	पी	पी

[फा. सं. के-12011/3/2017-डीडी-I]

आर. सी. मीना, अवर सचिव

MINISTRY OF HOUSING AND URBAN AFFAIRS

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 17th October, 2017

S.O. 3348(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its Master Plan Modification which were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. 672(E) dated 01.03.2017 by the Delhi Development Authority in accordance with the provisions of section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, as required by sub-section(3) of section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas, no objections/ suggestions were received with regard to the proposed modifications within the stipulated time period of thirty days. Therefore, Board of Enquiry and Hearing meeting was not held.

3. Whereas, the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

MODIFICATIONS:

Master Plan for Delhi-2021						
Chapter 17.0 Development Controls						
Sub/ Clause 8(2) Permission of Use Premises in Use Zones						
Following use premises to be added/ modified in respective use zones:						
Sl. No.	Use Premises	Use Zones				
		RD	C ₁	C ₂	M	PS
RD	RESIDENTIAL					
viii	Multipurpose Community Hall / Barat Ghar	P	P	NP	NP P	P
xi	State Bhawan/ State Guest Houses	P	P	P	P	P
G	GOVERNMENT					
iii	Government Offices (Central / State Government / Local Bodies)	NP	P	P	P	P
iv	District Court/ Family Courts	NP	P	P	P	P

[E. No. K-12011/3/2017-DD.I]

R. C. MEENA, Under Secy.

RAKESH SUKUL

Digitally signed by RAKESH SUKUL
Date: 2017.10.17 20:04:54 +05'30'

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING WING

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Permissibility of State Guest House in Residential Land Use as per MPD-2021 in respect of plot No. 29-C & 29-D measuring 1.478 acres (5982.96 sqm.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House.

File No. F.20 (09)2017/MP

1.0 BACKGROUND

- 1.1 Resident Commissioner, Government of Madhya Pradesh vide letter No. 3484/MPB/17 dated 07.09.2017 had requested DDA to clarify requirement of change of land use in the case of plot under reference i.e. 29-C & 29-D measuring 1.478 acres (5982.96 sqm.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi for constructing Guest House.
- 1.2 The above letter dated 07.09.2017 of Resident Commissioner, Government of Madhya Pradesh has enclosed the copy of the allotment letter dated 05.09.2017 of L&DO, Govt. of India, location of the plot under reference on the Zonal Development Plan of Zone-D & copy of Gazette Notification vide S.O 1208 (E) dated 23.03.2016 with respect to provision of State Bhawan/State Guest House in MPD-2021.

2.0 EXAMINATION

- 2.1 Land & Development Office (L&DO) vide letter dated 05.09.2017 had allotted a piece of land measuring 1.478 acres (5982.96 sqm) at plot no. 29-C & 29-D on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi on 'as is where is basis' to the Government of Madhya Pradesh for construction of its State Guest House.
- 2.2 The plot under reference i.e. 29-C & 29-D measuring 1.478 acres (5982.96 sqm.) is located on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chanakya Puri, New Delhi and falls outside Lutyens' Bungalow Zone (LBZ). (Refer location of plot u/r at Annexure 'A')
- 2.3 The landuse of the plot under reference is 'Residential' as per MPD-2021 and approved Zonal Development Plan of Zone-D prepared under MPD-2001.
- 2.4 As per approved Zonal Development Plan of Zone-D, the plot under reference falls within sub-zone D-13 under the use zone of 'Foreign Mission (RF)'.
- 2.5 As per para (ix) of allotment letter of L&DO dated 05.09.2017 that "the allottee shall take up the matter with DDA or other agency to change the land use of allotted land from "Foreign Mission" to "State Guest House".
- 2.6 As per para (xiii) of allotment letter of L&DO dated 05.09.2017 that "the allottee shall surrender the plot measuring 0.89 acres at 2, Gopinath Bardolai Marg, Chanakya Puri, New

Delhi to L&DO/ MoHUA within 3 years from the date of allotment of the 2nd plot measuring 1.478 acres at Chanakya Puri, New Delhi.

- 2.7 As per Gazette Notification vide S.O. 1208(E) dated 23.03.2016, following are the provisions with respect to State Bhawan/State Guest House in MPD-2021.

STATE BHAWAN/ STATE GUEST HOUSES (Para i under 4.4.3 of MPD-2021)	
Maximum Ground Coverage	50%
Maximum FAR	200
Height	- No Restriction (Subject to clearance from AAI/ Fire Department and other statutory/ security clearances that may be required from time to time) - In case of Sub-Zone D-13 of Zone-D, the maximum height is capped at 26 mt (subject to Fire and other statutory/ security clearances that may be required from time to time)
Other Controls Parking to be provided @ 2 ECS per 100 sq.m. of built up area	

Table 4.3: Uses / Use Activities Permitted in Use Premises

Use Premises	Definition	Use/ Use Activities Permitted
State Bhawan/ State Guest Houses	A Government owned premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation

- 2.8 Presently, the site/plot under reference (i.e. 29C & 29D at Chanakya Puri, New Delhi) is lying vacant. It was observed that this plot is surrounded by existing Embassies buildings like Palestine Embassy at West side & Saudi Arabia Embassy at east side of the plot. There are some Trees(Kiker)/Bushes are existing within the plot.

- 2.9 As per MPD 2021 Chapter 17.0 'Development Code' Clause 4 'Use Zone Designated'

There shall be 9 Land Use categories sub-divided into use Zone as given below:-

- RESIDENTIAL
 - RD Residential area
 - RF Foreign Mission

The land use category is Residential under which there are two use zones i.e. Residential (RD) and Foreign Mission (RF).

- 2.10 As per MPD 2021 Ministry of Urban Development (Delhi Division) New Delhi notification number S.O.1208 (E) Dated 23.03.2016 a new use premises, State Guest Houses has to be added in para 4.4.3 of MPD 2021 as '1' under the para 'Control for building/buildings with in

Residential Premises'. In view of this, 'State Guest House' is permissible use premise in Residential Land Use category.

- 2.11 As per MPD 2021, there is no designated Land Use category as 'Foreign Mission' or 'State Guest House' as such there is no requirement for change of Land use, since both use premises are permissible under the land use category of "Residential" as per MPD-2021.
- 2.12 The proposal regarding modification in Chapter 17: Development Control of MPD-2021 regarding permissibility of various facilities/use premises for Government Sector in MPD-2021 was approved by the Authority in its meeting held on 20.07.2017 vide item No. 21/2017 and the same stands referred to Ministry of Housing & Urban Affairs (MoHUA) for issuance of final notification under Section 11-A of Delhi Development Act, 1957 on 02.08.2017. (Copy of the letter is at Annexure 'B') The proposal provides for permissibility of State Bhawan/State Guest House in all use zones as a part of approval of layout plan or as a case of special permission from the Authority.

3.0 PROPOSAL

In anticipation of the final notification by Ministry of Housing & Urban Affairs (MoHUA), Government of India, the State Bhawan/State Guest House is permissible use premise in Residential land use under sub-clause 8(2) of MPD-2021 –“Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)”. The proposal is put forth for approval of Technical Committee. After the approval of the Technical Committee, the matter shall be placed before the Authority for consideration and approval. Once the approval of Authority is granted, the matter will be referred to the local body i.e. New Delhi Municipal Council for modification in the layout plan.

RECOMMENDATION:

The proposal as given in para 3.0 above, is put up to Technical Committee of DDA for consideration.

DECISION

32/20 17	Permissibility of State Guest House in Residential Land Use as per MPD 2021 IN RESPECT OF PLOT No. 29-c&29-D measuring 1.478 acres(5982.96 sqm.) on the T-Junction of Jesus & Mary Marg and Dr.Radhakrishanan Marg, ChankyaPuri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House.	The proposal was presented by Director (Plg.) Zone D. After detailed deliberation, the proposal as contained in Para 3.0 of the agenda was approved by Technical Committee.	Action: Director (Plg.) Zone-D
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

VERIFIED

This Proposal was considered by the DM Technical Committee Meeting held on 20.07.2017 Vide Item No. 32/2017

Sudhakar (21/07/2017)
Asstt. Director
Master Plan

[Signature]
By Director
Master Plan

ITEM NO. 57/2017

Sub: Fixation of Pre Determined Rates (PDRs) in respect of Rohini Ph. IV & V for the financial year 2017-18.

F.4 (50)2016/AO (P)/DDA

1. DETAILS OF THE PROJECT

i.	Name of the Project	:	Rohini Ph. IV & V
ii.	Total Project Area	:	2268.19 Hect.
iii.	Total Saleable Area	:	1391.59 Hect.
iv.	Total Project Cost	:	Rs.12919.22 Crore

2. PRE-DETERMINED RATES (PDR)

Rule 2(l) of the DDA (Disposal of Developed Nazul Land) Rules, 1981 defines the Pre-Determined Rates (PDRs) as the rates of premium chargeable from different categories of persons entitled for allotment of land at PDR, as provided in Rule 6 ibid, and determined by notification from time to time by the Central Government. PDRs are fixed having regard to cost of acquisition, development charges and additional charges for use and occupation. The persons who are eligible for allotment of land at pre-determined rates as per Rule 6 include those whose lands have been acquired, socially disadvantaged groups, low and middle income categories and industries which are required to be shifted from non-conforming areas.

3. METHODOLOGY TO WORK OUT PDRs

The methodology adopted for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, being the anticipated cost of money, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with prescribed methodology, whereby all expenditure as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added

on nominal value basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate expenditure over the indexed revenue with the available land. The assumptions and other aspects of the methodology have been laid out in sub paras 3.1 to 3.4 as hereunder.

- 3.1 The updated rate for indexation used for estimating the BER has been taken as the Cost of Money i.e. 10% per annum.
 - 3.2 **Physical and Price Contingencies:** The physical and price contingencies have been taken @5% of the total expenditure to arrive at the project cost.
 - 3.3 **Service Charges:** The capitalized value of charges in respect of services to be provided by DDA till these are handed over to the respective MCD is levied @ 7.5% of the total expenditure.
 - 3.4 **Project Cost:** Project cost includes total compounded expenditure, physical and price contingencies and service charges.
- 4. Fixation of Pre-Determined Rates (PDRs) for the financial year 2017-18.**
- PDRs for the financial year 2017-18 have been fixed as per the methodology explained in Paragraph 3 above.
- 4.1 Accordingly, after taking into account various factors, BER for the financial year 2016-17 works out to Rs.13175.17 per sqm (Annexure-'A') which translates to an increase of 9.92% over the BER of Rs.11986.34 per sqm for the financial year 2015-16.
 - 4.2 After marking up the BER of the financial year 2016-17 by 10%, the Pre-Determined Rate (PDRs) for the financial years 2017-18 works out to Rs.14992.69 per sqm.
5. The category wise Pre-Determined Rates (PDRs) for the financial year 2017-18 after applying the multipliers work out as under:

TABLE

(Rates in Rs./ Sqm)

S. No.	Category of Land	Multiplier	Approved PDR for the year 2016-17	Proposed PDR for the year 2017-18
1	2	3	4	5
	PDR		13184.97	14492.69
1	Land for CGHS	1.50	19778.00	21740.00
2	Alternative Plots	1.00	15209.00	16477.00
3	Rohini Plots			
	26 sqm	0.75	11913.00	12854.00
	32 sqm	1.00	15209.00	16477.00
	60 sqm	1.75	25098.00	27346.00
4	DDA Housing Scheme			
	EWS	0.50	6593.00	7247.00
	LIG	0.75	9889.00	10870.00
	MIG	1.25	16482.00	18116.00
	SFS	1.50	19778.00	21739.00

- i. All figures have been rounded off to the next rupee.
- ii. For Alternative Plots, an amount of Rs. 1979.00 per sqm for the financial year 2017-18 has been added to the PDR towards Internal Development. Further, a sum of Rs.4.80 per sqm has also been added towards Use and Occupation charges. The cost of internal development has been updated as per CPWD Cost Index of the relevant year.
- iii. For Housing, the Cost of Internal Development will be added at the time of finalization of the disposal cost of flats.

PROPOSAL

The Authority may approve the Break Even Rates, as stated in Para 4.1 and PDRs, as stated in Column (5) of above table for Rohini Phase IV & V for the financial year 2017-18.

RESOLUTION

The agenda item was withdrawn.

CBA OF ROHINI (Ph. IV & V) 2016-17											
TABLE : 1 BREAKEVEN COST ANALYSIS (FIG IN CRORES)											
YEAR	DEVPL. EXP.	UPDATED DEVPL. EXP.	ACQU. COST	UPDATED ACQU. COST	ADDITIONAL ACQU. COST	ADDITIONAL COMPENSATION	EXPNDR	UPDATED EXPNDR	REVENUE	INDEXED REVENUE	
1997-98	0.09	0.75	253.12	1992.72	137.90	137.90	391.11	2131.37	0.00	0.00	
1998-99	0.09	0.59	0.00	0.00	0.00	0.00	0.09	0.59	0.00	0.00	
1999-2000	0.30	1.73	0.00	0.00	0.00	0.00	0.30	1.73	0.00	0.00	
2000-01	0.21	1.02	0.00	0.00	0.00	0.00	0.21	1.02	0.00	0.00	
2001-02	1.22	5.34	0.00	0.00	0.00	0.00	1.22	5.34	0.00	0.00	
2002-03	5.38	20.88	28.45	108.04	0.00	0.00	33.83	128.92	0.00	0.00	
2003-04	16.69	57.63	0.00	0.00	0.00	0.00	16.69	57.63	0.00	0.00	
2004-05	32.90	103.26	0.00	0.00	0.00	0.00	32.90	103.26	107.71	338.04	
2005-06	22.32	63.68	923.80	2635.71	0.00	0.00	946.12	2699.39	52.74	150.47	
2006-07	24.08	62.46	0.00	0.00	0.00	0.00	24.08	62.46	0.00	0.00	
2007-08	33.97	80.10	0.00	0.00	0.00	0.00	33.97	80.10	22.66	53.44	
2008-09	14.95	32.05	0.00	0.00	0.00	0.00	14.95	32.05	41.56	89.09	
2009-10	12.62	24.59	0.00	0.00	0.00	0.00	12.62	24.59	20.32	39.60	
2010-11	72.72	128.83	0.00	0.00	0.00	0.00	72.72	128.83	0.00	0.00	
2011-12	279.04	449.40	0.00	0.00	0.00	0.00	279.04	449.40	30.99	49.92	
2012-13	456.87	668.90	0.00	0.00	0.00	0.00	456.87	668.90	35.50	51.98	
2013-14	98.42	131.00	0.00	0.00	0.00	0.00	98.42	131.00	47.33	62.99	
2014-15	466.92	564.98	0.00	0.00	0.00	0.00	466.92	564.98	882.61	1067.95	
2015-16	370.90	407.99	0.00	0.00	0.00	0.00	370.90	407.99	8.23	9.05	
2016-17	3555.60	3555.60	0.00	0.00	248.62	248.62	3804.22	3804.22	11006.70	11006.70	
TOTAL	5465.29	6360.76	1205.37	4736.47	386.52	386.52	7057.18	11483.75	12256.35	12919.22	
					Updated Expendr:			11483.75			
					Provisions:						
					@ 7.5% of updated expend for Service Cha			861.28			
					@ 5% for Cont.			574.19			
					Total Updated Expendr:			12919.22	Index Revenue	12919.22	
					BREAKEVEN RATE :			13175.17			

Prof
6/11/17
Sv. Ap. (Project)

CBA OF ROHINI (Ph. IV & V) 2016-17

Land Use	Area(HA)	Saleable		Area sold upto 31.03.2014	Area sold during 2014-15	Area sold during 2015-16	Total	Area Left	Multiplier	Weighted area	Exp.Rev. in crore	
		Nett Area	Area								Wt. Area x BER	(E X F)
		A	B	C1	C2	D	E	F	G			
Residential PLOTS	533.86											
Janta Plots		12.41		0.97	5.94		6.91	5.50	0.75	4.13		54.36
LIG/Alternative		95.29		40.74	14.01		54.75	40.54	1.00	40.54		534.12
MIG Plots		78.71		30.37	20.20		50.57	28.14	1.75	49.25		648.90
MLU (Auction Plots)		1.04		0.00	0.00		0.00	1.04	4.00	4.16		54.81
Housing/FLATS	103.23											
Janta/EWS		30.76		0.00	0.00		0.00	30.76	0.50	15.38		202.63
LIG		57.37		5.67	36.50		42.17	15.20	0.75	11.40		150.18
MIG		15.10		4.67	0.00		4.67	10.43	1.25	13.04		171.78
Commercial Industrial	143.45	143.45		0.41	0.00		0.41	143.04	4.00	572.14		7538.09
	1.75	1.75		0.00	0.00		0.00	1.75	1.25	2.19		28.82
Public/Semi Public/Go	331.80	172.93		15.49	1.00	0.46	16.95	155.98	0.75	116.99		1541.31
Transportation												
Bus Terminal	10.20	10.20		0.00	4.00		4.00	6.20	1.00	6.20		81.69
Circulation	346.80	346.80		0.00	0.00		0.00	346.80	0.00	0.00		0.00
Utility	45.02	45.04		0.00	0.00		0.00	45.04	0.00	0.00		0.00
Recreational	380.74	380.74		0.00	0.00		0.00	380.74	0.00	0.00		0.00
Village/Dairy/Area und	371.34						0.00	380.74	0.00	0.00		0.00
Total	2268.19	1391.59		98.32	81.65		180.42	1211.16		835.41		11006.70

Prof
6/4/17
Sr. A.O. (Project)

ITEM NO. 58/2017

Sub: Fixaton of Pre-Determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.

File No. F4 (52)2016/AO (P)/DDA

1. DETAILS OF THE PROJECT

i)	Name of the Project	Tikri Kalan
ii)	Total Project Area	100.96.00 Hect.
iii)	Total Saleable Area	45.958 Hect.
iv)	Total Project Cost	850.64 Cr.

2. PRE-DETERMINED RATES (PDR)

Rule 2(l) of the DDA (Disposal of Developed Nazul Land) Rules 1981 defines the Pre-Determined Rates (PDRs) as the rates of premium chargeable from different categories of persons entitled for allotment of land at PDR, as provided in Rule 6 ibid, and determined by notification from time to time by the Central Government. PDRs are fixed having regard to cost of acquisition, development charges and additional charges for use and occupation. The persons who are eligible for allotment of land at pre-determined rates as per Rule 6 include those whose lands have been acquired, socially disadvantaged groups, low and middle income categories and industries which are required to be shifted from non-conforming areas.

3. METHODOLOGY TO WORK OUT PDRs

The methodology adopted for working out the PDR involves computing the Break Even Rate (BER) of the preceding financial year and updating the same by 10%, being the anticipated cost of money, and further enhancing the figure so arrived at for the cost of Internal Development, wherever applicable. To estimate the BER, indexation method is used in accordance with prescribed methodology, whereby all expenditures as well as income cash flows up to the preceding year are updated to their present values. Anticipated expenditure over the remaining period of the project is added on nominal value basis to the updated aggregate expenditure. BER is then determined by matching the excess of aggregate indexed expenditure over the aggregate indexed revenue with the available land. The assumptions and other aspects of the methodology have been laid out in sub paras 3.1 to 3.4 hereunder:

- 3.1 The rate for indexation used for estimating the BER has been taken as the Cost of Money i.e. 10% per annum.
- 3.2 **Physical and Price Contingencies:** The physical and price contingencies have been taken @5% of the total expenditure to arrive at the project cost.
- 3.3 **Service Charges:** The capitalized value of charges in respect of services to be provided by DDA till these are handed over to the respective MCD is levied @ 7.5% of the total expenditure.

3.4 Project Cost: Project cost includes total compounded expenditure, physical and price contingencies and service charges.

4 Fixation of Pre-Determined Rates (PDR) for the financial year 2017-18

PDR for any financial year is fixed as per the methodology explained in Paragraph 3 above.

4.1 Accordingly, after taking into account various factors, BER for the financial year **2016-17** works out to **Rs.11837.31 per sqm** (Annexure-1) which translates to an increase of **9.60%** over the BER of **Rs.10800.39** per sqm for the financial year 2015-16.

4.2 After marking up the BER of the financial year 2016-17 by 10%, the Pre- Determined Rate (PDR) for the financial year **2017-18** works out to **Rs.13021.04** per sqm.

5. The category wise Pre Determined Rates (PDRs) for the financial year **2017-18**, after applying the multipliers, work out as under:

(Rates in Rs./sqm)

S. No.	Use	Area of Plot in sqm.	Multiplier	Proposed PDRs for the year 2017-18
1	2	3	4	5
	Pre-determined Rate			13021.04
1.	Commercial Low Turnover	25.20 - 55.00	2.00	26047.00
2.	Commercial Low Turnover	124.00-131.75	2.40	31256.00
3.	Ware Housing	300.00	2.40	31256.00
4.	Light Industry	300.00	1.50	19537.00
5	Light Industry	495.00	1.75	22792.00

(i) All Figures have been rounded off to the next rupee.

(ii) The above rates are inclusive of Use and Occupation charges @ Rs.4.80 per sqm.

PROPOSAL

Authority may approve the Break Even Rate, as stated in Para 4.1, and PDRs, as stated in Column (5) of above table, for Tikri Kalan for the financial year 2017-18.

RESOLUTION

The agenda item was withdrawn.

CBA OF TIKRI KALAN 2016 - 17
TABLE : 1 BREAK-EVEN COST ANALYSIS (FIG IN CRORES)

YEAR	DEVPL. EXP.	UPDATED DEVPL. EXPENDITURE	ACQU. COST	UPDATED ACQU. COST	ADDITIONAL/ENHANCED COMPENSATION	UPDATED/ADDITIONAL COMPENSATION	EXPNDR	UPDATED EXPNDR	REVENUE	INDEXED REVENUE
1995-96	6.0313	63.5540	8.9926	8.9926	0.0000	0.0000	15.0239	158.3125	0.0000	0.0000
1996-97	6.8844	62.0029	0.0000	0.0000	0.0000	0.0000	6.8844	62.0029	0.0000	0.0000
1997-98	3.8909	29.9509	33.7000	259.4120	8.7000	66.9699	46.2909	356.3328	3.0600	18.7147
1998-99	3.6935	24.3003	0.0000	0.0000	0.0000	0.0000	3.6935	24.3003	1.9945	11.0893
1999-2000	2.0182	11.3489	0.0000	0.0000	0.0000	0.0000	2.0182	11.3489	1.2641	6.3893
2000-2001	8.7117	41.8702	0.0000	0.0000	0.0000	0.0000	8.7117	41.8702	0.2050	0.9419
2001-2002	6.1900	26.4448	0.0000	0.0000	0.0000	0.0000	6.1900	26.4448	0.4726	1.9742
2002-2003	0.9900	3.7595	0.0000	0.0000	0.0000	0.0000	0.9900	3.7595	0.1762	0.6691
2003-2004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0359	0.1239
2004-2005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0744	0.2335
2005-2006	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.5770	4.4994
2006-2007	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	11.0525	28.6673
2007-2008	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1084	0.2556
2008-2009	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0136	0.0292
2009-2010	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1476	0.2876
2010-2011	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.5404	2.7289
2011-2012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	14.2200	22.9015
2012-2013	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	14.0022	20.5006
2013-2014	1.0886	1.4489	0.0000	0.0000	0.0000	0.0000	1.0886	1.4489	6.2109	8.2667
2014-2015	0.0000	0.0000	0.0000	0.0000	0.0843	0.1043	0.0843	0.1043	6.5347	7.9070
2015-2016	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	4.9147	5.4061
2016-2017	70.2018	70.2018	0.0000	0.0000	0.0000	0.0000	70.2018	70.2018	709.0547	709.0547
TOTAL	109.7004	334.8824	42.6926	354.1706	8.7843	67.0742	161.1773	756.1272	776.6593	850.6404
Total updated Expendr										
Provisions										
@ 5% of expnd. for Physical & Price Cont.)										
@ 7.5% of discounted expnd for Service Charges										
Projected Expenditure										
Projected Revenue										
BREAK EVEN RATE : 11837.31 (Per sqmtr)										
850.64										

PDR OF TIKRI KALAN 2016-17									
TABLE : 2 YEARWISE BREAKUP OF DISPOSABLE AREA									
YEAR	AREA OF PLOT (IN SQ. MTRS)	NUMBER OF PLOTS	GROSS AREA (IN HECT.)	SALEABLE AREA	MULTIPLIER	Area Sold	Area Left	Area in Hec.	Rs. In Crores
								Wt. Area Left (Area Left X Multiplier)	Expected Revenue (Wt. Area Left X BER)
1.01	COMMERCIAL LOW TURNOVER	144.00	25.20	0.36	2.00	4.58	3.44	6.88	81.44
1.02	COMMERCIAL LOW TURNOVER	72.00	26.40	0.19	2.00				
1.03	COMMERCIAL LOW TURNOVER	60.00	27.80	0.17	2.00				
1.04	COMMERCIAL LOW TURNOVER	72.00	30.00	0.22	2.00				
1.05	COMMERCIAL LOW TURNOVER	228.00	40.00	0.91	2.00				
1.06	COMMERCIAL LOW TURNOVER	128.00	47.00	0.60	2.00				
1.07	COMMERCIAL LOW TURNOVER	488.00	44.00	2.15	2.00				
1.08	COMMERCIAL LOW TURNOVER	12.00	47.50	0.06	2.00				
1.09	COMMERCIAL LOW TURNOVER	32.00	48.00	0.15	2.00				
1.10	COMMERCIAL LOW TURNOVER	400.00	50.00	2.00	2.00				
1.11	COMMERCIAL LOW TURNOVER	144.00	53.30	0.77	2.00				
1.11A	COMMERCIAL LOW TURNOVER	80.00	55.00	0.44	2.00				
1.12	COMMERCIAL LOW TURNOVER	240.00	124.00	2.98	2.40	0.35	3.47	8.33	98.60
1.13	COMMERCIAL LOW TURNOVER	64.00	131.75	0.84	2.40				
1.14	WAREHOUSING	210.00	300.00	6.30	2.40	0.69	5.61	13.47	159.45
1.15	LIGHT INDUSTRY PLOTS	268.00	300.00	8.04	1.50	0.00	8.04	12.06	142.76
1.16	LIGHT INDUSTRY	96.00	495.00	4.75	1.75	0.00	4.75	8.32	98.49
1.17	SHOPPING			0.97	4.00	0.00	0.97	3.89	46.05
1.18	POLICE STATION			0.40	0.00	0.00	0.40	0.00	0.00
1.19	FIRE STATION			1.94	0.00	0.00	1.94	0.00	0.00
1.20	HEALTH SERVICES			0.33	0.00	0.00	0.33	0.00	0.00
1.21	ELEC SUB-STATION(66KV)			1.03	0.00	0.00	1.03	0.00	0.00
1.22	TUBE WELL			0.50	0.00	0.00	0.50	0.00	0.00
1.23	NIGHT SHELTER/REPAIR SHOPS/ U/GROUND RESERVOIR			4.11	1.00	0.00	4.11	4.11	48.65
2.00	DUMPING GROUND			0.20	0.00	0.00	0.20	0.00	0.00
2.10	FACILITIES/ADMN.OFFICES			0.94	0.00	0.00	0.94	0.00	0.00
2.20	SEPTIC TANK			0.38	2.00	0.00	0.38	0.75	8.88
2.30	WEIGHING BRIDGE			0.10	0.00	0.00	0.10	0.00	0.00
2.40	WELL			0.40	1.75	0.00	0.40	0.70	8.29
2.50	RLU			0.30	1.75	0.00	0.30	0.53	6.27
2.60	IDLE PARKING			3.44	0.25	0.00	3.44	0.86	10.18
PARKING GREEN				14.50	0.00	0.00	0.00	0.00	0.00
2.70	CIRCULATION/OTHERS/UTILITIES			12.50	0.00	0.00	0.00	0.00	0.00
				28.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL		2738.00	100.96	45.96		5.61	40.35	59.90	709.05

ITEM NO. 59/2017

SUB: (i) Fixation of Rates for the purpose of calculating Conversion Charges from leasehold to freehold in respect of Commercial & Industrial Properties for the year 2017-18.

(ii) Fixation of Land Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under Multi-level parking for the year 2017-18.

File No.2 (34) 99/AO (P) DDA/ Pt.

1. The Scheme for conversion of commercial and industrial properties from leasehold to freehold was put into effect following the directives of the Govt. of India vide letter dated 27.06.2003. The rates for computation of conversion charges for the initial year 2003-04 were fixed after updating the rates notified by L&DO for the year 1995-96.
2. In view of the fact that there had not been much response to the existing rates of conversion charges based on L&DO rates, it was felt that these rates be rationalized on the basis of actual market trend and stage of development in the respective zones. Accordingly, the rates for the year 2004-05 were firmed up based on average auction rates of the year 2003-04.
3. Due to lukewarm response, no increase was proposed for the succeeding year i.e. 2005-06.
4. While working out the land rates for conversion charges for the subsequent years, though the average auction rates of relevant years were duly considered, but in view of the huge fluctuations in the market rates and the fact that real estate trend may not prevail permanently and cannot said to be the real indicator for the purpose of determining the increase in conversion charges, an equitable increase @ 10% i.e. equal to expected cost of money was accepted by the Authority subject to final approval of MOUD.
5. The rates of Conversion of Industrial plots from Leasehold to Freehold are fixed at 60% of the commercial rates for 100 FAR except Narela which is taken as 75%. However, these rates are linked to plot area instead of FAR.
6. Now coming to the issue for fixation of land rates for calculating the conversion charges from leasehold to freehold in respect of commercial and industrial properties for the year 2017-18 going by the same analogy which has been adopted in principle for the earlier years, an increase of 10% over the existing rates seems to be reasonable and justified.

7. Accordingly, the rates for calculation of conversion charges in respect of Commercial and Industrial Properties from leasehold to freehold for the year 2017-18 are shown in the tables given below:-

Land Rates for calculating Conversion Charges in respect of Commercial Properties

TABLE 7.1 (Rates in Rs./sqm for 100 FAR)

Zone	Rates for the year 2016-17	Proposed rates for the year 2017-18
Central, South & Dwarka	1,12,050/-	1,23,255/-
West, North, East & Rohini	77,815/-	85,597/-
Narela	31,127/-	34,240/-

Land Rates for calculating Conversion Charges in respect of Industrial Properties

TABLE 7.2 (Rates in Rs./sqm)

Zone	Rates for the year 2016-17	Proposed rates for the year 2017-18
Central, South & Dwarka	67,232/-	73,955/-
West, North, East & Rohini	46,690/-	51,359/-
Narela	23,346/-	25,681/-

Note:-

- (i) Commercial rates proposed above will be applicable for normal locations. For commercial plots located in Mall Areas and Multiplex Complexes, the rates will be further enhanced by 50% i.e. 1.5 times of the normal rates.
- (ii) These rates will be applicable only for calculation of conversion charges for the conversion of commercial/industrial plots from leasehold to freehold.
- (iii) These rates shall be applicable to commercial built up properties also.

Fixation of Land Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under Multi-level parking for the year 2017-18.

8. The reserve price for multilevel parking is fixed @ 35% of the market rate of commercial properties. On the same analogy, the land rates in respect of area under multi-level parking for conversion from leasehold to freehold are being adopted @ 35% of the conversion rates of commercial properties.

9. Accordingly, based on the policy as already in vogue, land rates in respect of area under Multi level parking for the year 2017-18 have been worked out at 35% of land rates of commercial properties proposed for the year 2017-18 as shown in the table given below:

Land rates for calculating Conversion Charges in respect of area under Multi-level parking for the year 2017-18

TABLE-9.1 (Rates in Rs./sqm for 100 FAR)

ZONE	Proposed Land rates for calculating conversion charges from lease hold to free hold in respect of commercial properties for the year 2017-18.	Proposed Land rates of area under Multi-level parking sites for the year 2017-18 for Conversion from leasehold to freehold @35% of Col.2
1	2	3
South, Central & Dwarka	1,23,255/-	43,139/-
West, North, East & Rohini	85,597/-	29,959/-
Narela	34,240/-	11,984/-

The commercial plots where multilevel parking forms part of it will be converted into freehold only when the parking area has been fully developed and made operational as on the date of submission of conversion application, to ensure provision of parking facilities.

PROPOSAL

The Authority may approve the proposal for fixation of the land rates for calculating Conversion Charges for conversion of Commercial and Industrial properties from leasehold to freehold for the year 2017-18 as, contained in TABLES 7.1 and 7.2 respectively and land rates for calculating conversion charges for conversion of area under multilevel parking from leasehold to freehold for the year 2017-18 as contained in TABLE 9.1.

RESOLUTION

The agenda item was withdrawn.

ITEM NO. 60/2017

F.21(1671)/2001/HAC/Pt.III

Subject:-Fixation of Plinth Area Rates (PARs) of Construction effective From 1st April,2017 to 30th September, 2017 for Standard Costing of flats.

As per Agenda Item No. 07/2002 passed in the Authority meeting held on 21.01.2002, the mode for costing of flats was switched over from actual cost to standard cost. In accordance with Para IV.[b] of this Resolution, the Plinth Area Rates [PAR] of construction are being calculated and announced on 1st April and 1st October of each financial year. As per Para IV.2 [a][i] of the Resolution, the rate of construction is worked out on the weighted average of the costs of construction. The PAR of 1st April is based on actual costing data received up to last day of February and that of 1st October on costing data received up to last day of August, respectively..

2(a) The following Plinth Area Rates including maintenance, deficiency and rectification charges were approved by the Authority in its meeting held on 10.02.2017 vide Item No. 04/2017 to be effective from 1st October,2016 to 31st March,2017 :-

Flats with lift

Rs. 36,000/-per sqm. for H.I.G. flats
Rs. 33,000/- per sqm. for M.I.G.flats

Flats without lift

Rs.19,100/- per sqm. for Janta/EWS/ one room Tenements.

Rs.23,500/- per sqm. For LIG / One Bed Room / (EHS)Type-A

Rs.24,800/-per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project.

Rs.25,900/-per sqm. for MIG / Two bed rooms / EHS Type-B

Rs.26,400/-per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project.

Rs.29,400/-per sqm. for HIG/ SFS / Three bed rooms flat.

2(b) Further, Authority in its meeting held on 18/11/2016 vide Agenda Item No. 111/2016 also approved that in the new Housing Scheme, DDA may dispose off the flats as detailed below at the cost on which these were offered under the Housing Scheme-2014:

Sl. No	Category	Locality/Sector/Pocket	No. of Flats put under scheme 2014	No. of flats surrendered/ cancelled
1	MIG	Narela A-9	384	326
2	LIG	Sector 34 and 35, Rohini	10875	5103
3	LIG	G-2 and G-8, Narela	6422	3999
4	LIG	Siraspur	2840	1876
5	Janta	Sector-4 (Extn.)Rohini	384	240

3. In addition to rates mentioned above, other usual charges, such as one time maintenance, service tax etc.etc. are also chargeable and depreciation is allowed as approved by the Authority from time to time. However, no depreciation will be allowed in the above five schemes since the old cost applicable in 2014 would be charged.

4. As per the laid down methodology, for the purpose of deciding the PAR effective 1st April, 2017, weighted average of fresh costing of completed flats from 1st March, 2016 to 28th February, 2017, is to be considered. However, no fresh costing details of completed flats have been received from any Zone during this period. Further, in the absence of information on costing of completed flats, standard cost is revised based on revised preliminary estimates/preliminary estimates received. During the relevant period Financial Concurrence has been issued.

5. It is relevant to mention here that the CPWD Cost Index has reduced from 102 as on 01.04.2016 to 101 as on 01.10.2016 as notified vide Office memorandum dated 21.04.2017.

PROPOSAL :

6. (a) The costing details pertaining to the half yearly period ending 28th February, 2017 is not available. Though the CPWD cost index for the relevant period has reduced from 102 to 101, it is proposed to increase the PAR for half yearly period ending 30th September, 2017 by 5% to recover the cost of money over the rates valid upto 31st March, 2017 on old inventory except the schemes mentioned in the table in Para 2(b) above. This proposal is being mooted considering the fact that PARs were not changed even for the half yearly period Oct., 2016 to March, 2017. The

applicable rates for PAR would be as under:-

Flats with lift	Rs. 37,800/-per sqm. for H.I.G. flats Rs. 34,650/-per sqm. for M.I.G.flats
Flats without lift	Rs.20,100/- per sqm. for Janta/EWS/ one room Tenements. Rs.24,700/- per sqm. for LIG / One Bed Room / (EHS)Type-A Rs.26,100/-per sqm. for LIG / One bed room flats constructed on turnkey basis in a mega project. Rs.27,200/-per sqm. for MIG / Two bed rooms / EHS Type-B Rs.27,800/-per sqm. for MIG / Two bed room flats constructed on Turnkey basis in a mega project. Rs.30,900/-per sqm. for HIG/ SFS / Three bed rooms flat.

(b) The costing of flats in respect of five schemes mentioned in para No. 2(b) above, may remain the same for the New DDA Housing Scheme-2017 at the cost on which these were offered under the Housing Scheme-2014, as already approved by the Authority vide item No. 111/2016, dt. 18.11.2016. However, no depreciation will be allowed since the old cost applicable in 2014 would be charged. If any individual flat is allotted out of these five schemes during the period 1.04.2017 to 30.09.2017, the costing of such flats may also be worked in the similar manner to maintain parity.

(c) The cost of newly constructed 268 flats at Ramgarh Colony, Jahangir Puri may be calculated on actual PAR of the scheme i.e. Rs. 26,400/- as already approved by the Authority in its meeting held on 18/11/2016.

Other usual charges such as one time maintenance (both civil and electrical) will be charged extra. Depreciation shall be allowed as already approved by the Authority, on old inventory flats (older than one year).

NOTE:- (i) If any discrepancy is noticed in PAR, Vice-Chairman,

DDA may be authorized to rectify the same with the prior approval of Hon'ble Lt. Governor, Delhi.

RESOLUTION

The agenda item was withdrawn.

ITEM NO. 61/2017

Sub: **Amendment in the schedule of Disciplinary Authority-Schedule to Regulation 3 (d)DDA (Conduct, Disciplinary & Appeal) Regulations,1999 read with the DDA (Conduct, Disciplinary & Appeal) Amendment Regulations, 2014 notified vide G.S.R.181 (E) dated the 2nd March, 2015.**

F4 (4)2017/P&C (P)

The Finance Member, DDA and the Engineer Member, DDA are the Heads of the Finance and Engineering Departments of DDA respectively.

They are also functioning as the Appointing Authority, Disciplinary Authority and Appellate Authority, as the case may be, as per the schedule of Disciplinary Authority-Schedule to Regulation 3 (d) of DDA (Conduct, Disciplinary & Appeal) Regulations, 1999 read with the DDA (Conduct, Disciplinary & Appeal) Amendment Regulations, 2014 notified vide G.S.R. 181 (E) dated the 2nd March, 2015.

The work-load of the Finance Member and Engineer Member, DDA has increased due to classification of posts done by the DoPT on implementation of 6th CPC recommendations which was made applicable in DDA by carrying out amendment in Rule (3) of DDA (Misc.) Rules, 1959 by the Central Government and some Group 'C' posts were classified as Group 'B' and, accordingly, the schedule appended with the Regulations 1999 were amended.

With a view to smooth functioning of the Finance and Engineering Departments, the powers to function as Appointing Authority, Disciplinary Authority and Appellate Authority presently vesting with the Finance Member and the Engineer Member, DDA in respect of Group 'B' and 'C' officers, as mentioned above needs to be delegated to the Principal Commissioner (Personnel) by carrying out amendment in the schedule of Disciplinary Authority-Schedule to Regulation 3 (d) of DDA (Conduct, Disciplinary & Appeal) Regulations, 1999 read with the DDA (Conduct, Disciplinary & Appeal) Amendment Regulations, 2014 notified vide G.S.R. 181 (E) dated the 2nd March, 2015. The proposal for amendment as described above has been examined by the Legal Department and the views of the Legal Department are in consonance with the proposal.

The Authority has been conferred the powers to make regulations vide Section 57 of Delhi Development Act, 1957 with the prior approval of the Central Government. If the proposal contained in the agenda item is passed by the Authority, draft notification shall be sent to the Central Government for approval before it is notified in the official gazette.

The existing provisions which are proposed to be amended and the proposed amendments are placed at Annexures 'A' & 'B' respectively.

The above proposal is submitted for consideration and approval of the Authority please.

RESOLUTION

The proposal contained in the agenda item was approved.

Annexure 'A'

EXISTING PROVISIONS
GROUP 'B' AS PER SCHEDULE

S. No.	Title of Service or Post	Appointing Authority	Authority empowered to impose Penalty and place the employee under suspension	Penalties	Appellate Authority
1.	A post carrying the following grade pays: Rupees 5,400/-, Rupees 4,800/- and Rupees 4,600/- in the Scale of Pay of Rs. 9300-34,800/- in Pay Band-2.	Any full time member	(i) Any full time member (ii) Commr.(Pers.)	All Penalties Minor Penalties	Vice-Chairman Any full time member of DDA, Pr. Commr. (Pers.)
2.	A post carrying the grade pay of Rupees 4,200/- in the Scale of Pay of Rs. 9300-34,800/- in Pay Band-2.	Commissioner (Personnel)	(i) Commr.(Pers.) (ii) Dir. (Pers.)	All Penalties Minor Penalties	Any full time member of DDA, Pr. Commr. (Pers.)

EXISTING PROVISIONS
GROUP 'C' AS PER SCHEDULE

1.	A post carrying a grade pay of Rs. 2,800/-, Rupees 2,400/- Rupees 2,000/- and 1,900/- in the Scale of Pay of Rs. 5200-20,200/- in Pay Band-1.	Commr.(Pers.)	(i) Commr. (Pers.) (ii) Dir. (Pers.)	All Penalties Minor Penalties	Any full time member of DDA, Pr. Commr. (Pers.) Commr.(Pers.)
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Annexure 'B'**PROPOSED AMENDMENTS**
GROUP 'B'

S. No.	Title of Service or Post	Appointing Authority	Authority empowered to impose Penalty and place the employee under suspension	Penalties	Appellate Authority
1.	A post carrying the following grade pays: Rupees 5,400/- , Rupees 4,800/- and Rupees 4,600/- in the Scale of Pay of Rs. 9300-34,800/- in Pay Band-2.	Pr. Commr. (Pers.)	(i) Pr. Commr. (Pers.) (ii) Commr. (Pers.)	All Penalties Minor Penalties	Vice-Chairman Pr. Commr. (Pers.)
2.	A post carrying the grade pay of Rupees 4,200/- in the Scale of Pay of Rs. 9300-34,800/- in Pay Band-2.	Commr. (Pers.)	(i) Commr. (Pers.) (ii) Dir. (Pers.)	All Penalties Minor Penalties	Pr. Commr. (Pers.) Commr. (Pers.)

PROPOSED AMENDMENTS
GROUP 'C'

1.	A post carrying a grade pay of Rupees 2,800/-, Rupees 2,400/- Rupees 2,000/- and 1,900/- in the Scale of Pay of Rs. 5200-20,200/- in Pay Band-1.	Commr. (Pers.)	(i) Commr. (Pers.) (ii) Dir. (Pers.)	All Penalties Minor Penalties	Pr. Commr. (Pers.) Commr. (Pers.)
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ITEM NO. 62/2017

File No.: F4(3)2017/P&C(P)

Sub: Introduction of Annual Medical Examination for the Group 'A' Officers of DDA of age 40 years and above.

The Govt. Of India has introduced Annual Medical Examination for Group 'A' officers of Central Civil Services/posts of age 40 and above vide DoPT O.M. No. 21011/1/2009-Estt. (A)- Part dated 15th January, 2015 having MoA between Central Govt. and empaneled hospitals and the following provisions are being offered in the MoA:

- i) Annual Medical Examination of the Men Officers - Rs. 2000/-
- (ii) Annual Medical Examination of the Women Officers - Rs. 2200/-

In accordance with the agreement entered into by the Ministry of Health and Family Welfare with the hospitals, it has been made obligatory for these hospitals to conduct Annual Medical Examination as per the prescribed format and approved rates. The agreement has provided that these empaneled hospitals shall agree for conducting all investigations/diagnostic +tests/consultation etc. of the Central Civil Group 'A' Officers of above 40 years of age and other categories of CGHS beneficiaries as specified by Government from time to time as per the prescribed protocol, subject to the condition that the hospital shall not charge more than Rs. 2000/- for conducting the prescribed medical examination of the male officers and Rs. 2200/- for female officers of Central Government who came to the hospital/institution with the requisite permission letter from their Department/Ministry /Competent Authority. Accordingly, Group 'A' Officers of Central Civil Services/ Posts of age of 40 years and above can have the required Annual Medical Examination conducted by the hospital.

DDA has approximately 400 Group A officers. Since DDA follows the Central Govt. rules for its employees, this facility can be implemented in DDA under Annual Medical Examination scheme. It is pertinent to mention here that DDA has adopted CGHS pattern for its employee in

addition to OPD facility. Keeping in view the number of Group 'A' employees, the expected expenditure will be to the tune of Rs. 9 Lakhs per annum.

In view of the above, adoption of Annual Medical Examination for Group 'A' Officers of DDA, including those on deputation to DDA, as introduced by DoPT vide O.M. No. 21011/1/2009-Estt (A)-Part, is placed before the Authority for approval.

RESOLUTION

was approved.

ITEM NO. 63/2017

F.1(Misc)/02/R.R/2014

Sub: Adoption of Recruitment Rules for the post of Multi Tasking Staff, Delhi Development Authority.

INTRODUCTION:

As the 6th CPC recommended that all Group "D" Post in the Government will stand upgraded to Group "C" Pay Band-I with Grade pay of Rs. 1800/- (Now Rs.18000/- level-I as per 7th CPC). The Deptt. of Personnel, Public, Grievances & Pension (Dopt), Govt. of India vide OM No. AB-14017/6/2009 Esstt. (RR) dt. 30.04.2010 forwarded Model Recruitment Rules of Group " C " posts in Pay Band I with Grade pay of Rs. 1800/- (Pre-revised Group " D " Post), for Multi Tasking Staff .The Dopt has also forwarded duties of Multi Tasking Staff in Annexure-II. A Committee was constituted to deliberate and decide adoption of Model Recruitment Rules. The committee recommended adoption of RRs. for the post of Multi Tasking Staff in TOTO as per DOPT Guidelines. It was also recommended by the committee that there are 17 categories which can be converted into Multi Tasking Staff i.e. Peon, Khallasi, process server Dafary, Gestenar Operator, Environment Assistant, Sewer Man, Farash/HeadFarash, Bindary Assistant, Sanitary Mate, Bhisti, Helper, Bullock Man, Water Man, Valve Man, Chain Man and Chair Recainer. Accordingly RRs. have been drafted which are as under:-

1.	Name of the post	Multi Tasking Staff
2.	No. of post	1731
3.	Classification	Group-'C' (Non-Gazetted) Non-Ministrial
4.	Pay Band & Grade Pay Scale	Pay Band-1 Rs.5200-20,200/-Grade Pay Rs.1800/- (Now Rs.18000/- Level-1 as per 7 th CPC)
5.	Whether selection post or non-selection post	Not applicable
6.	Whether benefit of added years of service admissible under rule 30 of CCS (Pension rule 1972)	Not applicable
7.	Age limit for direct recruits	Between 18 and 25 Years of age (Relaxable for Govt. employees in accordance with the orders/instructions issued by the Central Govt.)

8.	Educational and other Qualification required for direct recruits.	<u>Essential</u> Matriculation or equivalent pass from a recognized Board/University; Or ITI pass in relevant subject (may be adopted as per special requirements of the post, if any)
9.	Whether age & educational qualification prescribed for direct recruit will apply in the case of promotions/ Deputationists	Not applicable
10.	Period of probation, if any	Two years
11.	Method of recruitment, whether by Direct Recruitment or by promotion of by deputation/ absorption and percentage of the posts to be filled by various methods	By direct recruitment
12.	In case of recruitment by promotion/ deputation/ absorption grades from which promotion/ deputation/ absorption is to be made	Not applicable
13.	If a DPC exists what is its composition	Not applicable
14.	Saving	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, Scheduled Tribes, Other Backward Classes, Ex- Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt. from time to time in this regard.

15.	Disqualification	<p>No person:</p> <p>(a) Who has entered into or contracted a second marriage when his/her spouse is alive; or</p> <p>(b) Who having a spouse living, has entered into or contracted a marriage with any person;</p> <p>Shall be eligible for appointment to any of the said post;</p> <p>Provided that the Central Government/ Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing exempt of this regulation.</p>
16.	Power to relax	<p>Where the Chairman, DDA is of the opinion that it is necessary or expedient to do so, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.</p>

Specific Recommendation requiring Authority Approval

In view of above, the draft agenda item for adoption in RRs in respect of Multi Tasking Staff as contained in Annexure-I are here by submitted for kind consideration and approval of the Authority.

RESOLUTION

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

The word "University" be deleted from para-8 of the draft Recruitment Regulations for the post of Multi Tasking Staff.

Post converted into M.T.S.

Sl.No.	Categories	Sanctioned Strength	Total
1.	Peon	967	Sl.No. 1to4= 1111
2.	Khallasi		
3.	Process Server		
4.	Daftary	144	
5.	Environment Asstt.	48	Sl.No. 5to16=195
6.	Serwer Man	10	
7.	Farash/Head Farash	52	
8.	Bindary Assistant	04	
9.	Sanitary Mate	34	
10.	Bhisti	03	
11.	Helper		
12.	Bulleck Man	08	
13.	Water Man	06	
14.	Valve Man	03	
15.	Chain Man	16	
16.	Chair Recainer	11	
17.	Beldar/Collie	425	
	Total	1731	1731

New Delhi, dated the 30th April 2010

OFFICE MEMORANDUM

Subject:- Model Recruitment Rules for Group 'C' posts in Pay Band-1, with Grade Pay of Rs.1800/- (pre-revised Group 'D' posts)

The 6th CPC recommended that all Group 'D' posts in the Government will stand upgraded to Group 'C', Pay Band-1 with Grade Pay of Rs.1800, along with the incumbents (after suitable training, wherever required). The other recommendations of the Commission, in this regard include:

- (i) There will be no further recruitment in Group 'D'.
- (ii) The existing Group 'D' posts will be placed in Group 'C' Pay Band-1 with Grade Pay of Rs.1800.
- (iii) The minimum qualification for appointment to this level will be either 10th pass or ITI equivalent
- (iv) Multi- skilling, with one employee performing jobs hitherto performed by different Group 'D' employees.
- (v) Common Designation for these posts.

2. Model Recruitment Rules (Annex-I) have been framed keeping in view the recommendations of the Pay Commission. All the Ministries/ Departments are requested to amend the Recruitment Rules for the erstwhile Group 'D' posts as per the Model RRs and the recommendations of the Pay Commission.

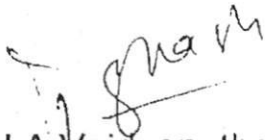
3. Powers for framing/ amendment of RRs for Group 'C' posts have already been delegated to Ministries/ Departments. Therefore the RRs may be framed accordingly, in consultation with Ministry of Law without further reference to this Department. This Department needs to be consulted only if any deviations from the model RRs are proposed.

4. Ministries/ Departments may adopt the designation of **MULTI-TASKING STAFF** for some common categories of posts in the secretariat offices. Annex-II indicates the categories of erstwhile Group 'D' posts which may be given this designation and illustrative list of duties attached to these posts. For other categories of posts, Ministries/ Departments may adopt single designation for posts whose duties are similar in nature and where the officials can easily be switched from one task to another. In all cases it may be ensured that:

- a) The posts are classified as Group 'C'
- b) The posts are placed in Pay Band-1 with Grade Pay of Rs.1800.
- c) The minimum qualification for appointment is prescribed as 10th pass. Where technical qualifications are considered necessary, ITI in the relevant subject may be prescribed as the minimum qualification.

5. Ministry of Home affairs etc. are requested to bring the contents of this O.M to the notice of all their Attached/ Subordinate Offices. The autonomous/ statutory bodies may adopt the same with the approval of the competent authority as per their rules/ statutes.

6. Hindi version follows.


(J.A. Vaidyanathan)

Deputy Secretary to the Government of India
Tel. 2309 2112

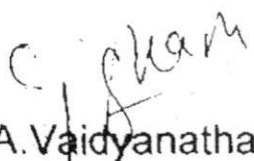
To

1. All Ministries/Departments of Government of India
2. The President's Secretariat, New Delhi.
3. The Vice-President's Secretariat, New Delhi
4. The Prime Minister's Office, New Delhi.
5. The Cabinet Secretariat, New Delhi.
6. The Comptroller and Auditor General of India, New Delhi.
7. The Union Public Service Commission, New Delhi.
8. The Staff Selection Commission, New Delhi

No.AB-14017/6/2009-Estt (RR) dated 30th April, 2010

Copy to :-

1. The Rajya Sabha Secretariat, New Delhi.
2. The Lok Sabha Secretariat, New Delhi.
3. All Attached Offices under the Ministry of Personnel, Public Grievances and Pensions.
4. Establishment Officer and Secretary, ACC (10 copies).
5. All Officers and Sections in the Department of Personnel & Training.
6. Secretary, Staff Side, National Council (JCM), 13-C, Ferozeshah Road, New Delhi
7. All Staff Members of National Council (JCM)
8. All Staff Members of the Departmental Council (JCM), Ministry of Personnel, PG and Pensions
9. Establishment (RR Division) (200 copies)


(J.A.Vaidyanathan)
Deputy Secretary to the Government of India
Tel. 23092112

ANNEX-I

Model Recruitment Rules for the posts which were in Group 'D' Scales prior to Sixth Pay Commission and which have been placed in Group 'C'- Pay Band – 1 (Rs. 5200-20200)+ Grade Pay Rs. 1800/-

- | | |
|---|---|
| 1. Name of Post | ¶¶¶
(To be indicated by the Ministry/Department/Organization concerned) |
| 2. Number of Post | (number) * (year of framing) |
| 3. Classification | *Subject to variation dependent on workload
General Central Service Group 'C'
Non-Gazetted, Non-Ministerial |
| 4. Pay Band and Grade Pay | Pay Band – 1 (Rs. 5200-20200)
+ Grade Pay Rs. 1800/- |
| 5. Whether selection post or non selection post | Not applicable |
| 6. Whether benefit of added years of service admissible under Rule 30 of the CCS(Pension) Rules, 1972 | Not applicable |
| 7. Age limit for direct recruitment | Between 18 and 25 years of age |

Note: The crucial date for determining the age limit shall be the closing date for receipt of application from candidates in India (and not the closing date prescribed for those in Assam, Meghalaya, Arunachal Pradesh, Mizoram, Manipur, nagaland, Tripura, Sikkim, Ladakh Division of J&K State, Lahual & Spiti district and Pangi Sub Division of Chamba district of Himachal Pradesh, Andaman & Nicobar Islands or Lakshadweep).

In the case of recruitment made through the Employment Exchange, the crucial date for determining the age limit shall be the last date upto which the Employment Exchange is asked to submit the names.

¶¶¶ (Designation of **MULTI-TASKING STAFF** may be adopted for some of the more common categories as indicated in Annex II).

8	Educational and other qualifications required for direct recruits	Matriculation or equivalent pass OR ITI pass* *May be adopted as per special requirements of the post, if any
9	Whether age and educational qualifications prescribed for direct recruitment will apply in the case of promotes	Not applicable
10	Period of probation, if any	Two years
11	Method of recruitment whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods	By direct recruitment.
12	In case of recruitment by promotion/deputation/absorption grades from which promotion/deputation/absorption to be made	Not applicable
13	If DPC exists, what is its composition	Group 'C' Departmental Promotion Committee for considering confirmation (specific composition to be indicated)
14	Circumstances in which UPSC is to be consulted in making recruitment	Not applicable

8	Educational and other qualifications required for direct recruits	Matriculation or equivalent pass OR ITI pass* *May be adopted as per special requirements of the post, if any
9	Whether age and educational qualifications prescribed for direct recruitment will apply in the case of promotes	Not applicable
10	Period of probation, if any	Two years
11	Method of recruitment whether by direct recruitment or by promotion or by deputation /absorption and percentage of the vacancies to be filled by various methods	By direct recruitment.
12	In case of recruitment by promotion/deputation/absorption grades from which promotion/deputation/absorption to be made	Not applicable
13	If DPC exists, what is its composition	Group 'C' Departmental Promotion Committee for considering confirmation (specific composition to be indicated)
14	Circumstances in which UPSC is to be consulted in making recruitment	Not applicable

DESIGNATION AND INDICATIVE LIST OF DUTIES

(Erstwhile Group 'D' posts of Peon, Daftary, Jamadar, Junior Gestetner Operator, Farash, Chowkidar, Safaiwala, Mali etc)

New suggested designation: MULTI-TASKING STAFF

The duties would broadly include:

- a) Physical Maintenance of records of the Section.
- b) General cleanliness & upkeep of the Section/ Unit.
- c) Carrying of files & other papers within the building.
- d) Photocopying, sending of FAX etc.
- e) Other non-clerical work in the Section/ Unit.
- f) Assisting in routine office work like diary, despatch etc., including on computer
- g) Delivering of dak (outside the building).
- h) Watch & ward duties.
- i) Opening & closing of rooms.
- j) Cleaning of rooms.
- k) Dusting of furniture etc.
- l) Cleaning of building, fixtures etc.
- m) Work related to his ITI qualifications, if it exists.
- n) Driving of vehicles, if in possession of valid driving licence.
- o) Upkeep of parks, lawns, potted plants etc.
- p) Any other work assigned by the superior authority.

NOTE: The above list of duties is only illustrative and not exhaustive. Ministries/ Departments may add to the list, duties of similar nature ordinarily performed by officials at this level.

ITEM NO. 64/2017

F.7 (Misc)2017/PB-III/RR/LDC(MTS)/

Sub: Recruitment Regulations for the post of Lower Division Clerk-cum-Typist(now Junior Secretariat Assistant) (English-Hindi), Delhi Development Authority.

INTRODUCTION:

The existing RRs for the post of Lower Division Clerk-cum-Typist (English-Hindi) were notified in the Extraordinary Gazette of India on 24-12-2013. The provisions of RRS as notified were as under:

1.	Name of posts	Lower Division Clerk-cum Typist(English / Hindi)
2.	No. of Posts	1101 (Subject to variation dependent on workload)
3.	Clarification	Group 'C' Ministerial
4.	Pay Band and Grade Pay/ Pay scale	Pay Band-1 Rs.5200-20200/- Grade Pay-Rs.1900/-
5.	Whether selection post or non selection post	Non Selection
6.	Whether benefits of added years of service admissible under Rule-30 of CCS (Pension)Rules, 1972	Not Applicable
7.	Age limit of direct recruitment	Between 18 and 27 years (relaxable for Govt. employees and employees of DDA upto 40 years in accordance with the instructions or orders issued by Central Government.
8.	Educational and other qualifications required for direct recruits.	i) 12 th Class or equivalent qualification from a recognized Board or University. ii) A typing speed of 35 w.p.m. in English or 30 w.p.m. in Hindi on Computer (35 w.p.m. and 30 w.p.m. correspond to 10500 KDPH/ 9000 KDPH on an average of 5 key depressions for each word).
9.	Whether age and educational qualifications prescribed for direct recruitment will apply in the case of promotes.	a) Age – No b) Educational and other qualification – Yes as in Col.8 above.
10.	Period of probation, if any	Two years
11.	Method of recruitment whether by direct recruitment or by promotion or by deputation/ absorption and percentage of vacancies to be filled by various methods.	i) 75% by direct recruitment (50% LDC-Cum English Typist & 25% LDC-cum-Hindi Typist). ii) 15% of the vacancies shall be filled from amongst the Group 'D' Regular staff (to be upgraded to Group 'C' as per 6 th Central Pay Commission report) who possess 12 th Class pass or equivalent qualification from recognized Board or University and have rendered two years regular service in Group 'D' post (to be upgraded to Group 'C' as per 6 th Central Pay Commission report), on the basis of departmental competitive examination. The panel shall be prepared on the basis of merit maintaining the inter-se seniority among the qualified candidates. iii) 10% of the vacancies by seniority –cum-fitness who possess 12 th Class pass or equivalent qualification from recognized Board of University and have rendered minimum of two years of regular service in regular Group 'D' post (to be upgraded to Group 'C' as 6 th Central Pay Commission report). All Group 'D' employees (to be upgraded to Group 'C' as 6 th Central Pay Commission report) having defined hierarchy in their own cadre like Malis, Security Guard etc., shall not be entitled to promotion as LDC.

12.	In case of recruitment by promotion / transfer /deputation, grades from which promotions/	As stated in Column 11
13.	If a DPC exists what is its composition	For Promotion " Junior level DPC for Group 'C' officials" as notified from time to time DDA.
14.	Saving	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, Scheduled Tribes, Other Backward Classes, Ex- special categories of persons in accordance with the orders issued by the Central Govt. from time to time in this regard.
15.	Disqualification	No person (a) Who has entered into or contracted a second marriage when his/her spouse is alive; or (b) Who having a spouse living, has entered into or contracted a marriage with any person; shall be eligible for appointment to an of the said post; Provided that the Central Government/Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing exempt of this regulation.
16.	Power to relax	Where the chairman, DDA is of the opinion that it is necessary or expedient to do so, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

It has been decided to convert the feeder cadre for promotion to the post of LDC as M.T.S., DDA has changed the nomenclature of Lower Division Clerk as Junior Secretariat Assistant vide E O No. 198 dated 09.02.2016 on the basis of Govt. of India Order No. 21/12/2010-/CSI(P) dated 21.12.2015. The Committee has therefore, recommended to amend the Column No. 1, and 11 (ii) and 11 (iii) of the existing RRs as under:

Column No	Existing	Proposal
1	Lower Division Clerk	Junior Secretariat Assistant As per Estt. Order No. 198 dt. 09.02.16 in pursuance of order no. F No. 21/12/2010-CSI (P) dated 21 st December, 2015 issued by the Government of India Ministry of Personnel, Public Grievances & Pensions, Department of Personnel & Training.
11	<p>i) 75% by direct recruitment (50% LDC-Cum English Typist & 25% LDC-cum-Hindi Typist).</p> <p>ii) 15% of the vacancies shall be filled from amongst the Group 'D' Regular staff (to be upgraded to Group 'C' as per 6th Central Pay Commission report) who possess 12th Class pass or equivalent qualification from recognized Board or University and have rendered two years regular service in Group 'D' post (to be upgraded to Group 'C' as per 6th Central Pay Commission report), on the basis of departmental competitive examination. The panel shall be prepared on the basis of merit maintaining the inter-se seniority among the qualified candidates.</p> <p>iii) 10% of the vacancies by seniority -cum-fitness who</p>	<p>i) 75% by direct recruitment (50% J.S.A. English Typist & 25% JSA Hindi Typist).</p> <p>ii) 15% of the vacancies shall be filled from amongst Regular Multi-Tasking Staff (MTS) who possess 12th class pass or equivalent qualification from recognized Board or University and have rendered two years regular service in MTS post on the basis of departmental competitive examination.</p> <p>iii) 10% of the vacancies shall be filled from amongst Regular Multi-Tasking Staff (MTS) by seniority-cum-fitness who possess 12th class pass or equivalent</p>

possess 12 th Class pass or equivalent qualification from recognized Board of University and have rendered minimum of two years of regular service in regular Group 'D' post (to be upgraded to Group 'C' as 6 th Central Pay Commission report). All Group 'D' employees (to be upgraded to Group 'C' as 6 th Central Pay Commission report) having defined hierarchy in their own cadre like Malis, Security Guard etc., shall not be entitled to promotion as LDC.	qualification from recognized Board of University and have rendered minimum of two years of regular service as MTS
--	--

Specific recommendations requiring Authority approval

In view of above, the draft agenda item for amendment in RRs in respect of Junior Secretariat Assistant as contained in Annexure-I are hereby submitted for kind consideration and approval of the Authority.

RESOLUTION

The proposal contained in the agenda item was approved.

Recruitment Regulations for the post of Junior Secretarial Assistant

1. Name of posts	Lower Division Clerk-cum Typist(English / Hindi)	Junior Secretariat Assistant	As per Estt. Order No. 198 dt. 09.02.16 in pursuance of order no. F No. 21/12/2010-CSI (P) dated 21 st December, 2015 issued by the Government of India Ministry of Personnel, Public Grievances & Pensions, Department of Personnel & Training.
2. No. of Posts	1101 (Subject to variation dependent on workload)	No change	
3. Clarification	Group 'C' Ministerial	No change	
4. Pay Band and Grade Pay/ Pay scale	Pay Band-1 Rs.5200-20200/- Grade Pay-Rs.1900/-	Level 2 as per 7 th CPC	
5. Whether selection post or non selection post	Non Selection	No change	
6. Whether benefits of added years of service admissible under Rule-30 of CCS (Pension)Rules, 1972	Not Applicable	No change	
7. Age limit of direct recruitment	Between 18 and 27 years (relaxable for Govt. employees and employees of DDA upto 40 years in accordance with the instructions or orders issued by Central Government.	No change	
8. Educational and other qualifications required for direct recruits.	i) 12 th Class or equivalent qualification from a recognized Board or University. ii) A typing speed of 35 w.p.m. in English or 30 w.p.m. in Hindi on Computer (35 w.p.m. and 30 w.p.m. correspond to 10500 KDPH/ 9000 KDPH on an average of 5 key depressions for each word).	No change	

9.	Whether age and educational qualifications prescribed for direct recruitment will apply in the case of promotes.	a) Age – No b) Educational and other qualification – Yes as in Col. 8 above.	No change	
10.	Period of probation, if any	Two years	No change	
11.	Method of recruitment whether by direct recruitment or by promotion or by deputation/absorption and percentage of vacancies to be filled by various methods.	<p>i) 75% by direct recruitment (50% LDC-Cum English Typist & 25% LDC-cum-Hindi Typist).</p> <p>ii) 15% of the vacancies shall be filled from amongst the Group 'D' Regular staff (to be upgraded to Group 'C' as per 6th Central Pay Commission report) who possess 12th Class pass or equivalent qualification from recognized Board or University and have rendered two years regular service in Group 'D' post (to be upgraded to Group 'C' as per 6th Central Pay Commission report), on the basis of departmental competitive examination. The panel shall be prepared on the basis of merit maintaining the inter-se seniority among the qualified candidates.</p> <p>iii) 10% of the vacancies by seniority –cum-fitness who possess 12th Class pass or equivalent qualification from recognized Board of University and have rendered minimum of two years of regular service in regular Group 'D' post (to be upgraded to Group 'C' as 6th Central Pay Commission report). All Group 'D' employees (to be upgraded to Group 'C' as 6th Central Pay Commission report) having defined hierarchy in their own cadre like Malis, Security Guard etc., shall not be entitled to promotion as LDC.</p>	<p>No change</p> <p>ii) 15% of the vacancies shall be filled from amongst Regular Multi-Tasking Staff (MTS) who possess 12th class pass or equivalent qualification from recognized Board or University and have rendered two years regular service in MTS post on the basis of departmental competitive examination.</p> <p>iii) 10% of the vacancies shall be filled from amongst Regular Multi-Tasking Staff (MTS) by seniority –cum-fitness who possess 12th class pass or equivalent qualification from recognized Board of University and have rendered minimum of two years of regular service as MTS.</p>	

12.	In case of recruitment by promotion / transfer /deputation, grades from which promotions/	As stated in Column 11	No change	
13.	If a DPC exits what if its composition	For Promotion " Junior level DPC for Group 'C' officials" as notified from time to time DDA.	No change	
14.	Saving	Nothing in these regulations shall affect reservations, relaxation of age limit and other concessions required to be provided for the Scheduled Castes, Scheduled Tribes, Other Backward Classes, Ex- special categories of persons in accordance with the orders issued by the Central Govt. from time to time in this regard.		
15.	Disqualification	No person (a) Who has entered into or contracted a second marriage when his/her spouse is alive; or (b) Who having a spouse living, has entered into or contracted a marriage with any person; shall be eligible for appointment to an of the said post; Provided that the Central Government/Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that here are other grounds for so doing exempt of this regulation.		
16.	Power to relax	Where the chairman, DDA is of the opinion that it is necessary or expedient to do so, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.		

ITEM NO. 65/2017

Sub: Proposed modification of sub-clause 2.10 in UBBL 2016 notified vide S.O. 1053 (E) dated 5th April 2017.

No. F.15(06)2016/MP/Pt.

1. Background:

- 1.1. The **"Unified Building Bye-Laws (UBBL) for Delhi 2016"** was approved by the MoUD, Govt. of India vide letter No. K-12016/3/2014-DD-I dated 21.03.16. The Unified Building Bye-Laws (UBBL) for Delhi 2016 was notified vide S.O. 1191(E) dated 22.03.2016 (Annexure M-1).
- 1.2. In the minutes of briefing meetings chaired by Secretary (UD) on 14.4.2016 and 16.4.2016 in respect of Delhi Division, MOUD, DDA, NCRPB and DUAC – DDA was directed to examine the details of the documents required to be submitted for obtaining building permit and completion certificate so as to further reduce their numbers if necessary by merging the documents and removing unnecessary fields in the spirit of **'Ease of Doing Business'**.
- 1.3. The proposal of Modification in the Unified building Bye-Laws (UBBL) for Delhi 2016 was approved in the Authority Meeting held on 10th February 2017 vide item no 15/2017 and the same was notified with due approval of MoUD vide S.O 1053 (E) dated 5th April 2017 (Annexure M-2).

2. Ease of Doing Business and Direction from MoHUA:

2.1 Both the Notifications of UBBL 2016 contained various corrective measures in streamlining the Building Permit procedures and reduction of documents. All of these were considered in the the World Bank's Doing Business Report. The World Bank's Doing Business Report 2018 has called for implementing major reforms in "Dealing with Construction Permits" to enhance Ease of Doing Business. In order to discuss various reforms to enhance "Ease of Doing Business in Construction Sector", a meeting was convened on 09.11.2017 under the chairmanship of Secretary, Ministry of Housing & Urban Affairs. It was emphasized in the minutes of the meeting that *"as per the World Bank's Doing Business Report 2018, India's position has just slightly improved from 185 in Doing Business Report 2017 to 181 in 2018. He expressed his concern for further improvement. He directed that there is a need for ascertaining the reasons for low level of performance in the report and directed both MCD and MCGM to work out strategy for improvement in ranking to reach top 20 position in the Doing Business Report 2019"*.

2.2 In the minutes of the meeting held under the chairmanship of Secretary, MoHUA on 09.11.2017 the provisions of sub-clause 2.10 – Latent Defects Liability of UBBL 2016 was discussed.

2.3 The minutes of the Meeting issued on 14.11.2017 vide No K-14011/14/2016-UD-II Vol II (pt.II)/AMRUT IIA, contained the following directives to DDA:

“(i)Secretary (HUA) directed AS (D&C) and JS (AMRUT) to co-ordinate and expedite the implementation of OBPAS in all AMRUT cities in India as per the time limit indicated earlier. He further directed to incorporate the applicability of latent defect liability for the buildings of 20,000 to 750 square meters in Delhi and Mumbai. He further directed that it may be brought to the next Board Meeting of Delhi Development Authority. He further desired that views of reputed insurance agencies may also be elicited to evolve a rational policy in this regard. (Action: Ministry of HUA, DDA).” (Annexure M-3).

2.4 In continuation to this meeting, a stakeholder meeting was held on 14.11.2017 in DDA as follow up to the meeting held on 09.11.2017 where representatives from all the Municipal Corporation of Delhi, Delhi Fire Services, New Delhi Municipal Council were present. Based on the stakeholder’s meeting and the objectives of “Ease of Doing Business”, the following were decided unanimously:

i)

S. No	Chapter/Para/Clause/Sub-clause of UBBL 2016 Notified vide S.O 1053 (E) dated 5 th April 2017	Proposed Modifications
i	ii	iii
1	<p>2.10 Latent Defects Liability:</p> <p>a) The following shall be held liable for any structural flaws or defects in the buildings classified as high risk having BUA 20,000 sqm and above, after it is in use:</p> <ol style="list-style-type: none"> i. Architect. ii. Structural Engineer. iii. Site Supervisor/ Site Engineer. iv. Construction Company including contractor and sub-contractor. <p>b) The above mentioned professionals and the construction company including contractor and sub-contractor may take decennial professional liability insurance to cover for such liability.</p>	<p>2.10 Latent Defects Liability:</p> <p>a) The following shall be held liable for any structural flaws or defects in all risk category of buildings having plot area 750 sqm. and above, after it is in use:</p> <ol style="list-style-type: none"> i. Architect. ii. Structural Engineer. iii. Site Supervisor/ Site Engineer. iv. Construction Company including contractor / sub-contractor. <p>b) The above mentioned professionals and the construction company including contractor/ sub-contractor shall take decennial professional liability insurance to cover for such liability.</p>

ii) The matter of the Insurance amount may be decided by the MoHUA with consultation with Insurance Companies. The minutes of the meeting is enclosed at Annexure M-4.

3. Proposal:

Based on the MoHUA's direction and Minutes of the Stakeholders meeting, Proposed Modification in the sub-clause 2.10 –Latent Defects Liability of Unified Building Bye-Laws (UBBL) for Delhi 2016, Notified vide S.O 1053 (E) dated 5th April 2017 is as under is placed before the Authority for consideration:

i)

S. No	Chapter/Para/Clause/Sub-clause of UBBL 2016 Notified vide S.O 1053 (E) dated 5 th April 2017	Proposed Modifications
i	ii	iii
1	<p>2.11 Latent Defects Liability:</p> <p>c) The following shall be held liable for any structural flaws or defects in the buildings classified as high risk having BUA 20,000 sqm and above, after it is in use:</p> <p>v. Architect.</p> <p>vi. Structural Engineer.</p> <p>vii. Site Supervisor/ Site Engineer.</p> <p>viii. Construction Company including contractor and sub-contractor.</p> <p>d) The above mentioned professionals and the construction company including contractor and sub-contractor may take decennial professional liability insurance to cover for such liability.</p>	<p>2.11 Latent Defects Liability:</p> <p>c) The following shall be held liable for any structural flaws or defects in all risk category of buildings having plot area 750 sqm. and above, after it is in use:</p> <p>v. Architect.</p> <p>vi. Structural Engineer.</p> <p>vii. Site Supervisor/ Site Engineer.</p> <p>viii. Construction Company including contractor/ sub-contractor.</p> <p>d) The above mentioned professionals and the construction company including contractor/ sub-contractor shall take decennial professional liability insurance to cover for such liability.</p>

ii) The matter of the Insurance amount may be decided by the MoHUA with consultation with Insurance Companies.

3.1 Justification and implication for modification in UBBL2016:

The provisions of sub-clause 2.10 are predominantly aimed to inculcate a sense of shared responsibility among the professionals involved in the building construction process and deliverance of quality product. The provision of Latent Defects Liability for all risk category of buildings having plot area 750 sq.m. and above shall cover a wider range of building construction.

4. The proposed modification in UBBL for Delhi 2016 as mentioned at para 3 (i) & (ii) above needs approval of MoHUA, GoI for notification by DDA under section 57 of DD Act 1957.

RESOLUTION

The following typographical errors in para 3 Table (i) of the proposal contained in the agenda item were intimated:-

- i) "2.11 Latent Defects Liability" should be read as "2.10 Latent Defects Liability".
- ii) "c)", "v", "vi", "vii", "viii" and "d)" should be read as "a)", "i", "ii", "iii", "iv" and "b)" respectively.

The proposal contained in the agenda item with the above amendments was approved. The matter be referred immediately to Ministry of Housing & Urban Affairs, Government of India for approval for notification by DDA under Section 57 of Delhi Development Act, 1957.



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. 721]

नई दिल्ली, मंगलवार, मार्च 22, 2016/चैत्र 2, 1938

No. 721]

NEW DELHI, TUESDAY, MARCH 22, 2016/ CHAITRA 2, 1938

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 22 मार्च, 2016

(दिल्ली एकीकृत भवन निर्माण उप विधि, 2016)

अध्याय 1

सामान्य

का.आ.1191(अ).—दिल्ली विकास अधिनियम, 1957 की धारा 57 की उपधारा (1) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए एतद्वारा केन्द्र सरकार के पूर्व अनुमोदन से निम्नलिखित विनियम बनाता है :

क्रा.आ. 513 दिनांक 26.2.1959 की अधिसूचना इन खंडों के अंतर्गत पूर्व में अधिसूचित विनियमों जिनको भारत के राजपत्र के भाग-II खंड 3(ii) में दिनांक 7.3.1959 को प्रकाशित किया गया था जिसे दिल्ली विकास प्राधिकरण ने संकल्प संख्या 229 दिनांक 1-5-1965 द्वारा अंगीकार किया, उनको एवं भारत सरकार (दिल्ली प्रशासन) द्वारा का.आ. संख्या 104 दिनांक 23.06.1983 द्वारा दिल्ली राजपत्र असाधारण के भाग IV में प्राकशित एवं भवन निर्माण 34 विधि 1983 एवं लागू तथा उत्तरवर्ती संकल्पों तथा भवन निर्माण उपविधि 1983 के संशोधन इस दिल्ली एकीकृत भवन निर्माण उपविधि 2016 के लागू होने की तिथि से अधिक्रमित समझे जाएंगे।

DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 22nd March, 2016
(Unified Building Bye Laws for Delhi 2016)

Chapter 1

General

S.O. 1191(E).— In exercise of the powers conferred under sub-section (1) of Section 57 of Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government hereby make the following regulations.

The regulations earlier notified under these clauses vide Notifications No. S.O. 513, dated 26-2-1959 Gazette of India, Part-II, Section 3 (ii) dated 7-3-1959, as adopted by the Delhi Development Authority, vide Resolution No. 229 dated 1-5-1965 and the Building Bye Laws 1983, published in Extra Ordinary Part IV of Delhi Gazette, published by Government of India(Delhi Administration) vide S. O. No. 104, dated 23.06.1983, in force and subsequent resolutions and amendments in Building Bye Laws 1983 shall stand superseded from the date these Unified Building Bye-Laws for Delhi 2016, shall come into force.

1.0 Short Title, Extent and Commencement

These bye laws shall be called “**UNIFIED BUILDING BYE LAWS FOR DELHI 2016**”. These shall be applicable to the National Capital Territory of Delhi. It shall come into force on such date as the appropriate Government / Authority / Body, by notification in the Official Gazette, appoint.

1.1 Jurisdiction

These Unified Building Bye-Laws shall be applicable to the area under jurisdiction of the Delhi Development Authority and concerned local bodies.

1.2 Applicability

These building byelaws shall be applicable to all building activities and read in conjunction with specific notifications in respect of urban villages/rural villages, unauthorized regularized colonies and for special areas with regard to regularized resettlement colonies (as mentioned in Chapter 6- Regulations Notified by Delhi Development Authorities). These Bye-laws shall be reviewed at the end of every five years. The system of implementation of these building byelaws shall be uniform in the Delhi Development Authority and all the concerned local bodies.



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. 938]

नई दिल्ली, बुधवार, अप्रैल, 5, 2017/चैत्र 15, 1939

No. 938]

NEW DELHI, WEDNESDAY, APRIL 5, 2017/CHAITRA 15, 1939

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 5 अप्रैल, 2017

विषय : दिल्ली एकीकृत भवन उपविधि (यू.बी.बी.एल.) 2016 में संशोधन

का.आ. 1053(अ).—दिल्ली विकास प्राधिकरण, एतद्वारा, दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार के पूर्व अनुमोदन से, दिल्ली एकीकृत भवन उपविधि (यू.बी.बी.एल.) 2016 में निम्नलिखित संशोधन करता है।

क्र.सं.	1191 (ई) दिनांक 22/03/2016 के द्वारा अधिसूचित यू.बी.बी.एल. 2016 अध्याय/पैरा/खण्ड/उप खण्ड	का	प्रस्तावित संशोधन
i	ii		iii
1	अध्याय 1 उप खण्ड 1.4 1.4.10 क्षेत्राधिकार संपन्न प्राधिकरण : दिल्ली विकास प्राधिकरण, नई दिल्ली नगर पालिका परिषद, दक्षिणी दिल्ली नगर निगम, उत्तरी नगर निगम, पूर्वी नगर निगम, दिल्ली छावनी बोर्ड को आगे प्राधिकरण/संबंधित स्थानीय निकाय कहा गया है। 1.4.90 मंच (पोडियम) :- एक उठा हुआ मंच जो किसी एक/बहुस्तरीय पार्किंग के सबसे ऊपर की मंजिल पर बना हो जिसे भू-दृश्यांकन, पौध रोपण, टॉट टॉट, तरण-ताल, डेक, समा स्थल, आवागमन, बिल्डिंग टॉवर	परिभाषाएं 1.4.10 सस्वीकृति प्रदाता प्राधिकरण : दिल्ली विकास प्राधिकरण, नई दिल्ली नगर पालिका परिषद, दक्षिणी दिल्ली नगर निगम, उत्तरी नगर निगम, पूर्वी नगर निगम, दिल्ली छावनी बोर्ड को आगे संस्वीकृति प्रदाता/प्राधिकरण कहा गया है। 1.4.90 मंच (पोडियम) :- एक उठा हुआ मंच जो किसी एक/बहुस्तरीय पार्किंग के सबसे ऊपर की मंजिल पर बना हो जिसे भू-दृश्यांकन, पौध रोपण, टॉट टॉट, तरण-ताल, डेक, समा स्थल, आवागमन, बिल्डिंग टॉवर	

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 5th April, 2017

Sub : Modifications in the Unified Building Bye-Laws (UBBL) for Delhi 2016

S.O. 1053(E).—In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority, with the prior approval of the Central Government, hereby make the following modification in the Unified Building Bye-Laws (UBBL) for Delhi 2016.

S. No	Chapter/Para/Clause/Sub-clause of UBBL 2016 Notified vide 1191(E) dated 22.03.2016	Proposed Modifications
i	ii	iii
1	<p>Chapter 1 Sub-clause 1.4 Definition</p> <p>1.4.10 Authority having Jurisdiction: The Delhi Development Authority, New Delhi Municipal Council, South Delhi Municipal Corporation, North Delhi Municipal Corporation, East Delhi Municipal Corporation, Delhi Cantonment Board hereinafter called the 'Authority'/ concerned local body.</p> <p>1.4.90 Podium: A raised platform constructed as top most level of any single/ multilevel parking which can be used for landscaping, plantation, tot-lot, swimming pool, deck, assembly space, movement, building tower/s etc.</p>	<p>1.4.10 Sanctioning Authority: The Delhi Development Authority, New Delhi Municipal Council, South Delhi Municipal Corporation, North Delhi Municipal Corporation, East Delhi Municipal Corporation, Delhi Cantonment Board hereinafter called the 'Sanctioning Authority'.</p> <p>1.4.90 Podium: A raised platform constructed as top most level of any single/ multilevel parking which can be used for landscaping, plantation, tot-lot, swimming pool, deck, assembly space, movement, building tower/s, parking etc.</p>
2	<p>Chapter 2 Procedure and Documentation for Sanction/Completion of Building Plans</p>	<p>Chapter 2 Procedure and Documentation for Sanction/Occupancy-cum-Completion of Building Plans</p> <p>The Entire chapter has been revised and annexed as Annexure A in this notification.</p>
3	<p>Chapter 3 Streamlining Building Plan Approvals and Environmental Clearance</p>	<p>Chapter 3 Risk Based Classification and Environmental Conditions for Streamlining Building Plan Approvals</p> <p>The Entire chapter has been revised and annexed as Annexure B in this notification.</p>
4	<p>Chapter 7 General Building Requirements/Provisions</p>	<p>Chapter 7 General Building Requirements/Provisions</p>
	<p>7.11.2 Minimum width provisions for passageway/Corridor i. Passageway/ corridor constructed more than the prescribed /permissible limit should not be counted towards FAR calculations.</p>	<p>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)</p>
5	<p>7.12.2 The minimum width of the exit doorways shall be equivalent to the width of the staircase as prescribed in the table no 7.1 for low-rise residential plotted development and table no 8.1 for other use premises.</p>	<p>7.12.2 The minimum width of the exit doorways shall be equivalent to the width of the staircase as prescribed in the table no 7.1 for low-rise residential plotted development and table no 8.1 for other use premises. However in case of Hospitals, the width shall not be less than 1.25m. in case of patient room upto 2 beds and not less than 2 m in case of patient wards.</p>

CHAPTER 2

Annexure A

Procedure and Documentation for Sanction/ Occupancy-cum-Completion of Building Plans

2.0 Overview of procedure and general requirement

2.0.1 Procedure

- (a) For residential plots up to 105 sq.m in size forming a part of approved layout/ special areas/unauthorized regularized colony/village abadis/lal dora/extended lal dora resettlement colonies and slum & JJ cluster/ Rehabilitation Colonies, excluding those within LBZ, the procedure and documentation shall be as per 'SARAL' scheme given in Chapter 4 of these Bye Laws.
- (b) The entire process from applying for sanction of building plan to issue of occupancy-cum-completion certificate shall consist of following steps:
- (i) Submission of application for sanction of building plan in Common Application Form (CAF) along with building permit fees, drawings and documents.
 - (ii) Grant of sanction within stipulated period.
 - (iii) Payment of requisite fees & charges, as applicable, and release of sanctioned building plan.
 - (iv) Intimation of completion of work up to plinth level.
 - (v) Plinth level inspection followed by issue of plinth level inspection certificate.
 - (vi) Submission of application for issue of Occupancy-cum-Completion Certificate (OCC) in Common Occupancy-cum-Completion Certificate Request Form (COCCRF) along with requisite fees, drawings and documents.
 - (vii) Inspection by all concerned departments.
 - (viii) Intimation of compounding fee and charges, if applicable, and release of OCC and completion plan.
- (c) However, the above procedure shall stand amended to the extent specified in the fast track procedures specified in Chapter 3 based on risk-based classification of buildings.
- (d) **Building permit not required:** No notice and building permit is required for addition/alterations which do not otherwise violate any provisions regarding building requirements, structural stability, fire safety requirements and involve no change to the cubic contents or to the built up area of the building, as defined in bye laws, for the following:
- (i) Plastering/cladding and patch repairs, except for the Heritage Buildings where Heritage Conservation Committee's permission is required.
 - (ii) Re-roofing or renewal of roof including roof of intermediate floor at the same height.
 - (iii) Flooring and re-flooring.
 - (iv) Opening and closing windows, ventilators and doors opening within the owner's plot. No opening towards other's property/public property will be permitted.
 - (v) Rehabilitation/repair of fallen bricks, stones, pillars, beams etc.
 - (vi) Construction or reconstruction of sunshade not more than 75 cm in width within one's own land and not overhanging over a public street;
 - (vii) Construction or reconstruction of parapet and also construction or re-construction of boundary walls as permissible under these bye-laws;
 - (viii) White washing, painting etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be put to use as a loft/ mezzanine, etc.
 - (ix) Reconstruction of portions of buildings damaged by storm, rains, fire, earthquake or any other natural calamity to the same extent as existed prior to the damage as per sanctioned plan, provided the use conforms to provisions of MPD.
 - (x) Erection or re-erection of internal partitions provided the same are within the preview of these bye-laws.
 - (xi) For erection of lifts in existing buildings in residential plotted development (low-rise). Change/ installation/ rearranging/ relocating of fixture(s) or equipment/s without hindering other's property/public property shall be permitted.
 - (xii) Landscaping
 - (xiii) Public art

2.7.13 In case the sanctioning authority rejects the application, the applicant can resubmit the application for issue of OCC along with the building permit fees.

2.8 Regularisation

Any building or part thereof constructed unauthorisedly with or without obtaining the sanction of building plan and/or OCC, can be regularised, if the same is within the ambit of BBL and MPD provisions by paying requisite fees and charges as per Annexure IV, as per Form D-3.

2.9 Penal Action

2.9.1 Revocation of Building Permit

The sanctioning authority shall revoke any building permit including sanction of building plan and/or OCC and take action as per law, if there has been any false statement or any misrepresentation of material facts in the application on which the building permit was based.

2.9.2 Unauthorized Construction

In case of unauthorised development, beyond the permissible/ compoundable limits of these bye-laws and provisions of MPD, the sanctioning authority shall take suitable action, which may include demolition of unauthorised works, sealing of premises, prosecution and criminal proceeding against the offender in pursuance of relevant laws in force. The demolition shall be at the risk and cost of the owner.

2.9.3 Action against the Owner/ Professional:

- (a) If the sanctioning authority notices that any owner/ professional(s) has made false statement(s) or concealed material facts and misrepresented for obtaining building permit in contravention of the extant laws/ bye-laws/ rules & regulations, the sanctioning authority shall
 - (i) delist the professional(s) from all the sanctioning authorities in Delhi for a specified time period;
 - (ii) the building permit shall be revoked;
 - (iii) details of all the delisted professional(s) and the time frame for which they have been delisted shall be prominently displayed on the website of all the sanctioning authorities; and
 - (iv) action shall be taken against the owner/ allottee/ occupier by the sanctioning authority in accordance with the extant laws/ bye-laws/ rules & regulations.
- (b) In case of architect(s), sanctioning authority shall inform the Council of Architecture (COA) regarding the act of the defaulting architect(s) for taking suitable action for professional misconduct.

2.10 Latent Defects Liability:

- a) The following shall be held liable for any structural flaws or defects in the buildings classified as high risk having BUA 20,000 sqm and above, after it is in use:
 - i. Architect.
 - ii. Structural Engineer.
 - iii. Site Supervisor/ Site Engineer.
 - iv. Construction Company including contractor and sub-contractor.
- b) The above mentioned professionals and the construction company including contractor and sub-contractor may take decennial professional liability insurance to cover for such liability.

2.11 Construction to be in conformity with building bye-laws

Owners' liability: Neither granting of permission nor approval of the buildings and specifications, nor the inspection by the sanctioning authority during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the building bye-laws and in case of any violation, the owner shall be liable for action under the extant law.

No. K-14011/14/2016-UD-II Vol. II (pt.II)/AMRUT.IIA
 Government of India
 Ministry of Housing and Urban Affairs
 (AMRUT-IIA Desk)

Nirman Bhawan, New Delhi
 Dated: 14th November, 2017

Sub: Minutes of the Meeting held on 09.11.2017 under the chairmanship of Secretary (HUA) to discuss various initiatives/reforms to enhance "Ease of Doing Business in Construction permit".

The undersigned is directed to forward herewith a copy of the minutes of the meeting held on 09.11.2017 under the chairmanship of Secretary, Ministry of Housing and Urban Affairs to discuss various initiatives/reforms to enhance "Ease of Doing Business in Construction permit". It is requested that further necessary action may kindly be taken accordingly.

(Rajeev Kumar Das)

Under Secretary to the Govt. of India

Tel: 011-23061137

To

1. Municipal Commissioner, Greater Mumbai Municipal Corporation
Headquarters, Chhatrapati Shivaji Terminus, Mumbai -400001
2. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
3. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
4. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi.
5. Vice Chairman, Delhi Development Authority, New Delhi
6. Chief Planner, TCPO, Vikas Bhawan, New Delhi
7. Shri Anand Iyer, Chief Project Manager, NIUA
8. Shri Anuj Chaudhary, Development Specialist, World Bank
9. Shri Sihab Ajahar, World Bank

Copy to:

1. PSO to Secretary (HUA)
2. PS to AS (D&C)
3. PS to JS (AMRUT)
4. PS to Director (AMRUT II)

Minutes of the Meeting held under the Chairmanship of Secretary, HUA on 09.11.17 to discuss various initiatives/reforms to enhance "Ease of Dong Business" in construction permit.

A meeting was held under the Chairmanship of Secretary (HUA) on 9.11.2017 at 9.30 AM to discuss the country's ranking in 'Dealing with Construction Permit' in the World Bank's 'Doing Business Report, 2018". The list of participants is attached in Annexure 1.

2. At the outset, Secretary (HUA), welcomed all the participants and stated that as per the World Bank's Doing Business Report 2018, India's position has slightly improved from 185 in Doing Business Report 2017 to 181 in Doing Business Report 2018. He expressed his concern over only incremental improvement in the ranking. He directed that there is a need for ascertaining the reasons for low level of performance in the report and directed both MCD and MCGM to work out strategy for improvement in ranking to reach top 20 position in the Doing Business Report, 2019.

3. Representative from World Bank at New Delhi expressed the reasons for low ranking. like lack of updating of the Websites of various Departments website like Delhi Jal Board, DPCC, PWD etc, contradictory statements mentioned in the website, lack of awareness about the OBPAS among the Architects in the contributors lists of the World Bank, lack of awareness about the procedures, risk based classification and its inspection, considering the water and development charges of DJB as one of the cost of building approval, poor feedback received from the contributors etc. The representatives from MCD and MCGM also stated the similar reasons as informed by World Bank representative for low ranking of India in construction permit in DB Report 2018 and also conveyed that number of days for approval of building plan, large number of procedure and cost of building plan approval as indicated in the said report were the main reasons for low rank in DBR 2018.

4. Additional Secretary (NIUA) stated that third party verification may be considered along with ascertaining the gap between the real situation and the feedback received from the stakeholder's particularly adverse remarks from the Architects and Engineers. JS (AMRUT) suggested that joint inspections may be carried out besides completing various procedures in parallel so that there is reduction in both number of procedures and time taken for approval of building plan. The important issues discussed in detail, outcomes emerged out of the meeting and action points to be taken are summarized as below:

- a. (i) Secretary (HUA) directed AS (D&C) and JS (AMRUT) to co-ordinate and expedite the implementation of OBPAS in all AMRUT cities in India as per the time limit indicated earlier. He further directed to incorporate the applicability of latent defect liability for the buildings of 20,000 to 750 square meters in Delhi and Mumbai. He further directed that it may be brought in the next Board Meeting of Delhi Development Authority. He further desired that views of reputed insurance agencies may also be elicited to evolve a rational policy in this regard.
- (ii) Secretary (HUA) also directed that AS(D&C) and JS(AMRUT) may have a meeting with Delhi Municipal Corporations and DDA and identify various procedures and forms which require to be simplified further. Necessary further action may be taken in this regard urgently.

(Action: Ministry of HUA, DDA)

- b. Secretary (HUA) suggested the representative of World Bank at Delhi may organize a Video Conference with the concerned officials and experts at the WB Headquarters so as to understand about the entire process. The VC may be organized between 14th-20th November, 2017. It was also suggested that the VC may include discussion on developed or higher ranking nations' position with respect to various procedures before sanction, plinth level inspection, occupancy level inspection, development charges and labour cess.

(Action: World Bank, Delhi Region)

- c. It was also decided to conduct a third party inspection cum verification study for OBPAS in Delhi and Mumbai by NIUA. In this regard, Request for Proposal would be submitted by NIUA to Ministry within a fortnight specifying terms of reference particularly evaluating the feedback received from Architects and Engineers, internal online systems involved in the construction process in Delhi and Mumbai for the next 9 months so that necessary preparations can be ensured to improve the ranking position of the country in construction permit in DB Report, 2019.

(Action: NIUA)

- 14
- d. Secretary (HUA) directed MCD and MCGM to revisit all the procedures and ensure how the time taken for building plan approval can be further reduced. Also suggested to reduce the number of procedures for Occupation and Completion Certificate on the lines of Passport Sewa and Visa Issuing procedures. Both MCD and MCGM would also ensure proactive interactions with all stakeholders involved in the construction process through all available social media.

(Action: MCD & MCGM)

5. Secretary(HUA) desired that regular in-house review meetings should be held in both the Municipal Corporations and apprise the Ministry for expeditious building plan approval process. It was decided that the next meeting shall be held during the last week of November 2017.
6. Meeting ended with vote of thanks to the chair.

List of Participants

Ministry of Housing and Urban Affairs

1. Shri Durga Shanker Mishra , Secretary - In chair
2. Shri Manoj Kumar, Additional Secretary
3. Shri Vinay Pratap Singh, Director
4. Shri R. Srinivas, TCP, TCPO
5. Shri Rajeev Kumar Das, Under Secretary
6. Dr. Rakesh, Research Assistant, TCPO
7. Smt. D. Blessy, ATCP, TCPO

MCGM

8. Shri Vijay E Patil, Ex. Engr.

South Delhi Municipal Corporation

9. Shri Puneet Goel, Commissioner
10. Shri A.K. Mittal, AE
11. Shri Aqil Ahmed, Executive Engineer
12. Shri Kuldeep Singh, D.E.O.

East Delhi Municipal Corporation

13. Shri Rambir Singh, Commissioner
14. Shri R.K. Alawadi, CE
15. Shri P.C. Meena, E in C
16. Shri A.K. Batra, S.E.

North Delhi Municipal Corporation

17. Shri Madhup Vyas, Commissioner
18. Shri R.K. Gupta, Chief Engineer
19. Shri Ajay Nagpal, E.E.
20. Shri V.R. Bansal, S.E.

NIUA

21. Shri Anand Iyer, Chief Project Manager

World Bank

22. Shri Anuj Chaudhary, Consultant

F. No. K-14011/14/2016-UD II/AMRUT-IIA
Government of India
Ministry of Urban Development

Most Immediate

Nirman Bhawan, New Delhi
Dated: 7th November, 2017

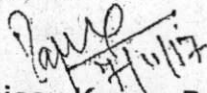
MEETING NOTICE

Subject: Meeting on 09.11.2017 at 9.30 AM to discuss various initiatives/reforms to enhance "Ease of Doing Business" in India.

As we are aware the World Bank's Doing Business Report 2018 has called for implementing major reforms in "Dealing with Construction Permits" to enhance Ease of Doing Business.

In order to discuss various reforms to enhance "Ease of Doing Business in Construction Sector", it has been decided to convene a meeting at 9.30 AM on 09.11.2017 under the chairmanship of Secretary, Ministry of Housing & Urban Affairs in Conference Hall (Room No. 123 C), Nirman Bhavan, New Delhi.

It is requested to make it convenient to attend the meeting.


(Rajeev Kumar Das)

Under Secretary to the Govt. of India
Tel: 011-23061137

To

1. Municipal Commissioner, Greater Mumbai Municipal Corporation Headquarters, Chhatrapati Shivaji Terminus, Mumbai -400001
2. Municipal Commissioner, South Delhi Municipal Corporation, New Delhi
3. Municipal Commissioner, East Delhi Municipal Corporation, New Delhi
4. Municipal Commissioner, North Delhi Municipal Corporation, New Delhi
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Copy to:

1. PSO to Secretary (HUA)
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3. PS to JS (AMRUT)
4. PS to Director (AMRUT II)



DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1/112, Vikas Sadan,
New Delhi-110023

F.No. 15(06)2016-MP-Pt./ 272

Dt.: 10/11/2017

To

1. The Commissioner, South Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002
2. The Commissioner, North Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002
3. The Commissioner, East Delhi Municipal Corporation, 419, Udyog Sadan, Patparganj Industrial Area,
4. The Chairperson, NDMC, Palika Kendra, Parliament Street, New Delhi-110001
5. The Director, Delhi Fire Services, Fire Service(HQ), Near Shankar Mkt., Cannaught Place, New Delhi-110001.
6. Secretary, Delhi Urban Art Commission, India Habitat Centre, Core 6A, UG & First Floor, Lodhi Road, New Delhi-110003.


Sub.: Amendment/ Modification of sub-clause 2.10 in UBBL 2016 Notified vide S.O 1053 (E) dated 5th April 2017.

Sir/s,


The world Bank's Doing Business Report for 2018 has called for implementing major reforms in "Dealing with Construction Permits" to enhance Ease of Doing Business. A meeting in this regard was also held under the chairmanship of the Secretary, Ministry of Housing and Urban Affairs on 09.11.2017 in Nirman Bhawan.

As a follow up to this meeting, a stakeholder meeting is scheduled on 14.11.2017 at 11 AM in the office of the undersigned, at Room C 1/112, Blk C, Vikas Sadan, INA.

It is requested that representatives from your good office may please be directed to attend the same.


[Surajit Jaradhara]
Director (Building)

- I. PS to Jt. Secretary & Mission Director (AMRUT), Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
- II. PS to Commissioner (Planning), DDA, Vikas Minar, New Delhi for kind information of the later.
- III. Sr. Arch., VC Secretariat, 'B' Block, Vikas Sadan, New Delhi.


Director (Bldg.)



18
DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1/112, Vikas Sadan,
New Delhi-110023

File No. F.15(06)2016/MP/Pt / 276

Date: 14.11.2017

SUB: Minutes of the Stakeholder meeting on Amendment/ Modification of sub-clause 2.10 in UBBL 2016 Notified vide S.O 1053 (E) dated 5th April 2017 held on 14.11.2017 in Vikas Sadan DDA.

The Unified building Bye-Laws (UBBL) for Delhi 2016 was notified vide S.O. 1191(E) dated 22.03.2016. The proposal of Modification in the Unified building Bye-Laws (UBBL) for Delhi 2016 was approved in the Authority Meeting held on 10th February 2017 vide item no 15/2017 and the same was notified with due approval of MoUD vide S.O 1053 (E) dated 5th April 2017.

The World Bank's Doing Business Report 2018 has called for implementing major reforms in "Dealing with Construction Permits" to enhance Ease of Doing Business. In order to discuss various reforms to enhance "Ease of Doing Business in Construction Sector", a meeting was convened on 09.11.2017 under the chairmanship of Secretary, Ministry of Housing & Urban Affairs.

As a follow up, a meeting was held in the chamber of the Director (Building) DDA on 14.11.2017 at 11 AM. The following officers attended the meeting:

S/Shri

1. Surajit Jaradhara, Director (Building).
2. Dr. G.C. Mishra, Director, D.F.S.
3. Dr. Aqil Ahmed, EE (Bldg)HQ SDMC & EODB
3. V.R. Bansal, S.E.(Bldg.)/HQ, North DMC,
4. A.K. Mittal, A.E.(EODB)/SDMC
5. K.P. Sharma, A.E. EDMC
6. Babu Ram, A.E., EDMC
7. Ajay Kumar Nagpal, E.E.(Bldg.)/HQ, North DMC
8. Pramod Sharma, A.E., New Delhi Municipal Council
9. Parveen K. Dhamija, Dy.Dir.(Bldg.), DDA
10. Rajesh Kumar, Dy.Dir.(Bldg.), DDA.
11. Sanjeev Kumar, A.A. (Bldg.), DDA

The following were decided:

i)

S. No	Chapter/Para/Clause/Sub-clause of UBBL 2016 Notified vide S.O 1053 (E) dated 5 th April 2017	Proposed Modifications
i.	ii	iii
1	<p>2.10 Latent Defects Liability:</p> <p>a) The following shall be held liable for any structural flaws or defects in the buildings classified as high risk having BUA 20,000 sqm and above, after it is in use:</p> <p>i. Architect.</p> <p>ii. Structural Engineer.</p> <p>iii. Site Supervisor/ Site Engineer.</p> <p>iv. Construction Company including contractor and sub-contractor.</p> <p>b) The above mentioned professionals and the construction company including contractor and sub-contractor may take decennial professional liability insurance to cover for such liability.</p>	<p>2.10 Latent Defects Liability:</p> <p>a) The following shall be held liable for any structural flaws or defects in all risk category of buildings having plot area 750 sqm. and above, after it is in use:</p> <p>i. Architect.</p> <p>ii. Structural Engineer.</p> <p>iii. Site Supervisor/ Site Engineer.</p> <p>iv. Construction Company including contractor/ sub-contractor.</p> <p>b) The above mentioned professionals and the construction company including contractor/ sub-contractor shall take decennial professional liability insurance to cover for such liability.</p>

ii) The matter of the Insurance amount may be decided by the MoUA with consultation with Insurance Companies.

It was also requested by the stakeholders that some minor modifications are required in the UBBL 2016 in order to streamline the building permit process and remove the ambiguities. It was decided unanimously that in furtherance to this meeting, the stakeholders shall come up with necessary corrections and a meeting shall be held.

The meeting ended with thanks to all the stakeholders.

(Surajit Jaradhara)
Director (Bldg.)

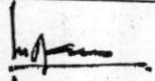
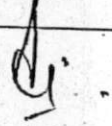
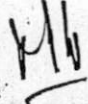
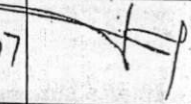

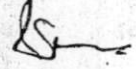
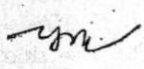

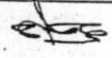
1. OSD to V.C., DDA for kind information of the latter.
2. Chairperson, New Delhi Municipal Council, Palika Kendra, Parliament Street, New Delhi-110001.
3. Commissioner, South Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002
4. Commissioner, North Delhi Municipal Corporation, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002
5. Commissioner, East Delhi Municipal Corporation, 419, Udyog Sadan, Patparganj Industrial Area, New Delhi-110096.
6. Director, Delhi Fire Services(HQ), Near Shanker Mkt. Connaught Lane, New Delhi-110001.
7. Secretary, Delhi Urban Art Commission, India Habitat Centre, Core 6A, UG & First Floor, Lodhi Road, New Delhi-110003.
8. Commissioner (Plg) DDA


14/11/17
Director (Bldg.)

BUILDING SECTION
C-1/112, Vikas Sadan,
New Delhi-110023

ATTENDANCE SHEET

Proposed modifications Amendment/ Modification of sub-clause 2.10 in UBBL 2016 Notified vide S.O 1053 (E) dated 5th April 2017. 14th November, 2017; 11.00 AM.

S.NO.	NAME	DESIGNATION/Deptt.	CONTACT NO.	SIGNATURE
1.	Surejit Jaiswal	Director Bldg.		
2.	V. R. Bansal	SECY HQ NITI DMC		
3.	DR. G. Chandra	Director D.P.S.		
4.	A.K. Mittal	AE (EODB) SDMC	97177-88440	
5.	K.P. Sharma	AE EDMC	9717788507	
6.	Babu Ram	AE EDMC	8800688103	
7.	Ajay Kumar Nagpal	EE (B) HQ	9717788489	
8.	Brenda Sheema	AE Municipal Municipal Corp.	9818332240	
9.	Parveen K Dhamija	DD (Bldg)	9818192462	
10.	Rajesh Kumar	Dy. Dir (Bldg)	8510409393	
11.	Sandeep Kumar	A.A (Bldg)		
12.	Aqil Ahmed	EE (B) HQ	9717788202	

ITEM NO. 66/2017

Sub : Selection of agency for development and maintenance of “Computerized Management System for Decision Support (CMS)” and “On-line Public Services (including Grievances Redressal)” in DDA.
F.10(33)2017/Sys.

1.0 Background

It is estimated that DDA has above 10 lakh customers owning DDA land and properties and about 10000 employees on its rolls. It has been experienced that DDA offices are daily visited by over3000 Visitors for various services related to Land Disposal, Housing, Engineering, Accounts, Land Management, Sports activities, Master Plan related issues, etc.

In the era of digitalisation to improve “Services Delivery” in the reasonable time limit, the effort is required to be made to achieve minimum interface of the organisation with the public. This can be achieved through appropriate MISSION ORIENTED PROGRAMME by intensifying its on-going “digitalization process”, through deploying ‘State-of-the-Art ICT Backend Infrastructures’ inclusive of the following:-

- State-of-the-Art Record Room Management (Asset Management) by Documentalist / Librarian;
- RFID enabled File Movement & Management System;
- Digital Resources Archival System;
- Integrated Land Resources Information System

1.1 There are around 77 activities to be automated / strengthened under the present digitization process pertaining to various departments such as, Land Disposal, Housing, Engineering, Finance and Accounts, Land Management, Personnel, Planning, Sports, Horticulture, etc.

2. Broad Objectives are to usher systemic improvements through CMS to ensure the following:

- i)
 - a) Re-engineer work processes to change governance pattern for simplicity, speedy, transparency, productivity and efficiency;
 - b) Provide Dedicated Network Facility for Data, Audio-Video and Mail messaging with Online Interactive Communication and Data Processing System;
 - c) Educate citizens and businesses with access to information;
 - d) Facilitate secure, instantaneous and online payment options for the statutory fees associated with services;
 - e) Reduce the administrative burden and to be cost effective delivery channel;
 - f) Enable DDA to focus on their core functions and responsibilities by freeing them from the routine operations, enhance the overall productivity of the administrative machinery;
 - g) Bring the services of the DDA closer to the door steps of its Stakeholders through “Anywhere Anytime Services”;

- h) Deliver services to the stakeholders in minimum turnaround time and minimal physical interaction with the DDA;
- i) Develop interface of the DDA with other Departments to facilitate seamless sharing of information for better administration and governance;
- j) Effective utilisation of HR through capacity Building and Competency Development;
- k) Savings of Financial Resources from Litigation of cases in Courts;

II) To automate the Services of DDA being catered to General Public so that the Public need not to visit DDA Offices and should be able to get their problems solved through Online Services to the maximum extent either by accessing the On-line Web based, Mobile Based, SMS and eMail enabled Applications / Portals which will be accessible through the following:-

- a) Individual's Computer in Residences and Offices, and Mobiles;
- b) NagarikSewa Kendra (NSK) at various locations;
- c) Information Kiosks at prime locations in Delhi;
- d) Computerised Mobile Vans;
- e) Cyber Cafes & Common Service Centres
- f) Resident Welfare Associations (RWAs) Offices and Community Centres, etc.

3. Proposal;

It is proposed to undertake the above mentioned project activities, with a Project time frame of **about 18 Months** from the date of award of work through an Open Tendering Process by floating an appropriate RFP, for the Vendor selection. It is proposed to have the following Sub-components, among the others, for the envisaged Project to facilitate Service Delivery to the general public at their doorsteps within a reasonable time frame-

- 1. Servers, Desktops and Storage Devices
- 2. Networking Components
- 3. Data Warehouse/Business Intelligence/Data Analytics
- 4. Database/GIS/ERP/Project Management /Financial Management
- 5. Call Center/CRM
- 6. Document/Record Management/Work flow/Process flow
- 7. Identity/Asset Management

3.1 An Oversight Committee with some external experts may be constituted to oversee the entire process of digitalization / computerization in DDA to ensure transparency and efficient implementation.

4. The above proposal of RFP for digital services and computerisation in DDA as per above details is placed for information of the Authority.

RESOLUTION

The information contained in the agenda item was noted.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 20th November, 2017 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Dr. Mahesh Kumar
Engineer Member, DDA
- 3 Shri Manoj Kumar
Addl. Secretary, Ministry of Housing & Urban Affairs
- 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
- 7 Shri O P Sharma, MLA
- 8 Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
- 9 Smt. Bhavna Malik
Municipal Councillor, East Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri Manoj Parida
Principal Secretary (Home), GNCTD
- 2 Smt. Renu Sharma
Principal Secretary (UD), GNCTD
- 3 Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
- 4 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 5 Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
6. Shri A Anbarasu
Secretary (L&B), GNCTD
7. Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
8. Shri J P Agrawal
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
- 9 Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA
- 10 Shri K K Joadder
Chief Planner, Town & Country Planning Organization
- 11 Shri R S Meena
Addl. Commissioner, East Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 2 Shri Ravi Dhawan
Joint Secretary to Lt. Governor, Delhi

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. 50/2017

Confirmation of minutes of the meeting of the Delhi Development Authority held on 12.09.2017 at Raj Niwas.

F. 2(2)2017/MC/DDA

i) After detailed discussion, the proposed amendment for item No. 37/2017 of the minutes of the meeting of the Authority held on 12.09.2017 was not agreed to. The approved minutes for agenda item no. 37/2017 of the meeting of the Authority held on 12.9.2017 was confirmed and it was decided that the confirmed minutes be referred to Ministry of Housing and Urban Affairs, Government of India for consideration and issuance of final notification.

ii) The proposed amendment for item No. 40/2017 of the minutes of the meeting of the Authority held on 12.09.2017 was agreed to and the amended minutes for the item be read as follows:-

“After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item No. 37/2017 subject to approvals from regulatory bodies/statutory authorities, as applicable under law.”

iii) The remaining minutes of the meeting of the Authority held on 12.09.2017 were confirmed as circulated.

Item No. 51/2017

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 12.09.2017.

F.2(3)2017/MC/DDA

Members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 12.09.2017:-

i) Shri Somnath Bharti desired that DDA should convene a meeting with Forest Deptt., GNCTD for permission to construct an alternative road through the Protected Forest at Hauz Khas village.

ii) Shri Somnath Bharti stated that though a johar (pond) exists at Begampur village, DDA and SDMC have intimated that no water body could be identified at Begampur village.

- iii) Shri O P Sharma desired that removal of three jhuggi clusters from right of way, viz. 60 ft. road at Vishwas Nagar, Shanti Swaroop Bhatnagar Marg and at the site meant for commercial centre at Chitra Vihar in his constituency should be expedited.
- iv) Shri Somnath Bharti stated that DDA should update the list of encroached lands on its website. DDA should also take effective measures to stop further encroachment and the actual eligible residents of the identified JJ clusters should only be the beneficiaries of rehabilitation and relocation projects.
- v) Shri Somnath Bharti stated that though it is clear that the unauthorized construction at Safdarjung Enclave is on land which was a graveyard, SDMC has not taken any action in the matter despite reminders sent by DDA.
- vii) Smt. Veena Virmani stated that DDA should construct public toilets on its land instead of providing land to local bodies as the local bodies are not constructing them timely.
- viii) Smt. Veena Virmani stated that the in-situ rehabilitation at Kirti Nagar should be expedited as the survey and planning have already been completed.
- ix) Shri Somnath Bharti stated that the builder lobby is mis-utilizing vacant DDA land adjoining Harsukh Park at Safdarjung Enclave.
- x) Shri Vijender Gupta desired that the area for stalls in Ramlilas should be enhanced.
- xi) Shri Somnath Bharti stated that sites for "Utsav Grounds" are being identified. Zero waste public toilets should be provided at these sites.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

Item No. 52/2017

Relaxation in the eligibility criteria in respect of Rohini Residential Scheme-1981 (RRS-1981).

F.PA/DD/RO/Policy-2010

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing & Urban Affairs, Government of India for necessary action to provide relaxation under Rule 45(2)(b) of DDA (Disposal of Developed Nazul Land) Rule, 1981.

Item No. 53/2017

**Review of policy for fixation of reserve price for sale/allotment of Delhi Development Authority (DDA) properties (land/shops etc.) through public auction/e-tender.
F.1(114)17/LD/Coordn.**

The proposal contained in the agenda item was approved with the following modifications in the multiplication factors for different land uses:-

Use	Residential	Public purposes, e.g., government schools, hospitals, etc.	Public Utility, e.g., private schools, colleges, hospitals.	Industrial	Commercial
Factor	1	1	1.5	1.5	2

Item No. 54/2017

**Correction of Sector and number of flats for allotment of EWS flats to squatters of Kathputli Colony as Pocket 4 and 5 in Sector G-7/G-8 Narela in place of G-2 and G-8 Block, Narela as approved by the Authority vide Agenda No. 33/2017 dated 20.7.2017.
F.KPC/11/DDA/2017/Pt. file**

The proposal contained in the agenda item was approved.

Item No. 55/2017

**Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh.
F.12(385)06/HC/Legal/Pt.**

The proposal contained in S. No. (1) & (3) of para no. 5 of the agenda item was approved. Regarding cost of the flats, it was decided that the cost as calculated by the DDA after reducing maintenance cost and Administrative/Departmental charges, or as intimated by DUSIB, whichever is lower, may be charged from the JJ dwellers.

Item No. 56/2017

Permissibility of State Guest House in Residential Land Use as per MPD-2021 in respect of plot No. 29-C & 29-D measuring 1.478 acres (5982.96 sq.m.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chankyapuri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House.

F.20(09)2017/MP

The proposal contained in the agenda item was approved.

Item No. 57/2017

Fixation of Pre-determined Rates (PDRs) in respect of Rohini Phase IV & V for the financial year 2017-18.

F.4(50)2016/AO(P)/DDA

The agenda item was withdrawn.

Item No. 58/2017

Fixation of Pre-determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.

F.4(52)2016/AO(P)/DDA

The agenda item was withdrawn.

Item No. 59/2017

(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the year 2017-18.

(ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2017-18.

F.2(34)99/AO(P)/DDA/Pt.

The agenda item was withdrawn.

Item No. 60/2017

Fixation of Plinth Area Rates (PARs) of construction effective from 1st April, 2017 to 30th September, 2017 for Standard Costing of flats.

F.21(1671)/2001/HAC/Pt.III

The agenda item was withdrawn.

Item No. 61/2017

Amendment in the schedule of Disciplinary Authority – Schedule to Regulation 3 (d) DDA (Conduct, Disciplinary & Appeal) Regulations, 1999 read with the DDA (Conduct, Disciplinary & Appeal) Amendment Regulations, 2014 notified vide G.S.R. 181 (E) dated the 2nd March, 2015.

F.4(4)2017/P&C(P)

The proposal contained in the agenda item was approved.

Item No. 62/2017

Introduction of Annual Medical Examination for the Group 'A' officers of DDA of age 40 years and above.

F.4(3)2017/P&C(P)

The proposal contained in the agenda item was approved.

Item No. 63/2017

Adoption of Recruitment Rules for the post of Multi Tasking Staff, Delhi Development Authority.

F.1(Misc.)/02/RR/2014

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

The word "University" be deleted from para-8 of the draft Recruitment Regulations for the post of Multi Tasking Staff.

Item No. 64/2017

Recruitment Regulations for the post of Lower Division Clerk-cum-Typist (now Junior Secretariat Assistant) (English-Hindi), Delhi Development Authority.

F.7((Misc.)2017/PB-III/RR/LDC(MTS)

The proposal contained in the agenda item was approved.

Item No. 65/2017

Proposed modification of sub-clause 2.10 in UBBL 2016 notified vide S.O. 1053 (E) dated 5th April, 2017.

F.15(06)2016/MP/Pt.

The following typographical errors in para 3 Table (i) of the proposal contained in the agenda item were intimated:-

- i) "2.11 Latent Defects Liability" should be read as "2.10 Latent Defects Liability".
- ii) "c)", "v", "vi", "vii", "viii" and "d)" should be read as "a)", "i", "ii", "iii", "iv" and "b)" respectively.

The proposal contained in the agenda item with the above amendments was approved. The matter be referred immediately to Ministry of Housing & Urban Affairs, Government of India for approval for notification by DDA under Section 57 of Delhi Development Act, 1957.

Item No. 66/2017

**Selection of agency for development and maintenance of "Computerized Management System for Decision Support (CMS)" and "On-line Public Services (including Grievances Redressal)" in DDA.
F.10(33)2017/Sys.**

The information contained in the agenda item was noted.

Other Points raised by the Members of the Authority:

1. Shri Vijender Gupta raised the following issues:-
 - a) DDA should expedite preparation of policy for allotment of plots for religious purposes.
 - b) DDA could examine the slum relocation/rehabilitation policy practiced at Mumbai wherein eligible individuals are paid rent for the construction period to expedite slum rehabilitation schemes.
 - c) DDA is not following DOPT guidelines in all personnel matters which should be mandatory.
 - d) Outsourced manpower engaged for maintenance of parks are exploited and made to live in labour colonies with no sanitation.
 - e) DDA officers are not eligible for promotion to the rank of Chief Engineers due to retirement of most senior officers. A policy is required for making temporary arrangement for these posts so that DDA staff are not demoralized.
 - f) Though DDA is constructing public toilets, their maintenance is very poor. This issue was also raised by Shri Somnath Bharti and Smt. Veena Virmani.
 - g) Though floor-wise regularization as well as amalgamation of plots were approved, these are not being implemented.

2. Shri Somnath Bharti raised the following issues:-

- a) DDA is required to allot four acres of land to residents of Gautam Nagar for community services.
- b) A small portion of Sharda Park be utilized for public road to resolve the regular traffic jams and the proposal should be placed before UTTIPEC in its next meeting.
- c) DDA has not challenged the four sale deeds pertaining to khasra no. 277 of Hauz Khas village in the High Court of Delhi.
- d) Contractual workers engaged by DDA are being exploited and not paid minimum wages. DDA as the principal employer should ensure minimum wages are paid.
- e) No ex-gratia payment has been released to eligible DDA staff for the last two years. This issue was also raised by all other Members of the Authority.
- f) DDA should formulate a criteria for proper maintenance of parks and toilets.
- g) All issues raised by Members of the Authority should be compiled and status intimated.
- h) Measures should be taken to protect users of Rose Garden, Hauz Khas from monkeys and stray dogs.

3. Shri O P Sharma raised the following issues:-

- a) A plot at Chitra Vihar in Vishwas Nagar constituency and another at Shahdara constituency have been earmarked for commercial complexes. While the former has been fully encroached by jhuggis, though there is a jhuggi cluster also in the latter, around 50 per cent of the land is still vacant. DDA should consider shifting the existing jhuggis from the Chitra Vihar plot to the plot at Shahdara constituency and the plot at Chitra Vihar disposed of for development of a commercial complex.
- b) DDA should prepare an updated list of cases in which disciplinary action has been taken against its officers/officials in the last few years.
- c) Details of remaining cases of conversion from leasehold to freehold should be placed before the Authority.

4. Shri S K Bagga and all other Members desired that all pending compassionate appointment cases should be accommodated and decision expedited.

5. Smt. Veena Virmani raised the following issues:-

- a) DDA should allow adoption of parks by RWAs.
- b) DDA should take back parks of less than 3 acres which were handed over to the Municipal Corporations.

6. Smt. Bhavna Malik raised the following issues:-

- a) Several DDA plots are lying vacant for several years in her ward. The land uses have not been planned properly and sites for 3-4 shopping centres are not required. There is also a large plot earmarked for a school, though there is already a school within a radius of 0.5 km which has very few students. The plot could instead be used for multi-level parking.
- b) One of the vacant lands could be allotted for a charitable hospital.
- c) A large vacant plot in front of an existing jhuggi cluster could be utilized for a market.
- d) Since there are no proper boundary walls around Sanjay Lake, thefts are common.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

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.
