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

No. F.2(03)2023/MC/DDA/46

Dated: the 10<sup>th</sup> June, 2023

Sub: **Agenda for the meeting of Delhi Development Authority.**

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Wednesday, the 14th June, 2023 at 11.00 a.m.** under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at DDA Qutub golf course, Press Enclave road, New Delhi. The meeting will be followed by lunch.

You are requested to kindly attend.

  
(D.Sarkar)  
Commissioner-cum-Secretary  
Phone No. 24623598

Encl: As above

**CHAIRMAN**

1. Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Subhasish Panda

**MEMBERS**

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

## SPECIAL INVITEES

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

## Copy also to:

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

## Copy for kind information to:

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

**AGENDA ITEMS**

**FOR THE**

**MEETING**

**OF THE**

**DELHI DEVELOPMENT AUTHORITY**

**DATE: 14.06.2023**

**TIME: 11.00 A.M.**

**VENUE: QUTUB GOLF COURSE**

**DELHI**

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**INDEX**

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	14/2023	Confirmation of the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023. F.2(01)2023/MC/DDA	CCS
2.	15/2023	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023 F.2(01)2023/MC/DDA	CCS
3.	16/2023	(i) Fixation of rates for the purpose of calculating conversion charges from leasehold in respect of commercial & industrial properties for the years 2023-24. (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 2023-24. F2(34)99/AO(P)DDA/Pt.	ACCOUNTS
4.	17/2023	Plinth area rates (PAR) for the construction cost of flats for the year 2023-2024 for standard costing of flats. HAC/F-21/0007/2023/AO/HAC	ACCOUNTS
5.	18/2023	Revision in methodology of allocation of share cost of establishment and administration expenditure under NA I, NA II and GDA. ACM/F6/0001/2021/SC/-AAO(Main)	ACCOUNTS
6.	19/2023	Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the year 2023-24. LC/Project/0002/2021/I-2/PDDL	ACCOUNTS
7.	20/2023	Fixation of rates for Damages leviable under the Public Premises (Eviction of Unauthorized Occupants) Act 1971 for the FY 2022-23 & 2023-24. F1(Misc)Damage A/c/2016-17/pt.	ACCOUNTS
8.	21/2023	Regarding permission for survey, videography and eligibility determination of part of jhuggis falling in the identified area of Navjeevan Camp, Kalkaji for allotment of remaining 1162 EWS houses constructed at A-14, Kalkaji Extension to the eligible JJ dwellers. F2(15)2017/PMAY	HOUSING
9.	22/2023	Launching of Phase IV of 'First Come First Serve' Scheme F1/0038/2023/Cord./O/o DD(Cord.)..	HOUSING
10.	23/2023	Permission for allotment of remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In - Situ Slum Rehabilitation Project to the eligible households of JJ Clusters, namely, Golden Park, Rampura and Mata Jai Kaur, Ashok Vihar. F2/PMAY/0012/2022/ICR/PMAY-I	HOUSING

11.	24/2023	Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi. F/0065/2020/O/o-Suptd. Engg.(NCC-1)	HOUSING
12.	25/2023	Policy for Government allotment/Bulk allotment. HAC/F-21/0001/2023/Ao/Ao(HAC)/HAU-IV	HOUSING
13.	26/2023	Proposed change of land use of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of five lane Toll Plaza (RFID system) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E. PLG/MP/0142/2022/F-20/-O/o Director(PLG)ZONE E AND O	PLANNING
14.	27/2023	ATRs on the issues raised by Hon'ble Authority Members during meetings of the DDA on 28.02.2023 and 29.03.2023. F.2(01)2023/MC/DDA	CCS

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**ITEM NO. 14/2023**

**Sub: Confirmation of the minutes of the meetings of the Delhi Development Authority held on 28.02.2023 and 29.03.2023.**  
F.2(01)2023/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 28.02.2023 were circulated vide office circular No. F.2(01)2023/MC/DDA/23 dated 06.04.2023 (Annexure 'A'). Minutes of the meeting of the Delhi Development Authority held on 29.03.2023 were circulated vide office circular No. F.2(01)2023/MC/DDA/29 dated 26.04.2023 and corrigendum issued vide circular No. F.2(02)2023/MC/DDA/33 dated 28.04.2023 (Annexures 'B' and 'C'). It was requested that proposals for amendments, if any, should be submitted within 3 days.

Municipal Corporation of Delhi vide letter No. TP/G/782/2023 dated 12.04.2023 has proposed amendments in the minutes of the meeting of the Delhi Development Authority held on 28.02.2023 for Item No. 02/2023 regarding draft Master Plan for Delhi-2041. Letter of Municipal Corporation of Delhi dated 12.04.2023 is placed at Annexure 'D'.

Amendments proposed by Municipal Corporation of Delhi in the minutes of the meeting of Delhi Development Authority held on 28.02.2023 are submitted for kind consideration.

No proposal for amendment of the minutes of the meeting of Delhi Development Authority held on 29.03.2023 has been received. Minutes of the meeting of the Delhi Development Authority held on 29.03.2023 are submitted as circulated for confirmation of the Authority.

**RESOLUTION**


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

No. F.2(01)2023/MC/DDA/23

Dated: 06.04.2023

**Sub: Minutes of the meeting of Delhi Development Authority.**

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 28.02.2023 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

  
(D. Sarkar)  
Commissioner-cum-Secretary

Encl: As above

**CHAIRMAN**

1. Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Subhasish Panda

**MEMBERS**

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

...2..

SPECIAL INVITEES

1. Shri Naresh Kumar  
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari  
Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash  
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG)
4. Shri Ravi Shankar  
Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY)
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5. Shri Anoop Thakur  
PS to Lt. Governor, Delhi
6. Shri Abhijeet Rai  
Press Secretary to Lt. Governor, Delhi

Copy for kind information to:

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



**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 28.02.2023 at 4.00 p.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Subhasish Panda

**MEMBERS**

1. Shri Vijay Kumar Singh  
Finance Member, DDA
2. Shri D C Goel  
Engineer Member, DDA
3. Shri Vijender Gupta, MLA
4. Shri Somnath Bharti, MLA
5. O. P Sharma, MLA
6. Shri Gyanesh Bharti  
Commissioner, Municipal Corporation of Delhi

**SECRETARY**

Shri D. Sarkar  
Commissioner-cum-Secretary, DDA

**SPECIAL INVITEES**

1. Shri Naresh Kumar  
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari  
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Principal Commissioner (Land Disposal, Land Management, Land Pooling & PM-UDAY), DDA

5. Shri Manish Kumar Gupta  
Addl. Chief Secretary (L&B), GNCTD

**LT. GOVERNOR SECRETARIAT**

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

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

At the outset, Commissioner-cum-Secretary, DDA submitted that since time for the meeting of the Authority was short, the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 16.11.2022 would be placed before the Authority in its next meeting, which is likely to be held shortly.

**Item No. 01/2023**

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 16.11.2022 at Raj Niwas.  
F.2(06)2022/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 16.11.2022 were confirmed as circulated.

**Item No. 02/2023**

**Draft Master Plan for Delhi-2041  
F.No.18 (15)/2021-MP**

Commissioner (Planning)-I made a detailed presentation on the draft Master Plan for Delhi-2041 based on the recommendations of Board of Enquiry and Hearing (BoEH) and various other discussions.

After detailed deliberations including input from all members and special invitees present during the meeting, it was decided to incorporate the following:

1. To bring flexibility in implementation of land policy, the Development Control Norms (DCN) and Additional Development Control Norms to be made as part of regulations under Section 57 of DD Act. Accordingly, 'DEV1' to be modified. MPD-2021 provisions will continue till regulations are formulated. Land Pooling regulations to be prepared simultaneously and to be placed before the Authority.
2. The DCN of In-situ Slum Rehabilitation / Relocation to be replaced in the Master Plan document as per the approval given by MoHUA vide letter no. K-12011/2/2023-DD-I dated 23.02.2023.
3. The development control norms for 'data centre' to be formulated and made part of the Master Plan document. Data centre to be also permitted in PSP use zone. The size of data centres to be reduced to minimum 1000 sqm. to facilitate such centres.
4. The definition of eco-sensitive structures (to be replaced with ecologically sensitive areas) and building footprint as mentioned in various chapters to be clearly defined. In MPD, the word "Plan" in general, refers to a Master Plan that would need to be mentioned.
5. Senior Secondary schools allotted on minimum 13 m wide road shall be eligible for availing FAR as prescribed in MPD-2041.
6. As per Table 10.59, in DCNs for education facilities, the minimum ROW for residential schools is to be reduced from 24 m to 18 m.
7. In Green Development Area (GDA) policy, the green rating to be made mandatory in Grade-2 development.
8. As per Table 8.2a of Green Development Area, under minimum access road, in Grade-2 and Grade-3, "of a continuous length equivalent to 10% of the perimeter of the plot or 25 m, whichever is more", is to be deleted.
9. In GDA Chapter (DEV-2), Clause 8.2.5, point number (iii), "with respect to the pooling process" has to be deleted.
10. In order to provide accessibility to the plots and also the construction of zonal and master plan roads, the following clause need to be incorporated:-  
"DDA shall facilitate availability of consolidated land for development of continuous master plan/ zonal plan roads and any other important road. In

- this case, the land owner shall mandatorily contribute land for roads/ road widening free of cost as laid down in the regulations."
11. In Table 8.2a, in grade 2 activities permitted, the word " and allied activities such as vocational training, skill centre, coaching etc." be added with education facility.
  12. In Table 8.2a, in grade 3 activities permitted, the activities mandi, wholesale market, truck parking, bus parking shall be permitted only in peripheral green belt villages.
  13. In Mixed use provisions, "physiotherapy" be also included in 'Professional Activity'.
  14. To improve the monitoring mechanism, the frequency of bus routes shall be rationalised and reviewed regularly.
  15. It was pointed out that the list enclosed in the Annexures may not be treated as exhaustive and provisioning should be made to make suitable additions/alterations to the list as per the approval of Government of India.
  16. The charges collected in denotified areas through purchasable FAR, including additional FAR, regeneration FAR, TOD charges and any other such charges levied from time to time shall be deposited in an escrow account maintained by DDA, 50% of which will be shared by DDA with the local body. The detailed process shall be notified separately.
  17. It was pointed out that the proposed "Drainage Master Plan for Delhi" as prepared by I&FC Department has been rejected by the Govt. of Delhi. The revised service plan is under preparation and the same shall be sent to DDA for incorporation in the Plan.
  18. To facilitate provision of public utilities such as STPs, SWMs, WTPs, electric sub-station, gas sub-station, OFC etc., only plots larger than 5000 sqm. should be processed for change of land use.
  19. Purchasable FAR to be allowed along the identified areas earmarked in the form of corridor along major transport corridors, including metro/RRTS stations. Minimum plot size for availing premium FAR in corridors along major transport corridors shall be minimum 4000 sqm and at metro/RRTS stations the minimum plot size to be 3000 sqm due to scarcity of land at such locations. The technical parameters shall be framed and incorporated in the regulations to identify transport corridor where premium FAR is permissible.

20. Provision @ 5% of parking area shall be earmarked for Electric Vehicle Charging Station (EVCS) in the existing buildings where public parking is more than 50 vehicles.
21. The FAR of Convenient Shopping Centre and Local Shopping Centre will be 150, Community Centre 175 and District Centre 200.
22. In Table 10.33, permissible uses for use conversion in Planned Industrial Areas, applicable FAR for Group Housing to be 300. In \* below Table 10.33, the following may be corrected as "The applicable FAR shall be that of industrial or converted use, whichever is lesser, except Group Housing and Data Centre". Under the heading "other controls", clause viii) and x) to be deleted.
23. Under the table 10.89- Permissible Commercial activities on Notified Streets- it was decided to delete the words 'without cooking facilities' after the word 'Cafe'.
24. It was further pointed out that there are certain discrepancies or deletions required which needs to be rectified in the Draft Plan, which are as under:
  - a. In clause 10.1.4 under 'Notes' para iv, the land surrendered by industrial units has been mentioned as "Recreational Use zone" the word "Recreational use zone" to be replaced as "green areas".
  - b. Notes of Table 10.39(i) and 10.40(i), to be suitably modified stating that the necessary clearances to be taken from all statutory bodies and concerned agencies as applicable. Further under Table 10.40 \*\*the word "No" to be replaced by "Restricted".
  - c. Since the height of structures permitted in Amusement Regional Park is 12.0m, therefore, in District Parks and City Parks also height of structures should be kept 12.0m.
  - d. The words "Act and manuals" to be removed from the Note of all 'Permissible Activities' under the Table 10.40 of various use premises.
  - e. The Development Control Norms(DCN) table of Medical College, Veterinary Institute & Nursing & Paramedics Institute in Table 10.56 requires formatting.
  - f. In Clause v) of Other controls under Table 10.7: DCN for residential plot. In case of plotted housing in respect of height, clarity is required regarding number of floors. It shall be written as 15m height without stilt parking (G+3 upper storey) and for 17.5 m height with stilt parking (stilt + 4 upper storey).

- g. In other controls of Group Housing below Table 10.6, Clause (iii) to be modified as "additional floor area of 400 sqm. or at the rate of 5% of permissible FAR, whichever is higher shall be allowed". This modification has to be made throughout the document wherever such a clause is mentioned.

The following typographical errors to be removed:

- i. The numbering in Residential Regeneration Area chapter clause to be numbered as i) & ii) in clause 8.4.3 B.1(a).
- ii. Rephrasing of the clause 10.1.4 note para (v), be rewritten as, "*Development of privately-owned land pockets in Delhi that have remained unplanned, within planned areas shall be governed as per the Regulations for enabling the Planned Development of Privately-owned lands.*"
- iii. In clause 10.1.6 (xiv), - The word 'MPD' to be added after the word 'UBBL', as the layout plans are prepared in accordance with Master Plan provisions.
- iv. In clause 10.1.6 (xix), the sentence is incomplete and the clause to start with "In case of villages falling in Land pooling,.....".
- v. In clause 10.2.1, Other Controls of Table 10.6, v(b) to be modified as "*EWS can be developed by DE at the respective group housing site or an alternate site owned by the DE, within the same/adjacent zone" or as per regulations to be formulated, the details are as follows.*"
- vi. Other Controls para (iv) under Table 10.7 to be replaced with Clause 10.1.6 (x), with the words 'building regulations' to be replaced with the words 'Development Control Norms'.
- vii. In Table 10.9, under sub clause, "other controls" para (iii) caretaker's office be deleted, as caretaker office is a security office and is free from FAR.
- viii. In clause 10.2.2 (i) para d (v) to be modified to the extent that the parking charges shall be paid as prescribed with the approval of the concerned agencies. All such other clauses shall be modified to such extent. Further in the para (vi) the word "MTAs" and "reviewed and" to be deleted from the clause.
- ix. Under Table 10.49, Parking provisions, the following corrections to be made:
  - a) Under use premise; "Plotted housing"- the word 'coverage' to be deleted as parking is calculated on FAR area.

- b) Under use premise, "La slum rehabilitation scheme" - slight modification stating Parking for rehabilitation component @0.5 ECS per 100 sqm of FAR area.
  - c) Under use premise, "Early Learning Centre"- to be in sync with parking provisions made for School Type I, i.e., MLCP and metro deductions shall not be permitted.
  - d) Under use premise, "Hospital" parking MLCP deduction to be permitted.
  - e) Under use premise, Other PSP facility (type-II) working women-men hostel, adult education centre to have 1.8 ECS/ 100 sqm. of FAR area. In other PSP facility (Type-II), metro deduction and MLP deduction to be permitted.
  - f) Under use premise, "Integrated Freight Complex" and Warehousing schemes - Metro and MLCP deduction to be provided.
  - g) Under use premise, "City multipurpose ground, District multipurpose ground"- 50% of the parking area shall be kept as soft parking. Accordingly, the clauses have to be amended.
  - h) Parking norms for Standalone cinema to be provided @3ECS per 100 sqm. of FAR area with Metro and MLCP deduction as that is in line with the parking provisions of Community Centres and District Centres where cinema halls is also a permissible activity.
  - i) The clause w.r.t. PTAL assessment and PTAL deductions to be deleted.
  - j) Other activity constitutes 'public and semi-public activities' as referred in MPD-2021 to be incorporated.
- x. In Clause (vii) under other controls of Table 10.43 the phrase 'property development by Metro Rail/RRTS & HSR shall not be permitted in ridge, regional park, zone O & O(R)' to be added. Exclusion should also include LBZ and Heritage Zones.
- xi. Under Clause 10.2.5 Para (vii) additional clause to be added, "Parking for property development to be provided @ 3 ECs /100 sqm. An extra ground coverage of 20% shall be permissible for construction of multilevel parking without any commercial component".

- xii. In residential areas, for professional activities, the Clause regarding "Not more than 9 employees" should be deleted. The number of workers to be governed by prevailing labour laws.
  - xiii. Under 24 categories of small shops having an area of 20 sqm. permitted in residential premises, under small shops of meat, no slaughtering will be allowed.
  - xiv. Under the category of small bedded hospital, the number of beds shall be reduced to 20 beds instead of 50.
  - xv. The word 'Public Utility/utilities' has to be replaced with the word 'Utility/utilities'.
  - xvi. In Clause 10.2.5. (vii) (a), the phrase 'subject to approval from the Technical Committee of DDA' to be deleted.
  - xvii. In clause 6.2.1 the word 'Public Utility' to be modified as 'public convenience'.
  - xviii. City level population of 20 lacs needs to be deleted.
25. Charging stations should not be allowed along the RoW and be allowed in Parking areas.
26. In Clause 10.2.19(vi)(f)(iv), the word 'GNCTD' to be replaced by the word 'Central Government'.
27. All plots which are within 30m distance of a 6m RoW road, this distance may be increased to 45m in case fire hydrant sumps are made available at every 15m, excluding drains / open drains, for access of fire-tenders during emergencies, subject to NOC from the DFS.
- 27(A) The Authority is cognizant of the ground realities which suggest/inform that a large number of Unauthorised colonies may not be able to avail the proposed relaxation owing to much narrower lanes and therefore the Authority recommends that all concerned agencies including Fire, Water, Sanitation, Disaster Management etc. must explore newer technologies like drones-driven intervention, AI enabled systems to facilitate inclusion of Unauthorised colonies in larger public interest.
- 27(B) DDA may like to consult with the Fire Department for determining norms to include those colonies which may not be covered in these relaxations.



28. In case of fire provisions on 4.5 m road arc made in the unauthorised colony and clearance is given by DFS, RNP can be prepared for plots on RoW of 4.5m.
29. In clause 8.8.3 of Regeneration of unplanned area, the RNP shall be binding for the reconstruction of building and implementation of any regeneration scheme.
30. In clause 10.2.2 - Provision for shop plots/ shop cum residence plot in clause d(v) an addition be made that " 100% of the charges paid for parking shall mandatorily be utilised for construction of parking by the local body ".
31. Development Control Norms for recreational
  - I. Under table 10.42, Development Control Norms for recreational, the following is decided:
    - a. The size of District Park will be minimum 10.0 Ha.
    - b. In the other controls in various categories of Parks, the word "whichever is less" be deleted.
  - II. In cases of parks of National importance specific Development Control Norms on case to case basis shall be formulated with the approval of the Authority.

The Authority approved the draft Master Plan for Delhi-2041 and also authorized the Vice Chairman, DDA to incorporate changes arising out of inconsistencies in drafting and of consequential nature and forward them to the Ministry of Housing and Urban Affairs.

**Item No. 03/2023**

**Resolution of the issues arisen in the cases of eligible beneficiaries of In-situ Slum Rehabilitation Projects while issuing eligibility / allotment letters.**  
**F/1SR/0012/2020/PMAY/-O/o DD(PMAY-II)**

The proposal contained in the agenda item was approved.

**Item No. 04/2023**

**Policy for Slum and JJ clusters.**  
**File No.PLG/MP/0005/2020/F-3**

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

'Other Points' raised by the Hon'ble Members of the AuthorityShri Vijender Gupta

1. Timelines should be fixed for completion of large DDA projects which are important for the development of Delhi. The sports complex under construction at Sector-33, Rohini should be inaugurated in January, 2024. Timelines for inauguration of other sports complexes under construction should also be fixed.
2. All encroachments along the right of way, including religious structures should be removed.
3. A policy should be framed for management of stray cattle.

Shri Somnath Bharti

1. No further unauthorized construction should be allowed.
2. Policy be framed for dealing with construction that have come up within 100 metres of protected monuments.

Shri O P Sharma

1. DDA roads and parks which require maintenance should be repaired on priority.
2. Encroachments from ROW of Shanti Swaroop Bhatnagar Marg should be removed on priority.
3. Development of greens by DDA should be publicised in the media.
4. Suitable action should be taken by DDA since the ownership documents for the property demolished by DDA at Welcome Colony have now been made available.
5. Vacant land near Karkardooma should be allotted before it gets encroached.
6. DDA to provide a list of villages/ colonies falling in Zone O and O(R).

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

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

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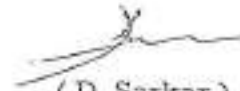
**DELHI DEVELOPMENT AUTHORITY**  
(Office of Commissioner-cum-Secretary)

No. F.2(02)2023/MC/DDA/29

Dated: 26.04.2023

**Sub: Minutes of the meeting of Delhi Development Authority.**

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 29.03.2023 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

  
(D. Sarkar)  
Commissioner-cum-Secretary

Encl: As above

**CHAIRMAN**

1. Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Subhasish Panda

**MEMBERS**

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

...2..

SPECIAL INVITEES

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

Copy also to:

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

Copy for kind information to:

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

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 29.03.2023 at 4.00 p.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Subhasish Panda

**MEMBERS**

1. Shri Vijay Kumar Singh  
Finance Member, DDA
2. Shri D C Goel  
Engineer Member, DDA
3. Shri Vijender Gupta, MLA
4. Shri Somnath Bharti, MLA
5. Shri Dilip Kumar Pandey, MLA
6. O. P Sharma, MLA

**SECRETARY**

Shri D Sarkar  
Commissioner-cum-Secretary, DDA

**SPECIAL INVITEES**

1. Shri Naresh Kumar  
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari  
Principal Commissioner (Personnel, Landscape, Coordination & Hort.), DDA
3. Shri Chittaranjan Dash  
Principal Commissioner (Housing, PMAY, Systems, Sports & CWG), DDA

**LT. GOVERNOR'S SECRETARIAT**

1. Shri Chandra Bhushan Kumar  
Pr. Secretary to Lt. Governor, Delhi
2. Shri Surendra Singh  
Secretary to Lt. Governor, Delhi
3. Ms. Harleen Kaur  
Special Secretary to Lt. Governor, Delhi
4. Shri Abhijeet Rai  
Press Secretary to Lt. Governor, Delhi

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

**Item No. 05/2023**

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 16.11.2022.**  
F.2(06)2022/MC/DDA/Pt.

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 16.11.2022 were noted with the following observations:

**Shri Vjender Gupta**

- i) For preparing a policy for conversion of damage properties in Nazul Estates to freehold, categorization of various types of leases should be done and relief on payment of damages for regularization of properties needs to be considered.

**Shri O P Sharma**

- i) Though he has taken up matters regarding Shanti Swaroop Bhatnagar marg and Vishwas Nagar since the last eight years, these matters are still unresolved. Despite the orders of Hon'ble Lt. Governor, encroachments on ROW of Shanti Swaroop Bhatnagar marg have not yet been removed. At Vishwas Nagar, encroachments have only been removed partially. Hon'ble Lt. Governor directed that a joint site inspection of DDA and DUSIB be organized with Hon'ble Member and report submitted in the matter.

- ii) Matter regarding renewal of expired leases in Nazul Estates had been sent to MoHUA after approval of the Authority. However, the matter remains unresolved.
  - iii) New Sanjay Amar colony has been brought under both PM-UDAY and *Jahan Shuggi Wahan Makaan* schemes. Action Taken Report has been submitted without consulting him in the matter.
  - iv) Two sites are available for development of stack parking near Hanuman mandir, Yamuna Bazar.
- Hon'ble Lt. Governor directed that a joint site inspection of DDA and MCD be organized with Hon'ble Member.

**Item No. 06/2023**

**Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24.**

**F.No. 4(3)/Budget/DDA/RBE/2022-23**

- i) The Revised Budget Estimates (RBE) for the year 2022-23 and Budget Estimates (BE) for the year 2023-24 were discussed.
- ii) After due deliberations, RBE 2022-23 and BE 2023-24 were approved.

**Item No. 07/2023**

**Adoption of Annual Accounts of DDA for the Financial Year 2021-22 after certification by CAG of India.**

**ACM/F6/005/2022/AC/-AAO(Main)**

The Authority ratified the adoption of Annual Accounts of DDA for the Financial Year 2021-22 after certification by CAG of India.

**Item No. 08/2023**

**Fixation of Pre-Determined Rates (PDRs) in respect of following areas:**

- A) Rohini Residential Scheme Ph. IV & V for the financial year 2022-23
- B) Tikri Kalan for the financial year 2022-23 &
- C) Narela for the financial year 2022-23.

**F2(204)2022/AO(P)/DDA**

The proposal contained in the agenda item was approved. Matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and notification under Rule 2(i) of DDA (Disposal of Developed Nazul Land) Rules, 1981.

Item No. 09/2023

Permission for additional activities on 2 acres out of 7 acres of plot in "Residential Use Zone" under Sub Clause 8 (2) of MPD-2021 allotted to National Law University (NLU) in Sector-14, Dwarka.  
F4(14)93/PLG/DWK/VOL-IV

The proposal contained in the agenda item was approved.

Item No. 10/2023

Proposed change of land use (CLU) for an area measuring 7,847.97 sq.m. (1.94 acres) approx. from "Public & Semi-Public" to "Recreational" in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.  
PLG/MP/0046/2021/F-20/-O/o AC(PLG)MP&DC

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Item No. 11/2023

Proposed change of land use of an area measuring 13.49 ha (33.33 acres) from part 'Industrial' and part 'Utility' to 'Transportation' (T2) located at Jangpura, New Delhi.  
F21(02)2017/MP

The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

Item No. 12/2023

Transfer of 219 sqm. of land along AIIMS Trauma Centre on Factory Road by Delhi Development Authority (DDA) to Central Government (L&DO) for the purpose of amalgamation of land parcels for implementation of Master Plan of AIIMS.  
File No. LD/IL/0001/2022/HEL/22-INSTITUTIONAL LAND-I -Part (1)

The proposal contained in the agenda item was approved.

Item No. 13/2023

Options to be offered to allottees/owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Relocation to other flats or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi.  
F/0065/2020-O/o SUPTD. ENGINEER(NCC-I)



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

- i) Methodology II contained in para 6 of the agenda item be adopted for calculating refund of money/monetary value of the flats under buy-back options.
- ii) Proposed rents be enhanced from Rs. 42,635/- and Rs. 33,030/- to Rs. 50,000/- and Rs. 38,000/- per month for HIG and MIG respectively.
- iii) A separate report, after examining from Legal and Planning points of view, on the issue whether applicability of provision 4.4.3.B of MPD-2021 with respect to construction of EWS flats are mandatory in nature in the case of reconstruction/redevelopment of entire Residential Group Housing Plot, shall be submitted to Hon'ble Lt. Governor for appropriate decision in general which shall be applied in the case of reconstruction of Signature View Apartment also.

**"Other Points" raised by the Hon'ble Members of the Authority**

**Shri Vijender Gupta**

- i) DDA can earn substantial revenue by disposing left out plots in developed areas and consider change of land use of plots for enhancing their saleability in market.

**Shri Somnath Bharti**

- i) DDA roads should be handed over to PWD or MCD.
- ii) A fake unauthorized colony by the name of Begumpur Post Office, within Begumpur park, has been registered under the PM-UDAY scheme.

**Shri O P Sharma**

- i) Near Karkardooma TOD project, behind Deepak Nursing Home, approx. 50 to 60 acres prime DDA land is being encroached.  
Hon'ble Lt. Governor directed that the matter be examined and report submitted within three days.
- ii) DDA roads in his constituency have not been maintained for several years. Wherever repairs are conducted, the quality of work is very poor. A list of DDA roads in his constituency be provided.
- iii) DDA plots are not being disposed of through auction, as in some cases the highest bids received during auction are rejected by a Committee.

- iv) It was directed that a joint site inspection of TOD Karkardooma project be organized along with Hon'ble Member.
- v) It was further directed that DDA to check the ownership status of roads near IP University for early repair of the same by the concerned agency.

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

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

\*\*\*\*\*

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

**ANNEXURE-C**

No. F2(02)2023/MC/DDA/23

Dated: 28.04.2023

**Sub: Corrigendum to the minutes of the meeting of Delhi Development Authority held on 29.03.2023.**

Kindly find enclosed corrigendum to the minutes of the meeting of Delhi Development Authority held on 29.03.2023.

  
(D. Sarkar)  
Commissioner-cum-Secretary

Encl: as above

**CHAIRMAN**

1. Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Subhasish Panda

**MEMBERS**

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

SPECIAL INVITEES

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

Copy also to:

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

Copy for kind information to:

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

**DELHI DEVELOPMENT AUTHORITY**

**Sub: Corrigendum to the minutes of the meeting of Delhi Development Authority held on 29.03.2023.**

Minutes of the meeting of the Delhi Development Authority held on 29.03.2023 issued vide No. F2(02)2023/MC/DDA/29 dated 26.04.2023 are hereby amended for item No. 13/2023 regarding Options to be offered to allottees/owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Relocation to other flats or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi (F/0065/2020-O/o SUPTD. ENGINEER (NCC-I)).

The circulated minutes for Item No. 13/2023 are as follows:

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


- i) Methodology II contained in para 6 of the agenda item be adopted for calculating refund of money/monetary value of the flats under buy-back options.
- ii) Proposed rents be enhanced from Rs. 42,635/- and Rs. 33,030/- to Rs. 50,000/- and Rs. 38,000/- per month for HIG and MIG respectively.
- iii) A separate report, after examining from Legal and Planning points of view, on the issue whether applicability of provision 4.4.3.B of MPD-2021 with respect to construction of EWS flats are mandatory in nature in the case of reconstruction/redevelopment of entire Residential Group Housing Plot, shall be submitted to Hon'ble Lt. Governor for appropriate decision in general which shall be applied in the case of reconstruction of Signature View Apartment also.”

The above minutes are amended as follows:

“The proposal contained in the agenda was approved with the following modifications:

- i) Proposed rents be enhanced from Rs. 42,635/- and Rs. 33,030/- to Rs. 50,000/- and Rs. 38,000/- per month for HIG and MIG respectively.
- ii) It was noted that some Members of the Authority were of the view that provision for housing for Community Service Personnel (CSP)/ EWS don't apply in the case of reconstruction of buildings. Therefore, it was decided that a separate report after examination from Legal and Planning points of view on the issue whether applicability of provision 4.4.3.B of MPD-2021 with respect to construction of EWS flats are mandatory in nature in the case of reconstruction/redevelopment of the entire Residential Group Housing Plot, shall be submitted. As the report by the Legal and Planning Wings may have an impact on reconstruction/redevelopment plans which will ultimately affect the number of dwelling units at the site leading to consequent changes in the cost of HIG/MIG flats, Hon'ble Lt. Governor has desired that for taking a holistic view in the matter, DDA may examine and take into consideration the views of the Legal and Planning Wings.

Further, Vice Chairman, DDA may submit the draft agenda incorporating views of Legal, Planning and Finance Wings for providing relief in terms of buy-back option to be offered to allottees/owners of Signature View Apartment within a week of submission of the report for further deliberation by the Authority."

  
(D. Sarkar)  
Commissioner-cum-Secretary

268

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23.04.2023  
2023

**ANNEXURE-D**

आनुभव एवं सचिव कार्यालय  
दि. वि. प्र.  
आयची नं. 788  
दि. 02-05-2023

**MUNICIPAL CORPORATION OF DELHI**  
OFFICE OF THE CHIEF TOWN PLANNER  
13<sup>TH</sup> FLOOR: DR. S.P.M. Civic Centre  
New Delhi : 110002



No.: TP/G/782/2023

Dated: 12.04.2023

To  
✓ **The Commissioner-cum-Secretary,**  
Delhi Development Authority,  
B-Block, Vikas Sadan, IP Estate,  
New Delhi-110023.

R&D SYSTEMS  
ECS

2320

20/04/23

**Subject: Minutes of meeting of Delhi Development Authority.**

Sir,

Kindly refer to the minutes of meeting of Delhi Development Authority circulated vide No. F.2(01)2023/MC /DDA/23 dated 06.04.2023 desiring therein to provide amendments to the minutes, if any.

In this regard, it is to inform that the suggestions proposed for amendments with respect to Sl. No. 16, 19 & 22 of the said Minutes of Meeting are enclosed herewith for kind perusal and further necessary action, please.

Yours faithfully,

Chief Town Planner  
Municipal Corporation of Delhi

**Encl.: As above.**

DD/MC  
P/Printer

2/5/23

4/3

AD/...

Submanoj SA  
4/5/23

4/5/23

01/05/2023

Action has been taken and kept in MASTER file.

267

**Subject: Amendments to the minutes circulated vide No.F.2(01)2023/MC /DDA/23 dated 06.04.2023**

**Item No. 02/2023 (Draft Master Plan for Delhi-2041)**

Sl.No. of MoM	Point of MoM	Suggestion	Remarks
16	<p>The charges collected in de-notified areas through purchasable FAR including additional FAR, regeneration FAR, OTD charges and any other such charges levied form time to time shall be deposited in an escrow account maintained by DDA, 50% of which will be shared by DDA with the local body. The detailed process shall be notified separately.</p>	<p>The charges collected in de-notified areas through purchasable FAR including additional FAR, regeneration FAR, OTD charges and any other such charges levied form time to time shall be deposited in an escrow account <b>maintained by ULB. In notified areas, this escrow account shall be</b> maintained by DDA, 50% of which will be shared by DDA with the local body. The detailed process shall be notified separately. In denotified areas 100% revenue generated through purchasable FAR including additional FAR, regeneration FAR, OTD etc. should come to MCD.</p>	<p>In de-notified areas, the Building Plans are being sanctioned by ULBs. All the civic services are also being provided and maintained by the ULBs. Hence, all the charges so collected shall be deposited with ULBs for providing civic amenities. Moreover, in notified areas also, sanitation and garbage including other civic services are managed by the MCD. Hence, 50% of the charges collected by DDA be shared with MCD.</p>



Sl.No. of MoM	Point of MoM	Suggestion	Remarks
19	<p>Purchasable FAR to be allowed along the identified areas earmarked in the form of corridor along major transport corridors, including metro / RRTS stations. Minimum plot size for available premium FAR in transport corridors shall be minimum 4000 sqm and at metro/RRTS stations the minimum plot size to be 3000 sqm due to scarcity of land at such locations. The technical parameters shall be framed and incorporated in the regulations to identify transport corridor where premium FAR is permissible.</p>	<p>Purchasable FAR to be allowed along the identified areas earmarked in the form of corridor along major transport corridors, including metro / RRTS stations. Minimum plot size for available premium FAR in transport corridors shall be minimum 1000 sqm and at metro/RRTS stations the minimum plot size to be 1000 sqm due to scarcity of land at such locations. The technical parameters shall be framed and incorporated in the regulations to identify transport corridor where premium FAR is permissible.</p>	<p>In the majority of transport corridors including Metro / RRTS stations, there is no such large plot. Therefore, the minimum plots size be reduced to 1000 sqm.</p>

Sl.No. of MoM	Point of MoM	Suggestion	Remarks
22	<p>In Table 10.33, permissible uses for use conversion in Planned Industrial Areas, applicable FAR for Group Housing to be 300. In * below Table 10.33, the following may be corrected as "The applicable FAR shall be that of industrial or converted use, whichever is lesser, except Group Housing and Data Centre". Under the heading "other controls", clause viii) and x) to be deleted.</p> <p><b>In addition below the table 10.33, under the heading "Other Controls" clause (ix), be deleted.</b></p> <p><b>Clause (ix):</b> <i>In case of existing structures, the permissible use conversion shall be limited to the provisions in Table 10.33. No regeneration FAR on the converted use shall be admissible in such cases. Remaining FAR, if any, shall continue to be utilized for compatible industrial use.</i></p>	<p>In Table 10.33, permissible uses for use conversion in Planned Industrial Areas, applicable FAR for Group Housing to be 300. In * below Table 10.33, the following may be corrected as "The applicable FAR shall be that of industrial or converted use, whichever is lesser, except Group Housing and Data Centre". Under the heading "other controls", clause viii) and x) to be deleted.</p> <p><b>In addition below the table 10.33, under the heading "Other Controls" clause (ix), be deleted.</b></p> <p><b>Clause (ix):</b> <i>In case of existing structures, the permissible use conversion shall be limited to the provisions in Table 10.33. No regeneration FAR on the converted use shall be admissible in such cases. Remaining FAR, if any, shall continue to be utilized for compatible industrial use.</i></p>	<p>As per Notification S.O. 3232(E) dated 03.07.2018, the conversion charges for conversion of Industrial Plots to Commercial / Banquet Hall / Warehouse etc., are on the plot area basis and not on 'built-up area' basis, resulting in use conversion at plot level. Whereas clause (ix) provides for part conversion of the built-up area, which is not feasible.</p>

Item No: 15/2023

SUB: ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETINGS OF THE DELHI DEVELOPMENT AUTHORITY HELD ON 28.02.2023 AND 29.03.2023

F.2(06)2022/MC/DDA/Pt.

MEETING DATE: 28.02.2023

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 02/2023</u> Draft Master Plan for Delhi-2041 F.No.18 (15)/2021-MP</p> <p>The Authority approved the Draft Master Plan for Delhi-2041 and also authorized the Vice Chairman, DDA to incorporate changes arising out of inconsistencies in drafting and of consequential nature and forward them to the Ministry of Housing and Urban Affairs.</p>	<p>As per the minutes of the Authority dated 06.04.2023, the draft MPD-2041 has been forwarded to the Ministry of Housing &amp; Urban Affairs on 13.04.2023 for approval of Central Govt. and issuance of final notification in Gazette of India.</p>
2.	<p><u>Item No. 03/2023</u> Resolution of the issues arisen in the cases of eligible beneficiaries of In-situ Slum Rehabilitation Projects while issuing eligibility / allotment letters. F/ISR/0012/2020/PMAY/-O/o DD(PMAY-II)</p> <p>The proposal contained in the agenda item was approved.</p>	<p><u>Status of possession letters issued to beneficiaries for the JJ cluster of Bhoomiheen Camp, Kalkaji.</u></p> <p>There were total 72 cases which pertain to the agenda item. The breakup of these cases are as under: -</p> <ol style="list-style-type: none"> <li>1. As per the approval of the Authority, notices giving 30 days time of appearance of spouse before the Dy. Director (ISR) have been pasted on 05.04.2023 in conspicuous places in the JJ clusters in 54 cases wherein the applicant/claimant is female and possession to 47 applicants have already been provided. In rest of the 7 cases, I-bond submission format has been provided and possession letter will be issued immediately after the submission of the I-bond as approved by the Competent Authority.</li> </ol>

		<p>2. Further, another notice of appearance in 10 cases were pasted on 02.06.2023 and format of indemnity bond in all these cases have been provided to all these applicants and possession letters will be issued immediately after the completion of the notice period of 30 days.</p> <p>3. The pending 8 cases are of male applicants/claimants who have to fulfill all the codal formalities for getting possession letter as approved in the Authority agenda.</p>
3.	<p><u>Item No. 04/2023</u>  <b>Policy for Slum and JJ clusters</b>  <b>F.No. PLG/MP/0005/2020/F-3</b></p> <p>The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.</p>	<p>Public notice has been issued on 23.03.2023 for inviting objections/suggestions within a stipulated period of 45 days. In response to the public notice, three objections/suggestions have been received. Accordingly, meeting of the Board of enquiry and hearing is being organized.</p>

MEETING DATE: 29.03.2023

4.	<p><u>Item No. 06/2023</u> Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24. F.No.4(3)/Budget/DDA/RBE/2022-23</p> <p>i) The Revised Budget Estimates (RBE) for the year 2022-23 and Budget Estimates (BE) for the year 2023-24 were discussed.</p> <p>ii) After due deliberations, RBE 2022-23 and BE 2023-24 were approved.</p>	The budget, as approved, has been communicated to all concerned zones/DDOs.
5.	<p><u>Item No. 07/2023</u> Adoption of Annual Accounts of DDA for the Financial Year 2021-22 after certification by CAG of India ACM/F6/005/2022/AC/-AAO(Main)</p> <p>The Authority ratified the adoption of Annual Accounts of DDA for the Financial Year 2021-22 after certification by CAG of India.</p>	No further action required.
6.	<p><u>Item No. 08/2023</u> Fixation of Pre-Determined Rates(PDRs) in respect of following areas: A) Rohini Residential Scheme PH.IV &amp; V for the financial year 2022-23 B) Tikri Kalan for the financial year 2022-23 and C) Narela for the financial year 2022-23. F.No F2(204)2022/AO(P)/DDA</p> <p>The proposal contained in the agenda item was approved, Matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and notification under Rule 2(1) of DDA (Disposal of Developed Nazul Land) Rules, 1981.</p>	The proposed Pre-Determined Rates (PDRs) as approved by the Authority have been forwarded to the Ministry of Housing and Urban Affairs, Govt. of India vide letter dated 04.05.2023 for approval and notification under Rule 2(I) of DDA (Disposal of Developed Nazul Land) Rules, 1981.
7.	<p><u>Item No. 09/2023</u> Permission for additional activities on 2 acres out of 7 acres of plot in "Residential Use Zone" under Sub-Clause 8(2) of MPD-2021</p>	The Authority agenda, minutes and copy of the Layout Plan of Sector-14, Dwarka have been forwarded vide letter dt.28.04.2023 to Commissioner (Land Disposal) and Chief Engineer (Dwarka)

	<p>allotted to National Law University(NLU) in sector -14,Dwarka. F.No. F4(14)93PLG/DWK/VOL-IV</p> <p>The proposal contained in the agenda item was approved.</p>	<p>for further necessary action with reference to the execution of supplementary Lease Deed and demarcation of the plot under reference. Copy of the same has also been sent to National Law University (NLU) for information.</p>
8.	<p><u>Item No.10/2023</u></p> <p>Proposed change of land use(CLU) for an area measuring 7,847.97 sq.m.(1.94 acres) approx. from "Public &amp; Semi-Public" to "Recreational" in lieu of CLU proposal of 1.94 acres of land allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi. F.No. PLG/MP/0046/2021/F-20/O/o AC(PLG)MP&amp;DC</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.</p>	<p>Process of issuing public notice and gazette notification has been changed. Public notice shall be issued shortly.</p>
9.	<p><u>Item No. 11/2023</u></p> <p>Proposed change of land use of an area measuring 13.49 ha (33.33 acres) from part 'Industrial' and part 'Utility' to 'Transportation'(T2) located at Jangpura, New Delhi. F21(02)2017/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.</p>	<p>Process of issuing public notice and gazette notification has been changed. Public notice shall be issued shortly.</p>
10.	<p><u>Item No. 12/2023</u></p> <p>Transfer of 219 sqm. of land along AIIMS Trauma Centre on Factory Road by Delhi Development Authority (DDA) to Central</p>	<p>MoHUA vide letter dated 16.03.2023 directed Delhi Development Authority to transfer the land measuring 219 sq m. to the Central Government (Land and Development Office) under Section 22(4)</p>

<p>Government (I.&amp;DO) for the purpose of amalgamation of land parcels for implementation of Master Plan of AIIMS. F.No.LD/IL/0001/2022/HEL/22-INSTITUTIONAL LAND-I-Part(1)</p> <p>The proposal contained in the agenda item was approved.</p>	<p>of the Delhi Development Act, 1957 for the purpose of amalgamation of 5 land parcels of AIIMS to one land parcel for implementation of Master Plan of AIIMS, New Delhi to convert it into a world class medical university and to issue an appropriate notification in the official gazette.</p> <p>In compliance, notification in official gazette has been published in The Gazette of India on 05.04.2023.</p>
<p>II. <u>Item No.13/2023</u> Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Relocation to other flats or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi. F/0065/2020-O/o SUPTD.ENGINEER(NCC-I)</p> <p>"The proposal contained in the agenda was approved with the following modifications:</p> <p>i) Proposed rents be enhanced from Rs. 42,635/- and Rs. 33,030/- to Rs. 50,000/- and Rs. 38,000/- per month for HIG and MIG respectively.</p> <p>ii) It was noted that some Members of the Authority were of the view that provision for housing for Community Service Personnel (CSP)/ EWS don't apply in the case of reconstruction of buildings. Therefore, it was decided that a separate report after</p>	<p>A separate agenda item is being placed before the Authority.</p>

examination from Legal and Planning points of view on the issue whether applicability of provision 4.4.3.B of MPD-2021 with respect to construction of EWS flats are mandatory in nature in the case of reconstruction/redevelopment of the entire Residential Group Housing Plot, shall be submitted. As the report by the Legal and Planning Wings may have an impact on reconstruction/redevelopment plans which will ultimately affect the number of dwelling units at the site leading to consequent changes in the cost of HIG/MIG flats, Hon'ble Lt. Governor has desired that for taking a holistic view in the matter, DDA may examine and take into consideration the views of the Legal and Planning Wings.

Further, Vice Chairman, DDA may submit the draft agenda incorporating views of Legal, Planning and Finance Wings for providing relief in terms of buy-back option to be offered to allottees/owners of Signature View Apartment within a week of submission of the report for further deliberation of the Authority."



**ITEM NO. 16/2023**

**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 2023-24.**

**(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 2023-24.**

F2(34)99/AO(P)DDA/Pt.

1. The Scheme for conversion from leasehold to freehold was extended to all built up commercial and industrial & mixed land use properties by the Ministry of Urban Development & Poverty Alleviation, Govt. of India vide letter dated 24.06.2003.
2. Initially, 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. But as there was not much response, it was felt that these rates be rationalized on the basis of actual market trend. 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. While working out the land rates 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 land rates for conversion, an equitable annual increase @ 10% i.e. equal to expected cost of money was approved by the Authority till the FY 2022-23.
4. Earlier the Authority while approving the agenda for FY 2021-22 had decided that from the next financial year onwards, land rates for calculating conversion charges may be increased based on Cost Inflation Index (CII) as notified by the Ministry of Finance, Govt. of India as applicable for the immediate preceding financial year. The matter for approval was, therefore, taken up with the MoHUA. During the meetings with the Ministry, it emerged that the MoHUA was in favour of fixation of charges based on circle rates. It was desired by the Ministry to obtain inputs regarding policies/rates being followed in metropolitan & other cities. As it was likely to take some time, therefore the land rates of conversion for the FY 2022-23 were approved with increase of 10% over the rates of 2021-22 with the approval of Authority.
5. As per the direction, a comparative study of conversion of properties from leasehold to freehold in metros and other cities where Nazul land exists was made. Salient features of the same is as under:-
  - Govt. of Maharashtra has a policy for conversion of Occupancy Class-II or

leasehold land to freehold in respect of Commercial, industrial, residential and Cooperative Housing Society on payment of premium. They allow conversion of land held for Occupancy Class-II or on leasehold basis for commercial or industrial purpose @ 60% of the value of such land calculated as per the rates of such land specified in the current Annual statement of Rates(ASR).

- Department of Housing & Urban Planning, Govt. of UP and Lucknow Development Authority have policy for conversion of commercial and other non-residential properties @ 50% @ 40% of applicable circle rates respectively.
- Kolkata Metropolitan Development Authority (KMDA) has no policy for making Nazul Property freehold as predecessor entity of KMDA had issued lease deeds for a term of 99 years which had option for renewal of these leases for further term of 99 years on payment of specific premium. Further, Department of Urban Development and Municipal affairs, West Bengal had also granted leases, however, the period of lease happened to be 999 years which has not expired so far.
- Ahmedabad Urban Development Authority does not have any policy for conversion from leasehold to freehold.

6. The matter for fixation of land rates of conversion for the FY 2023-24 has been examined in detail and it was observed it may not be in the fitness of things to adopt circle rates for the purpose of determining the land rates of conversion of commercial, industrial properties and multi level parking due to the following reasons:-

- i. The conversion charges in the state of Maharashtra and Uttar Pradesh as mentioned in Para 6 above are on very higher side as compared to the rates in Delhi.
- ii. The exiting formula for determining the conversion charges of commercial & mixed use properties is FAR based. The circle rates are, however, based on plot area per sq.mtr. irrespective of any FAR. Although presently, the e-auction of commercial properties is being conducted by DDA with reserve price based on circle rates, but there is poor response in e-auction on account of adoption of residential mixed use regulations by DDA in MPD 2021. It may be relevant to mention that commercial properties under mixed use are comparatively much cheaper than the properties under commercial use zone. Due to this Average Auction Rates (AARs) of Commercial properties of all the zones are not available and it is therefore not feasible to determine the land rates of 100 FAR based on circle rates.
- iii. The Circle rates were notified by the GNCTD in the year 2014. There are huge variations in rates under various categories. The circle rates for Category A are on very higher side and the rates for category E,F,G & H appear to be on lower side despite the fact the considerable development have taken place in colonies falling under these categories since 2014.
- iv. As per the information provided by the LD wing, the details of

commercial & industrial properties allotted by DDA and converted from leasehold basis to freehold are as under:

Sl. No.	Use premises	Total NO. of leasehold properties allotted by DDA	Total Number of leasehold properties converted into freehold	Balance leasehold properties
1	Commercial land/plots	8500	2320	6180
2	Commercial built up shops	29526	7649	21877
3	Industrial	12163	5296	6867

The above table shows that still a large number of properties are yet to be converted into freehold. However in the absence of plot area details, actual financial impact for increase in conversion charges cannot be worked out.

v) It is further intimated that the existing land rates of conversion of commercial properties are based on per sq.mtr 100 FAR on Zonal basis. The rates for the year 2004-05 were firmed up based on average auction rates of the year 2003-04. Since then, an equitable annual increase @ 10% i.e. equal to expected cost of money was approved by the Authority till the FY 2022-23. These rates appear to be more rational and lower than the prevalent market rates. It is therefore, proposed that we may continue to increase these rates by 10% for the FY 2023-24. As per the formula for calculation, the conversion charges shall amount to 6% of the land rate per sqm/100 FAR in the case of lessees and 13.33% of the land rate per sq/100FAR for purchasers/attorney, in cases of normal cases of conversion for commercial properties. These rates shall be still much lower than the land rates being followed in Mumbai & UP.

7. As per the scheme circulated by the Ministry on 24.06.2003, the notified land rates prevailing on the date of submission of conversion application were applicable for calculation of conversion fee. Hence the approval of the Ministry is required for notification of these rates under Section 57 of Delhi Development Act, 1957. DDA has been regularly sending the proposals for fixation of land rates after approval from the Authority to the Ministry for approval for notification. The status of year-wise proposals for the FY 2004-05 to 2022-23 sent to the Ministry for approval is enclosed herewith as Annexure-A. The DDA has been following these rates pending approval from the Ministry on provisional basis since 2004-05. However, the approval of the Ministry is still awaited. The Ministry shall, therefore, be requested to expedite the approval for the proposals for fixation of rates pending since 2004-05 considering the fact that L&DO vide Notification dated 02.05.2017 has also aligned its land rates for conversion with that of DDA for the period from 01.04.2001 onwards. All the revenue earned from conversion is

booked under the head Urban Development Fund and used for the development of infrastructure as per the direction of the Ministry. From the next financial year 2024-25 onwards, it is proposed that these rates may be got approved at the level of the Authority, if the Ministry so agrees.

- B. Accordingly, the rates for calculation of conversion charges in respect of Commercial and Industrial Properties from leasehold to freehold for the years 2023-24 are shown in the tables given below:-

**Land Rates for calculating Conversion Charges in respect of Commercial Properties for the FY 2023-24**

TABLE 8.1 (Rates in Rs./sqm for 100 FAR)

Zone	Approved Land rates for the FY 2022-23	Proposed land rates for the FY 2023-24
Central, South & Dwarka	198504	218354
West, North, East & Rohini	137855	151641
Narela	55144	60658

**Land Rates for calculating Conversion Charges in respect of Industrial Properties for the FY 2023-24**

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.

TABLE 8.2 (Rates in Rs./sqm)

Zone	Approved Land rates for the FY 2022-23	Proposed Land rates for the FY 2023-24
Central, South & Dwarka	119106	131017
West, North, East & Rohini	82715	90987
Narela	41359	45495

**Note:-**

- i. Commercial rates proposed above will be applicable for normal locations. It is clarified that for commercial plots located in Community Centres/District centres or allotted as Malls (without multiplex) as per lease deed, the rates

will be further enhanced by 50% i.e. 1.5 times of the normal rates. However for commercial plots allotted as malls (with multiplex), multiplex as per lease deed, the rates will be enhanced by 100% i.e. by 2 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.
9. Fixation of Land Rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under Multi-level parking.

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.

Accordingly, based on the policy as already in vogue, land rates in respect of area under Multi level parking for the year 2023-24 have been worked out at 35% of land rates of commercial properties proposed for the years 2023-24 as shown in the table given below. The conversion charges shall be worked out as per the clarification given in the note below the table.

**Land rates for calculating Conversion Charges in respect of area under Multi-level parking for the FY 2023-24**

TABLE-9.1 (Rates in Rs./sqm for 100 FAR)

ZONE	Proposed Land rates adopted by DDA for calculating conversion charges from lease hold to free hold in respect of commercial properties	Proposed Land rates of area adopted by DDA under Multi-level parking sites for Conversion from leasehold to freehold
	2023-24	2023-24 ( @ 35% of Col.2)
1	2	3
South, Central & Dwarka	218354	76424
West, North, East & Rohini	151641	53074
Narela	60658	21230

**Note:-**

- i) 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. The above mentioned land rates for conversion (Table 9.1) will be applicable only when the applicant comes for conversion of the whole plot.

ii) In case, the individual purchaser comes for conversion of their commercial property under the Delhi Apartment Act, full commercial land rates for conversion as applicable for commercial properties as per Column 2 of Table 9.1 shall be payable.

#### **PROPOSAL**

The Authority may consider and approve:

1. Proposal as contained under Para 7 and Land rates for calculating charges for conversion of Commercial, Industrial properties & Multi level parking from leasehold to freehold for the FY 2023-24 as contained under TABLES 8.1, 8.2 & 9.1 respectively. The proposal shall be forwarded to the Ministry of Housing & Urban Affairs, GOI, for approval under Section 57 of Delhi Development Act, 1957.

#### **RESOLUTION**

**Status of proposals sent to Ministry for fixation of rates of conversion charges from Leasehold to Freehold of Commercial and Industrial properties.**

Sl. No.	Subject	Date of Approval of VC/LG/Authority	Date on which proposal sent to the Ministry for approval.	Remarks / Present Status
1.	Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold of commercial and industrial properties for the years:			
	2004-05	24.08.2004 & 02.09.2004 by VC	14.10.2004	The proposal are pending with the Ministry, however the conversion rates as approved by the VC/LG/Authority are being followed on provisional basis. Various replies to the queries raised by the Ministry from time to time have been forwarded to the Ministry by DDA. However, the approval is still awaited
	2006-07	10.04.2006 by VC	06.07.2006	
	2007-08	19.04.2007 by VC	15.05.2007	
	2008-09	31.03.2008 by VC	24.04.2008	
	2009-10	09.04.2009 by VC	04.06.2009	
	2010-11	31.05.2010 by VC	09.07.2010	
	2011-12	24.11.2011 by LG	15.12.2011	
	2012-13	01.08.2012 by LG	27.12.2012	
	2013-14 & 2014-15	09.05.2014 vide item no. 68/2014	26.06.2014	
	2015-16	16.06.2015 vide item no. 86/2015	12.10.2015	
	Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold of commercial and industrial properties 2016-17 onwards and in respect of area under multilevel parking for the years 2015-16 onwards:			
	2016-17	11.03.2016 vide item no. 42/2016	06.05.2016	
	2017-18	20.11.2017 vide item no. 59/2017	22.03.2019	
	2018-19	14.12.2018 vide item no. 54/2018	22.03.2019	
	2019-20, 2020-21 & 2021-22	13.07.2021 vide item no. 66/2021	27.07.2021	Query of Ministry was replied by DDA vide letter dt. 21.07.2022. Approval of Ministry is pending.
	2022-23	14.09.2022 vide item no. 44/2022	03.10.2022	Approval of Ministry is pending.

**ITEM NO. 17/2023****Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Years 2023-2024 for Standard Costing of Flats**

HAC/F-21/0007/2023/AO/HAC

**A. Issues**

1. The proposal relates to seeking the approval of the Authority for the Plinth Area Rates (PAR) used for the calculation of Construction cost of flats using the Standard Costing formula for the Financial Year 2023-24. The proposal contains the provisions for the following inventory of flats:
  1.
    - i. Flats offered first time in DDA HS 2019 & 2021
    - ii. Old Inventory flats offered prior to DDA HS 2019
2. The PAR for the last Financial Year 2022-23 was approved by the Authority in its meeting dated 03.08.2022 vide Resolution No 32/2022 (Copy placed opposite).

**B. Background**

1. In lines with the DDA (Management and Disposal of Housing (Estates) Regulations, 1968, Chapter-II, point 6, "*The hire-purchase price or the disposal price, as the case may be, shall be such price as may be determined by the Authority*".
2. Disposal price of the flats is calculated as per Standard Costing policy introduced in DDA with the approval by the Authority vide Resolution No 07/2002 dated 21/01/2002.
3. Prior to DDA HS 2019, the PAR were broadly categorised into 2 categories i.e. Flats with lift and without lift which was further classified according to the category of the flat namely Janta/ EWS/ ORT/ LIG/ MIG/ HIG. These PARs were calculated on the basis of the weighted average of all completed schemes for the particular period. Due to lack of economic activity in the real estate sector during the last 2 years and downward trend in market owing to Covid-19, the PAR used for old inventory flats in DDA was not changed during the period 01.04.2018 to 31.03.2022. During the Financial Year 2022-23, it was analysed that there has been marginal overall change of approximately 5% in building cost Index as on 01.10.2021 in comparison to the rates as on 01.04.2019. Therefore, the PAR used for old inventory flats was increased by 5% over the last approved PAR.
4. In DDA HS 2019 & 2021, the PARs have been calculated on the basis of actual expenditure on a particular project/ scheme. The PARs for these flats have been kept at the same level as at the time of launching of the respective schemes. Also no benefit of depreciation was made available on these flats.



**C. Analysis**

1. For the current FY, CPWD building cost Index of Delhi has been announced as 110 w.e.f. 01.04.2022 and 107 w.e.f. 01.10.2022 over plinth area rates as on 01.04.2021 as base 100. Accordingly, it is proposed that the PAR of flats for the current financial year may be increased by 8.5% (based on average of total increase in CPWD building cost Index of Delhi in 2022-23) over the last approved PAR.
2. It may be noted that depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old as already approved by the Authority vide Resolution No 104/20. Therefore, flats offered under HS 2019 & 2021 shall now avail the benefit of depreciation and hence the effective increase in respect of these flats would be lower.
3. No increase is however being proposed on Narela flats which were offered for the first time in DDA HS 2019 since majority of these flats have been surrendered/ cancelled by the allottees due to various reasons and a lot of the inventory is lying unsold. Since no increase is being proposed in r/o these flats, therefore, the benefit of depreciation on these flats will also not apply.

**D. Proposals for the Consideration of the Authority**

On the basis of paras A to C, the following proposals may be approved to be notified for FY 2023-24:

1. **Plinth Area Rates (PAR) of the flats launched in DDA Housing Scheme 2019 & DDA Housing Scheme 2021**

It is proposed that the PARs for the flats launched under DDA Housing Scheme 2019 & 2021 except Narela flats may be increased by 8.5% over the last approved PAR towards the cost of money as per details given hereunder:

S. No	Project/ Location	Existing PAR per sqmt	Proposed PAR per sqmt (@8.5% increase)	Land Factors
1	MIG Houses at sector 16-B, Pocket II, Dwarka, Phase II	Rs 41,823/-	Rs 45,378/-	0.50
2	Multi-storied EWS houses at Manglapuri	Rs 43,768/-	Rs 47,488/-	0.50
3	Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 38,223/-	Rs 41,472/-	0.60
4	Multistoried HIG flats at Pocket 9-B, Jasola	Rs 54,631/-	Rs 59,275/-	0.50
5	EWS flats at Sector G-7, G-8, Pocket 4 & 5, Narela	Rs 24,020/-	Rs 24,020/-	0.50

LIG flats at Sector G-7, 6G-8, Pocket 4 &5, Narela	Rs 25,295/-	Rs 25,295/-	0.50
EWS flats at Sector A-1 to A-4, Pocket 1A,1B &1C 7Narela	Rs 31,782/-	Rs 31,782/-	0.25
Cat II (MIG) flats at Sector A-1 to A-4, Pocket 8 1A,1B &1C Narela	Rs 51,790/-	Rs 51,790/-	0.45
4 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near 9Sultangarhi tomb	Rs 36,500/-	Rs39,603/-	0.65
8 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near 10Sultangarhi tomb	Rs 37,600/-	Rs40,796/-	0.65
Cat II (HIG) at B-2, 11VasantKunj	Rs 32,400/-	Rs 35,154/-	0.85

2. Plinth Area Rates (PAR) & Land Factors for the old inventory flats launched prior to DDA Housing Scheme 2019

It is proposed that the following PAR may be approved for the old inventory flats (launched prior to DDA Housing Scheme 2019). These have been increased by 8.5% over the last approved PAR:

Particulars	Category	Existing PAR per sqmt	Proposed PAR per sqmt (@8.5% increase)
Flats with Lift	HIG	Rs 41,580/-	Rs 45,114/-
	MIG	Rs 38,115/-	Rs 41,355/-
Flats without Lift	Janta/ EWS/ ORT	Rs 22,050/-	Rs 23,924/-
	LIG / One Bed Room / (EHS)Type-A	Rs 27,195/-	Rs 29,507/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 28,665/-	Rs 31,102/-
	MIG / Two bed rooms / EHS Type-B	Rs 29,925/-	Rs 32,469/-
	MIG / Two bed room	Rs 30,555/-	Rs 33,152/-

	flats constructed on Turnkey basis in a mega project.		
	HIG/ SFS / Three bed rooms flat.	Rs 34,020/-	Rs 36912/-

- a. It may also be approved that the land factors as already approved by the Authority for the flats of DDA HS 2019 & 2021 at the time of respective schemes may be continued to be used for these flats. For old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used.
- b. MIG flats at A-9, Narela, LIG/ One bedroom flats at Sector 34 & 35 Rohini, G-2 & G-8 Narela, Ramgarh Colony and Siraspur and Janta flats at Sector 4 Rohini Extn. have been surrendered by the allottees due to various reasons, therefore, the cost of these flats may be continued to be maintained at the same level as was at the launch of DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.
- c. LIG flats at Pocket A, B1, B2, C & D at Loknayak Puram may be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs.23,546/- per sqmt.
3. As already approved by the Authority, a depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old. Since no increase is being proposed in the PAR of Narela flats of HS 2019, therefore it may also be approved that no benefit of depreciation may be made available on these flats.
4. All other parameters such as concessions of 40% on 6536 EWS flats at Pkt 1A, 1B and 1C at Sector A-1 to A-4 Narela & 10% on 960 EWS flats at Sector G-7/ G-8 Narela applied in DDA HS 2019 approved by the Authority vide Agenda Item No 57/2019 & surcharge on total disposal cost of 10% & 20% on MIG/ HIG Dwarka respectively & 10% for Jasola HIG HS 2021 flats etc may be kept same as applied at the time of costing for the particular scheme.
5. For the new projects, if the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates may be used.
6. If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA may be authorized to rectify the same.

#### PROPOSAL

Proposal under Para D containing the PARs for the FY 2023-24 is submitted for the consideration and approval of the Authority.

**\*\* RESOLUTION \*\***

ITEM NO. 32/2022

Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Years 2022-2023 for Standard Costing of Flats

F.21(2125)2019/HAC/DDA

A. Issues

1. The proposal relates to seeking the approval of the Authority for the Plinth Area Rates (PAR) used for the calculation of Construction cost of flats using the Standard Costing formula. The proposal is for the Financial Year 2022-23. The proposal contains the provisions for the following inventory of flats:
  - I. Flats offered first time in DDA HS 2021
  - II. Flats offered first time in DDA HS 2019
  - III. Old Inventory flats offered prior to DDA HS 2019
2. The PAR for the Financial Years 2020-21 & 2021-22 were approved by the Authority vide Resolution No 65/2021. (Copy placed opposite)

B. Background

3. In lines with the DDA (Management and Disposal of Housing (Estates) Regulations, 1968, Chapter-II, point 6, *"The hire-purchase price or the disposal price, as the case may be, shall be such price as may be determined by the Authority.,*
4. Disposal price of the flats is calculated as per Standard Costing policy which was introduced in DDA after the approval by the Authority vide Resolution No 07/2002 dated 21/01/2002.
5. Prior to DDA HS 2019, the PAR were broadly categorised into 2 main categories i.e. Flats with lift and without lift which were further classified according to the category of the flat namely Janta/ LIG/ MIG/ HIG. These PAR were calculated on the basis of the weighted average of all completed schemes for the particular period.
6. In the DDA HS 2019 & 2021, the PAR have been calculated on the basis of actual expenditure on a particular project/ scheme.

C. Analysis

7. PAR is used to calculate the construction cost of the flats which is one of the constituent of the disposal cost of the flats. Due to lack of economic activity in the real estate sector during the last 2 years and downward trend in market owing to Covid-19, the PAR used for old inventory flats in DDA have not been changed since 01.04.2018 and have been maintained at the same level.
8. Now, the economic activities have started to come back to track and a growth in India's GDP has been seen in the last year. An analysis of the CPWD building cost Index of Delhi for the last few years (Annexure A), it has been observed that there has been marginal overall change of approximately 5% in building cost index as on 01.10.2021 in comparison to the rates as on 01.04.2019. Therefore, it is proposed that the PAR used for old inventory flats may be increased by 5% over the PAR approved by the Authority for the FY 2020-21 & 2021-22.
9. It may be noted that depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old which is already approved by the Authority vide Resolution No 104/20 and therefore the effective increase in respect of these flats would be 3.69% only which is a nominal increase.
10. A perception has been built up over time that the prices/ cost of DDA houses are high but as per information gathered through informal sources, it has been seen that the prices of old inventory of DDA are cheaper as compared to the rates of the same inventory in the secondary market due to non-increase of the rates.
11. However, it is true that the prices of new inventory of flats are higher and therefore it has been proposed to not to change the PAR of the flats offered for the first time DDA HS 2019 & DDA HS 2021.
12. The PAR for DDA HS 2019 & 2021 have been calculated on the basis of actual expenditure. Also, there has been a downward change in the CPWD building cost Index of Delhi, i.e. 99 on 01.10.2021 over plinth area rates as on 01.04.2021 as base 100. Therefore, it is proposed that the PAR may be kept at the same level for the new flats offered for the first time in DDA HS 2019 & 2021 as that were at the time of launching of the respective schemes. Since, no increase is being proposed in the PAR of flats of HS 2019 & 2021, therefore it may also be approved that no benefit of depreciation may be made available on these flats so as to maintain a financial equilibrium.
13. The Special Housing Scheme-2021 was launched on 23-12-2021 being the initial last date as 7-2-2022 which was further extended upto 10-3-22. The draw of lots was held on 18-4-22. Therefore, the issue of applicability of costing of FY 2021-22 or 2022-23 was raised & a conscious decision with the approval of VC, DDA has been

taken in this regard that since the scheme was launched in Dec.2021 and we had specifically mentioned that flats are being offered at Discounted price & now if we issue demand letter on revised price that will not seem to be fair. Hence, in view of approval of VC, DDA, a decision has been taken for applicability of cost of FY 2021-22 in the demand letters for Special Housing Scheme-2021 provided that payment of cost of flat is deposited within the financial year 2022-23. However, the interest on delayed payment at the prescribed rates shall apply as per the terms and conditions of the brochure.

D. Proposals for the Consideration of the Authority

On the basis of paras A to C, the following proposals may be approved to be notified for FY 2022-23:

1) Plinth Area Rates (PAR) & Land Factors of the flats launched in DDA Housing Scheme 2021

It is proposed that the following PAR & Land Factors may be approved for the flats launched under DDA Housing Scheme 2021. These are the same rates on which these flats were offered in DDA HS 2021.

S No	Scheme	Plinth Area Rates per sq mt	Land Factors
1	346 (Actual 348) MIG Houses including internal development and Electrification at sector 16-B, Pocket II, Dwarka, Phase II	Rs 41,823/-	0.50
2	Integrated complex of 273(276) multi-storied EWS housing with facility building behind DDA Project office at Manglapuri (Site No. IV)	Rs 43,768/-	0.50
3	252 Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 38,223/-	0.60
4	215 Multistoried HIG flats at Pocket 9-B, Jasola	Rs 54631/-	0.50

2) Plinth Area Rates (PAR) & Land Factors of the flats launched in DDA Housing Scheme 2019

The following PAR & Land Factors may be approved for the flats launched under DDA Housing Scheme 2019. These are the same rates on which these flats were offered in DDA HS 2019.

Area	Category of Flats	PAR	Land Factors
Sector G-7, G-8, Pocket 4 & 5, Narela	EWS flats	Rs 24,020/-	0.50

Sector G-7, G-8, Pocket 4 & 5, Narela	LIG flats	Rs 25,295/-	0.50
Sector A-1 to A-4, Pocket 1A, 1B & 1C, Narela	EWS flats	Rs 31,782/-	0.25
Sector A-1 to A-4, Pocket 1A, 1B & 1C, Narela	Cat II (MIG) flats	Rs 51,790/-	0.45
Vasant Kunj, Mehrauli Mahipalpur Near Sultangarhi tomb:	4 Storied flats (all categories)	Rs 36,500/-	0.65
Vasant Kunj, Mehrauli Mahipalpur Near Sultangarhi tomb:	8 Storied flats (all categories)	Rs 37,600/-	0.65
B-2, Vasant Kunj	Cat II (HIG)	Rs 32,400/-	0.85

3) Plinth Area Rates (PAR) & Land Factors of the flats launched prior to DDA Housing Scheme 2019

It is proposed that the following PAR may be approved for the flats launched prior to DDA Housing Scheme 2019:

Particulars	Category	PAR per sq mt
Flats with Lift	HIG	Rs 41,580/-
	MIG	Rs 38,115/-
Flats without Lift	Janta/ EWS/ ORT	Rs 22,050/-
	LIG / One Bed Room / (EWS) Type-A	Rs 27,195/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 28,665/-
	MIG / Two bed rooms / EWS Type-B	Rs 29,925/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 30,555/-
	HIG/ SFS / Three bed rooms flat.	Rs 34,020/-

- For old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used.
- MIG flats at A-9, Narela, LIG/ One bedroom flats at Sector 34 & 35 Rohini, G-2 & G-8 Narela, Ramgarh Colony and Siraspur and Janta flats at Sector 4 Rohini Extn. have been surrendered by the allottees due to various reasons, therefore, the cost of these flats may be continued to be maintained at the same level as was at the state of launch under DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.

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- c) MIG flats at Pocket A, B1, B2, C & D at Loknayak Puram may be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs.23,546/- per sq mt.
- d) As already approved by the Authority, a depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old. Since no increase is being proposed in the PAR of flats of HS 2019 & 2021, therefore it may also be approved that no benefit of depreciation may be made available on these flats.
- e) All other parameters such as concessions of 40% & 10% applied on the PAR for Narela EWS flats of DDA HS 2019 as approved by the Authority vide Agenda Item No 57/2019 & surcharge on total cost of 10% & 20% on MIG/ HIG Dwarka & 10% for Jasola HIG HS 2021 flats etc may be kept same as applied at the time of costing for the particular scheme.
- f) The cost of FY 2021-22 would be applicable for the demand letters for DDA Special Housing Scheme-2021.
- g) If the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates may be used.
- h) If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA may be authorized to rectify the same.

E. The above proposal under para D containing the PAR for the FY 2022-23 is submitted for the consideration and approval of the Authority.

#### RESOLUTION

The proposal contained in the agenda item was approved.

DDA should consider amendment of DDA (Management and Disposal of Housing Estates) Regulations, 1968 for permitting allotment of DDA flats through auction and introducing dynamic pricing of flats.



ANNEXURE-7

(Annexure A)

CPWD Building Cost Index	As on	Base	PAR for Calculatbn
99	01.10.2021	01.04.2021	20,997.90
105	01.04.2021	01.04.2020	21,210.00
97	01.10.2020	01.04.2020	19,594.00
101	01.04.2020	01.04.2019	20,200.00
98	01.10.2019	01.04.2019	19,600.00

PAR as on 01.04.2019 taken for calculatbn= 20,000.00  
 PAR as on 01.10.2021= 20,997.90  
 Total increase in % 0.05 5%

**ITEM NO. 18/2023**

**Sub :Revision in methodology of allocation of share cost of establishment and administration expenditure under NA I, NA II and GDA.**

**ACM/F6/0001/2021/SC/-AAO(Main)**

**1. Introduction:-**

DDA has been mandated to maintain separate set of Accounts in respect of NA I, NA II & GDA. As per prevailing practice, establishment and administration expenditure are initially booked under GDA and later on allocated between NA I, NA II and GDA. The allocation (called share cost) is made in accordance with the principles as given in subsequent para.

**2. Principles for allocation of share Cost:-**

- i) The pay and allowances of officers working in HQ is distributed over various branches/departments such as VC and Members, CE/EM, General Administration, Land, Finance & Accounts, Planning, Legal, Housing etc. on a percentage basis. The pay and allowances of officers in CAUs other than sports is allocated to CE & EM office. The pay and allowances allocated to each branch is then allocated between NA I, NA II and DGA on a percentage basis explained subsequently.
- ii) The pay and allowances allocated to Housing & Building branch are allocated 100% to GDA while that of Sports & HRD is allocated 100% to NAII. The pay and allowances of VC & Members, Land Branch, Planning, Legal are allocated 70%, 98%, 80% and 50% under NAII and balance to GDA. The pay and allowances of other divisions viz. CE/EM office, General Administration, Finance & Accounts, Vigilance, QC etc. are allocated on the basis of works expenditure incurred under NA I, NA II and GDA.
- (i) The establishment and administration expenses are distributed in proportion to the works expenditure incurred under NA I, NA II and GDA.
- (ii) Based on above principles, the proportion of share cost of total pay and allowances, establishment and administration expenditure allocated among NA I, NA II and GDA worked out to 0.29%, 50.66% and 49.05% respectively during 2020-21.

3. Need for review of allocation methodology:-

The nature and volume of activities in DDA have undergone changes over the years as DDA has taken the role of a developer rather than land acquirer. To synchronize the emerging role with proper accounting, a need is felt to appropriately allocate the establishment, administration expenses based on activities now being undertaken by the DDA.

4. Constitution of Committee

For review of methodology of allocation of share cost, a committee was constituted with the approval of VC, DDA under the Chairmanship of Finance Member with CAO, Commissioner(Housing), CLD I, CLD II, Director(Works), Director(Finance) and Dy. CAO(Accounts)as members.

5. Recommendations of Committee

- i) The committee examined the issue in detail and recommended that in view of emerging role of DDA as developer, the allocation of expenses must be based on the activities now being performed rather than the allocation which was largely based on works executed. This becomes more relevant in view of outsourcing of various works by DDA in form of PPP and In-situ projects.
- ii) The Committee considered the following two models for allocation of share cost based on data for the FY 2021-22:-
  - a) Allocation based on manpower deployed for each activity/branch.
  - b) Allocation based on actual receipts.
- iii) Allocation of share cost based on manpower deployed for each activity/branch:-  
The activities performed by the officers deployed in each department were classified under NA I, NA II and GDA. The allocation of share cost based manpower deployed worked out to about 1%, 68% and 31% in respect of NA I, NA II and GDA respectively.
- iv) Allocation of share cost based on receipts:- Head wise Receipts of DDA was identified and segregated on the basis of NA I, NA II and GDA. The Committee observed that the ratio of receipts was about 0.20%, 72% and 27.80% in respect of NA I, NA II and GDA respectively.

- v) The Committee thus recommended adopting activity based allocation methodology based on manpower deployed for each activity for share costing of administration, establishment and other relevant expenses as it appears to be more realistic. However, the methodology may be reviewed every three years so as to keep the same aligned with the role of DDA and nature of works being undertaken under NA I, NAII and GDA. The detailed report of the Committee is placed at Annexure I.

6. Analysis of recommendations of the Committee:-

The recommendations of the Committee appears to be reasonable in view of changing role of DDA in view of current operations and role assigned under MPD 41. Hence, adoption of allocation of share costing based on manpower deployment shall result in true and fair distribution of establishment and administration expenses amongst NA I, NA II and GDA considering the nature of activities performed under these three heads of accounts.

The ratio of 1%, 68% and 31% for allocation of share cost among NA I, NA II and GDA arrived on the basis of manpower deployed during the year 2021-22 may be adopted for a period of three years, i.e. FY 2022-23, 2023-24 and 2024-25 as year on year review may not reflect correct picture. The review of the percentages may be made after a period of three years so as to reflect a realistic position of staff deployed for activities under NA I, NA II and GDA.

PROPOSAL

Based on recommendations of the Committee, the following are proposed for approval by the Authority:-

- i) Adoption of allocation of share cost based on manpower deployment in NA I, NA II and GDA in the ratio of 1%, 68% and 31% respectively initially for the Financial year 2022-23, 2023-24 and 2024-25.
- ii) Review the methodology every three years, to align with the nature of work and role played by DDA.

RESOLUTION

Draft Report of the Committee to review distribution and chargeability of administration and establishment expenditure and other expenditure under NA I, NA II and GDA.

Background

1. As per DDA's Budget and Accounts Rules 1982 establishment and administration expenditure is initially booked under GDA and later on allocated between NA I, NA II and GDA based on following parameters:-
  - 1.1 The pay and allowances of officers working in HQ is distributed over various branches/departments such as VC and Members, CE/EM, General Administration, Land, Finance & Accounts, Planning, Legal, Housing etc. on a percentage basis. The pay and allowances of officers in CAUs other than sports is allocated to CE & EM office. The pay and allowances allocated to each branch is then allocated between NA I, NA II and GDA on a percentage basis explained subsequently.
  - 1.2 The pay and allowances allocated to Housing & Building branch are allocated 100% to GDA while that of Sports & HRD is allocated 100% to NA II. The pay and allowances of VC & Members, Land Branch, Planning, Legal are allocated 70%, 98%, 80% and 50% under NA II and balance to GDA. The pay and allowances of other divisions viz. CE/EM office, General Administration, Finance & Accounts, Vigilance, QC etc. are allocated on the basis of works expenditure incurred under NA I, NA II and GDA.
  - 1.3 The establishment and administration expenses other than pay and allowances including contribution to retirement funds is allocated in proportion to works expenditure incurred under NA I, NA II and GDA.
2. Based on above methodology, the proportion of share cost of total establishment and administration expenditure allocated among NA I, NA II and GDA worked out to 0.29%, 50.66% and 49.05% respectively during 2020-21.
3. However, as nature and volume of activities in DDA have undergone changes over the years as DDA has taken a role more of a developer rather than land acquirer. To synchronize the emerging role with the proper accounting, a need was felt to appropriately allocate the establishment, administration and other expenses based on activities now being undertaken by the DDA.

### Constitution of the Committee

A committee consisting of following members was constituted with the approval of VC,DDA:-

Finance Member	Chairman
CAO	Member
Commissioner (Housing)	Member
CLD I	Member
CLD II	Member
Director (Works)	Member
Director (Finance)	Member
Dy. CAO (Accounts)	Member Secretary

### Terms of Reference

The Terms of reference of the committee was to review distribution and chargeability of administration and establishment expenditure and other expenditure under NA I, NA II and GDA.

### Meeting of the Committee

The meeting of the committee was held on 14/06/2022 and 18/01/2023 under the chairmanship of FM, which was attended to by the members of the committee and by the representatives where the nominated members could not attend.

### Deliberations in the Committee

The committee considered the existing practice of allocation of share costing of establishment expenditure and other expenses in DDA. The committee was of the view that in view of emerging role of DDA as developer the allocation of expenses must be based on the activities now being performed rather than those which was traditionally largely based on works executed. This becomes more relevant in view of outsourcing of various works by DDA in form of PPP and In-situ projects.

The committee deliberated on following two models of allocation of expenditure:-

1. Allocation of cost based on Manpower deployed for each activity/branch

The department-wise manpower deployed in DDA under various divisions was obtained from the systems department. Based on the activities performed by the officers posted in these departments, a suitable percentage was assigned in respect of their functioning relating to Nazul and General Development. This ratio worked out to about 68%, 31% and 1% in respect of NA II, GDA and NA I respectively. The detailed workings are as per Annexure-I.

2. Allocation of cost based on receipts

Head-wise of receipts of DDA was segregated on the basis of NA I, NA II and GDA. It was observed that the ratio of receipts was about 72%, 27.80% and 0.20% in respect of NA II, GDA and NA I respectively. The detailed workings are as per Annexure-II.

Recommendations of the Committee

The committee was of the view that activity based costing approach is more appropriate and may be applied for determining the ratio of allocation of share cost since Activity-based costing (ABC) is a costing method that identifies activities in an organization and assigns the cost of each activity to all products and services according to the actual consumption by each. Thus, Activity-based costing (ABC) is a methodology for more precisely allocating overhead costs by assigning them to activities.

After detailed discussion and deliberation, the committee recommended adopting activity based allocation methodology based on manpower deployed for each activity for share costing of administration, establishment and other relevant expenses as it appears to be more realistic. However, the methodology may be reviewed every three years so as to keep the same aligned with the role of DDA and nature of works being undertaken under NA I, NAII and GDA.

Manpower based deployment under NA I, NA II and GDA

Department	Number of staff deployed	% allocation under NAI		% allocation under GDA		% allocation under NAI
		% allocation under NAI	1.5	% allocation under GDA	1.5	
AONGEW	3	50%	1.5	50%	1.5	0%
ARCHITECTURE	11	70%	7.7	30%	3.3	0%
AUTOMOBILES	2	50%	1	50%	1	0%
BUILDING	3	50%	1.5	50%	1.5	0%
C.A.U (EAST ZONE)DDA	526	80%	420.8	20%	105.2	0%
CAU (CWG-2010)	11	90%	9.9	10%	1.1	0%
CAU (MPR)	21	90%	18.9	10%	2.1	0%
CAU(FLYOVER)	22	100%	22	0%	0	0%
CE (CWG)	1	100%	1	0%	0	0%
CENTRAL DESIGN ORGANISATION	8	100%	8	0%	0	0%
CHEIF ENGINEER (EM OFF)	1	70%	0.7	30%	0.3	0%
CHEIF ACCOUNTS OFFICE	2	50%	1	50%	1	0%
CHEIF ENGINEER (PROJECT)	4	90%	3.6	10%	0.4	0%
CHEIF ENGINEER QUALITY CONTROL	1	80%	0.8	20%	0.2	0%
CHEIF ENGINEER(EAST ZONE)	27	75%	20.25	20%	5.4	1.35
CHEIF ENGINEER(ELECTRICAL)	5	80%	4	20%	1	0%
CHEIF ENGINEER(NORTH ZONE)	329	50%	164.5	50%	164.5	0%
CHEIF ENGINEER(ROHINI)	437	75%	327.75	20%	87.4	21.85
CHEIF ENGINEER(SOUTH WEST ZONE)	90	75%	67.5	25%	22.5	0%
CHEIF ENGINEER(SZ)	485	70%	339.5	25%	121.25	24.25
COMMISSIONER -CUM -SECRETARY OFFICE	6	50%	3	50%	3	0%
DDA SPORTS WING	101	100%	101	0%	0	0%



DIR W/C ESTT.	5	100%	5	0%	0	0%	0
DWARKA ZONE	601	80%	480.8	20%	120.2	0%	0
EM OFFICE	9	70%	6.3	30%	2.7	0%	0
ENGINEERING	2	50%	1	50%	1	0%	0
F & E	24	0%	0	100%	24	0%	0
FINANCE ADVISOR (H)	1	0%	0	100%	1	0%	0
FINANCE MEMBER OFFICE	39	60%	23.4	35%	13.65	5%	1.95
FOD 1	2	100%	2	0%	0	0%	0
FOD 2	3	100%	3	0%	0	0%	0
FOD 3	1	100%	1	0%	0	0%	0
FOD 4	3	100%	3	0%	0	0%	0
GENERAL ADMIN	755	50%	377.5	50%	377.5	0%	0
HINDI	17	50%	8.5	50%	8.5	0%	0
HORTICULTURE (NORTH & WEST ZONE)	199	100%	199	0%	0	0%	0
HORTICULTURE (NORTH ZONE)	105	100%	105	0%	0	0%	0
HORTICULTURE (SOUTH ZONE)	41	100%	41	0%	0	0%	0
HOUSING DEPARTMENT	133	0%	0	100%	133	0%	0
LP B	2	100%	2	0%	0	0%	0
LAND COSTING WING	1	100%	1	0%	0	0%	0
LANDS	26	100%	26	0%	0	0%	0
LANDS DISPOSAL	1	100%	1	0%	0	0%	0
LANDS MANAGEMENT	26	100%	26	0%	0	0%	0
LEGAL	29	50%	14.5	50%	14.5	0%	0
MPR 1	1	50%	0.5	50%	0.5	0%	0
MPR 2	2	100%	2	0%	0	0%	0
MPR 3	4	100%	4	0%	0	0%	0
NAZARAT	1	50%	0.5	50%	0.5	0%	0

PERSONNEL	2	100%	2	0%	0	0%	0
PFO-2 (EAST)	1	70%	0.7	30%	0.3	0%	0
PLANNING	215	70%	150.5	30%	64.5	0%	0
PRESS	1	50%	0.5	50%	0.5	0%	0
PRINCIPAL COMMISSIONER OFFICE	2	50%	1	50%	1	0%	0
PROJECT ZONE-II	39	0%	0	100%	39	0%	0
PUBLIC RELATION CELL	3	50%	1.5	50%	1.5	0%	0
QUALITY CONTROL	11	70%	7.7	30%	3.3	0%	0
SECURITY	85	50%	42.5	50%	42.5	0%	0
SPORT COMPLEXES	8	100%	8	0%	0	0%	0
SYSTEM	15	50%	7.5	50%	7.5	0%	0
TRAINING	4	0%	0	100%	4	0%	0
V.C.SECRETARIAT	9	50%	4.5	50%	4.5	0%	0
VIGILANCE	35	0%	0	100%	35	0%	0
WALEFARE	4	0%	0	100%	4	0%	0
Grand Total	4563		3086.3		1427.3		49.4
			67.6375		31.28		1.0826241

ITEM NO. 19/2023**Fixation of Pre-determined rates (PDRs) in developed areas for allotment of plots and flats in different zones of Delhi for the year 2023-24.****File No. LC/Proj/0002/2021/F-2/PDDL**

- I. For calculating the premium recoverable from allottees of plots and land beneath DDA flats in respect of ongoing projects i.e. Narela and Rohini Phase IV & V, the Predetermined Rates are fixed annually through Cost Benefit Analysis exercise.
- II. However, in respect of other developed colonies where only few isolated plots have been left and are required to be allotted or to be used for construction of DDA housing flats, the predetermined rates in such developed areas were determined in terms of Authority's resolution numbers 60/1995 and 32/96 read with resolution No. 41/2003 till the financial year 2010-11.
- III. In a specific case, while fixing PDRs for alternative allotment of a plot in Dwarka for the year 2010-11 in file No. F.2 (39)95/AO (P)/DDA/Pt.V at P-88/N, as per the minutes of FM/VC dated 07.05.2010, it was directed that, fresh exercise be undertaken to work out the PDRs for the next year on the basis of current cost of development and cost of acquisition of land to be further linked with the cost of money". Accordingly, exercise for fixation of the PDRs in respect of developed areas for the year 2011-12 was undertaken by taking into consideration the current cost of development, cost of acquisition and other overheads. The benchmark rate accordingly worked out to Rs.9001/- per sqm which turned out to be lower than the benchmark rate of Rs. 10406.72 per sqm as worked out on the methodology prescribed vide Resolution No. 60/95 and 32/96. Hence in order to maintain the parity among the rates for other developed areas, the PDRs for the developed areas was increased by 10% over the rates of 2010-11 with the approval of Hon'ble LG. Thereafter, the exercise for determining developed area land rates as per Resolution No. 60/95 and 32/96 was not followed.
- IV. The PDRs for developed areas for subsequent years i.e. 2012-13 to 2022-23 were updated by 10% over the PDRs of the relevant preceding year.
- V. Now, coming to the issue of fixation of pre-determined rates for developed areas for the financial year 2023-24, it is proposed that the same methodology as adopted for the year 2011-12 to 2022-23 may be followed i.e. to increase the existing rates as applicable for the financial year 2022-23 by 10 percent. The proposed rates for the year

2023-24 are accordingly tabulated below for kind consideration.

**Pre-determined land rates in Developed areas for working out the cost of flats**

**(TABLE-I)** (Rates in Rs. Per sq.mtr)

Zone (1)	Approved rates for the 2022-23 (2)				Rate of increase	Proposed rates for the year 2023-24 (3)			
	Janta/ EWS	LIG	MIG	SFS/ CGHS		Janta/ EWS	LIG	MIG	SFS/ CGHS
	Central	35284	52922	88204		105840	10%	38812	58214
NZ, EZ, WZ, Rohini Ph. I, II & III	22055	33076	55125	66152	10%	24261	36384	60638	72767
Dwarka	24362	36541	60902	73084	10%	26798	40195	66992	80392
South	24362	36541	60902	73084	10%	26798	40195	66992	80392

**Note:**

1. For DDA Housing, the cost of internal development has to be added at the time of finalising the costing of flats.
2. In view of Authority Resolution No. 7/2002, surcharge for localities declared as prime localities by the M/wing would be levied at the time of costing of flats on total disposal cost inclusive of cost of land at the rates as approved by the Authority from time to time.

**Pre determined land rates in Developed area for Plots in Rohini Ph. I, II & III**

**(TABLE-II)** (Rates in Rs. Per sq.mtr)

Zone (1)	Approved rates for the year 2022-23 (2)			Rate of Increase	Proposed rates for the year 2023-24 (3)		
	Janta (26 Sq.m)	LIG (32 Sq.m.)	MIG (60 sqm)		Janta (26 Sqm)	LIG (32 sqm.)	MIG (60 sqm)
	Rohini Ph.I, II & III	40080	53437		93517	10%	<b>44088</b>

**Note:**

1. In addition to the above rates, 10% extra will be charged for the corner plots and 10% extra will be charged for plots located on roads 24M and above as ordered by competent authority. Orders of competent authority as given from time to time regarding allotment of alternative plots on specified road width may be strictly adhered to.
2. The rates for Plots are inclusive of cost of internal development.

It is intimated that the PDRs as derived above are for isolated plots in developed areas of Delhi and are much lower than the Average Auction rates received in the recent e-auction of residential properties in Delhi during the year 2022-23 as reflected in the Table-III given hereunder:-

**TABLE III**

(₹. / per sqm)

S. No.	Zone	Average Auction rates as per bids received in the E-auction during 2022-23 (upto Feb'23)	
		Average Bid	Location
1	2	3	4
1	Central	529756	Rajender Nagar
		277388	West Patel nagar
		225068	Ramesh Nagar
2	South	NIL	Bid received but LOI not iss
3	Dwarka	315005	Dwarka
		290377	Mukharjee Nagar
4	North	301105	Shalimar bagh
		309141	Pitampura
		497872	Prashant Vihar
5	West	142537	Bindapur
		NIL	Bid received but LOI not received.
7	Rohini	258541	Rohini
8	Narela & other low lying areas	98218	Narela

VI) As per Authority's Resolution No. 32/96, VC was delegated the power to approve the land rates for developed areas. However, from the year 2006-07 to 2017-18, such rates were approved by the Hon'ble LG. As per the directions of Hon'ble LG in August 2018, developed areas rates for the year 2018-19 & subsequent years 2019-20 to 2022-23 were duly

approved by the Authority. Accordingly, for the current year too, such rates are being placed for kind consideration and approval of the Authority.

### **PROPOSAL**

The above proposal may be placed before the Authority for consideration and approval of the PDRs for developed areas for the Financial year 2023-24 in respect of flats and plots as shown in column 3 of TABLE-I and TABLE- II in para V above.

### **RESOLUTION**

**ITEM NO. 20/2023****Fixation of rates for Damages leviable under the Public Premises (Eviction of Unauthorized Occupants) Act 1971 for the FY 2022-23 & 2023-24.****F1(Misc)Damage A/c/2016-17/pt.****Background Note**

For the purpose of levy of Damages, land has been divided into two categories:

- a. Nazul -I and Villages Land (Nazul I Estates).
- b. Nazul-II and GDA land.

**a) Nazul-I and village Lands (Nazul I Estates):-**

1.1 For levy of damages for encroachment of Nazul-I and village Lands, DDA revised the rates on 01.04.1992 and these remained in force up to 31.07.2001 without any change.

1.2 Thereafter, these rates were enhanced by 2.5 times vide Authority Resolution No. 15/2004. The criteria used while enhancing the Damages Rates by 2.5 times was based on Cost Inflation Index (CII) as notified by Central Govt. under the provisions of Income Tax act 1961. These rates remained in force from 01.08.2001 to 31.03.2005.

1.3 The Damage rates for the subsequent years were reviewed by the Authority in its various meetings and the increase in rates was approved. The adhoc increase in damage rates was made @ 5% during the FY 2005-2006 and 2006-2007 and thereafter @ 10% per annum till 2013-14, except for the FY 2009-2010 when no increase was approved due to recessionary trends in the real estate.

1.4 During the FY 2014-15, the rates were revised based on increase in cost Inflation Index (CII) of the FY 2002-2003 and FY 2014-15 as notified by Centra Govt. under the provisions of the Income Tax Act, 1961 which came to 129%. The increase in rates for the FY 2014-15 was worked out to 17.41% after adjusting the adhoc increase allowed in previous financial years from 2005-06 onwards.

1.5 The Authority while approving Damage rates for the financial year 2014-15 vide Agenda Item No. 6/2015, decided that the Cost Inflation Index (CII) as notified by Central Govt. under the provisions of the Income Tax Act, 1961 may be taken as the basis for revision of damages rate for the relevant financial year for the Nazul- I and village land (Nazul I Estates). Accordingly, while preparing a note for the year 2015-16, revision of rates for the year was proposed @ 6% over the rates for the year 2014-15, considering the increase in CII for the year

2015-16.

1.6 Further rates of damage for the financial year 2016-17, 2017-18, 2018-19 & 2019-20, were increased by 4%, 3%, 3% and 3% respectively by linking the same with the Cost Inflation Index for the relevant years.

1.7 Later the Authority while approving the damage rates for the FY 2020-21 & 2021-22 vide its resolution no. 54/2021 in its meeting held on 08.06.2021 decided that the increase in damage rates may be linked to the increase in CII for the relevant previous years since these rates should be available in the beginning of the FY and whereas the CII index are generally notified by the Ministry of Finance in the Month of June-July every year. Accordingly, no increase in rates for F.Y 2020-21 was made, as the rates were already increased in the FY 2019-20 on the basis of CII of 2019-20. The rates for the FY 2021-22 were increased by 4% based on the increase in CII for FY 2020-21 over the CII of 2019-20.

1.8 The Central Board of Direct Taxes (CBDT) notified the cost inflation index (CII) for FY 2021-22 as 317 vide notification dated June 15, 2021 and for FY 2022-23 as 331 vide notification dated June 14, 2022. For the previous FY 2020-21, CII was notified as 301. Based on this criterion, the proposed increase in the rates of damage for the FY 2022-23 and 2023-24 shall be as under:

Financial year	CII index	% increase over CII of immediate preceding year	Proposed Rate/Increase *
2022-23	317	$(317-301)/301$ = 5.32% Say 5 %	5% Proposed
2023-24	331	$(331-317)/317$ = 4.41% Say 4 %	4% Proposed

1.9 Further a statement showing the increase in damage rates over the year is enclosed (Annexure 'A'). Further the statements showing the damage rates payable for residential and commercial land for encroachers/substitutes, who entered DDA land upto 31.03.1992, 01.04.1992 to 31.07.2001 and from 01.08.2001 onwards are also enclosed (Annexure 'B').

**b) Nazul -II & GDA properties:**

As regards Nazul -II & GDA properties, Damage charges were being levied @ 10% of the market rates/updated Market Rates of Land as per the relevant policy approved in this regard. Due to few auctions of residential/ commercial plots in the past, the market rates of all the Zones were not available. The Authority, therefore, vide Resolution No. 15/2020 Dated 10.02.2020 approved that the Damage charges in r/o Nazul II villages & GDA properties may be levied



@ 10% of the circle rates as notified by the GNCTD, but with a reduced multiplication factor of 1 & 2 for residential and commercial properties respectively, as adopted by DDA for fixation of reserve price for auction of DDA properties and approved by the Authority vide Agenda Item No. 53/2017. It is, therefore, proposed that Damage Charges may continue to be charged @ 10% of circle rates as notified by the GNCTD, but with a reduced multiplication factor of 1 & 2 for residential and commercial properties. The numbers of these properties are very nominal where damages are levied.

**PROPOSAL**

**a). Nazul I & villages land (Nazul I) Estates .**

It is proposed that in respect of Nazul I & Village land( Nazul I estates), for the FY 2022-23 & 2023-24 , the damage rates may be considered for increase by 5% & 4% respectively based on increase in CIL.

**b). Nazul II & GDA properties**

To continue to charge damage for Nazul II & GDA properties @ 10% of the circle rates as notified by the GNCTD, but with a reduced multiplication factor of 1 & 2 for residential and commercial properties respectively, as adopted by DDA for fixation of reserve price for auction of DDA properties as approved by the Authority vide Agenda Item No. 53/2017.

**RESOLUTION**

10683/2023/O/o Dy.CAO (LC)-I

**Annexure 'A'**  
Statement showing the increase in damage rates over the period

Year	Percentage Increase of rate over previous FY	Quantum of Increase
01.08.2001 to 31.03.2005	2.5 Times of Existing Rate of 01.04.1992	Let it 100 (Initial)
2005-06	5% Adhoc Increase	105
2006-07	5% Adhoc Increase	110.25
2007-08	10% Adhoc Increase	121.275
2008-09	10% Adhoc Increase	133.4025
2009-10	Nil	133.4025
2010-11	10% Adhoc Increase	146.7427
2011-12	10% Adhoc Increase	161.417
2012-13	10% Adhoc Increase	177.5587
2013-14	10% Adhoc Increase	195.3146
2014-15	2.3 times of rates of 2004-05 17.41% (Ratio between CII for the FY 2014-15 & FY 2002-03 i.e 1024 and 447 respectively) or 17.41 % over rates for 2013-14	CII for 2014-15 = 1024 CII for 2002-03 = 447 $(1024-447)/447 = 2.29$ times (2.3 times) Similarly Increase by 17.41% of 195.3146 comes to 229.3188 resulting in 2.3 times increase.
2015-16	6% Based on CII	
2016-17	4% Based on CII	
2017-18	3% Based on CII	
2018-19	3% Based on CII	
2019-20	3% Based on CII	
2020-21	Nil	
2021-22	4% Based on CII	
2022-23	(5% Proposed)	CII for 2020-21 = 301 CII for 2021-22 = 317 $(317-301)/301 = 5.32\%$
2023-24	(4% Proposed)	CII for 2021-22 = 317 CII for 2022-23 = 331 $(331-317)/317 = 4.41\%$

Annexure-4

Damage Rates for Residential Properties of Risk Level 4, 5 & 6 from Encroachers who entered ODA land upto 31.03.12

Type of Property	Encroachers of Pre-1950				Encroachers of Post-1950 to before 31.03.1981				Encroachers who entered ODA land upto 31.03.12												2013-13 (Proposed)	2013-14 (Proposed)																				
	1/1/51 to 30/3/51	01/04/51 to 31/03/51	1/4/51 to 31/3/51	01/04/51 to 31/03/51	01/04/51 to 31/03/51	01/04/51 to 31/03/51	01/04/51 to 31/03/51	01/04/51 to 31/03/51	2005-06	2006-07	2007-08	2008-09	2009-10	2009-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23														
1. Residential	0.05	0.10	1.00	0.20	0.20	1.00	1.00	1.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
2. Commercial	0.10	0.20	2.00	0.40	0.40	2.00	2.00	2.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
3. Industrial	0.15	0.30	3.00	0.60	0.60	3.00	3.00	3.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
4. Institutional	0.10	0.20	2.00	0.40	0.40	2.00	2.00	2.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
5. Religious	0.05	0.10	1.00	0.20	0.20	1.00	1.00	1.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
6. Government	0.05	0.10	1.00	0.20	0.20	1.00	1.00	1.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
7. Private	0.10	0.20	2.00	0.40	0.40	2.00	2.00	2.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00
8. Other	0.15	0.30	3.00	0.60	0.60	3.00	3.00	3.00	31.50	33.00	34.50	40.00	43.00	44.50	46.00	53.77	58.00	63.00	68.00	71.00	75.00	78.00	80.00	82.00	83.00	84.00	85.00	86.00	87.00	88.00	89.00	90.00	91.00	92.00	93.00	94.00	95.00	96.00	97.00	98.00	99.00	100.00



Annexure - C

Damage Rates for Residential Properties of Nazul Land A/c) from SUBSTITUTED Encroachers who entered DDA land from 01.08.2001 onwards  
(Rates in Rs. per Sq. yd. Per Month)

Squatters / substitutes who entered DDA land from 01.08.2001 onwards

of Increase	100.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10	1.15	1.20	1.25	1.30	1.35	1.40	1.45	1.50	1.55	1.60	1.65	1.70	1.75	1.80	1.85	1.90	1.95	2.00																																																																																																											
Name of Colony	100.00	2005-06	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-100																																																					
Range	120.00	126.00	132.00	138.00	144.00	150.00	156.00	162.00	168.00	174.00	180.00	186.00	192.00	198.00	204.00	210.00	216.00	222.00	228.00	234.00	240.00	246.00	252.00	258.00	264.00	270.00	276.00	282.00	288.00	294.00	300.00	306.00	312.00	318.00	324.00	330.00	336.00	342.00	348.00	354.00	360.00	366.00	372.00	378.00	384.00	390.00	396.00	402.00	408.00	414.00	420.00	426.00	432.00	438.00	444.00	450.00	456.00	462.00	468.00	474.00	480.00	486.00	492.00	498.00	504.00	510.00	516.00	522.00	528.00	534.00	540.00	546.00	552.00	558.00	564.00	570.00	576.00	582.00	588.00	594.00	600.00	606.00	612.00	618.00	624.00	630.00	636.00	642.00	648.00	654.00	660.00	666.00	672.00	678.00	684.00	690.00	696.00	702.00	708.00	714.00	720.00	726.00	732.00	738.00	744.00	750.00	756.00	762.00	768.00	774.00	780.00	786.00	792.00	798.00	804.00	810.00	816.00	822.00	828.00	834.00	840.00	846.00	852.00	858.00	864.00	870.00	876.00	882.00	888.00	894.00	900.00	906.00	912.00	918.00	924.00	930.00	936.00	942.00	948.00	954.00	960.00	966.00	972.00	978.00	984.00	990.00	996.00	1000.00









Summary of Damages Received

	2021-22	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13
NAZUL-I	9466104	9008582	32212142	21758962	6181576	17151615	104300000	14100000	16100000	20100000
NAZUL-II	949174	1117940	3891734	1405418	46870506	2777597	1776100			
GDA	0	0	0	0	0	0	106076100	14100000	16100000	20100000
TOTAL	10415278	10126522	36103876	23164380	53052082	19928212				

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**ITEM NO. 21/2023**

**Sub: Regarding permission for survey, videography and eligibility determination of part of jhuggis falling in the identified area of Navjeevan Camp, Kalkaji for allotment of remaining 1162 EWS houses constructed at A-14, Kalkaji Extension to the eligible JJ dwellers.**

1. **BACKGROUND** | F2(15)2017/PMAY .
1. DDA's 10.75 Ha land is under encroachment by 3 JJ Clusters in Kalkaji, namely, Jawaharlal Nehru Camp, Navjeevan Camp and Bhoomiheen Camp consisting of about 8461 Households (HHs).
  2. In Phase I, DDA constructed 3024 EWS flats on vacant land (3.089 Ha.) for shifting of eligible families (Households) of Bhoomiheen Camp as per approval of the Authority vide Resolution No.86/2021(copy enclosed at Annexure-A). Land under encroachment by Bhumiheen Camp is 2.046 Ha.
  3. There were 2891 Households in Bhoomiheen Camp. Out of 2891 HHs, 1862 were found eligible and 1029 HHs were found ineligible. Allotment was made to the eligible HHs and ineligibility letters to 1029 HHs have been issued with an opportunity to file appeal before the Appellate Authority constituted by DDA comprising a Retd. Addl. Distt. & Sessions Judge, Retired Jt. Secy., GoI level officer and a social worker to hear appeals in line with DUSIB policy, 2015.
  4. Till date, 1761 allottees have deposited full payment and requisite documents. Paper possessions to 1451 allottees have been issued. Keys to 1200 allottees have been handed over. About 73 allottees have shown inability to produce death certificate or divorce decree where their husbands had died or deserted without any divorce decree, etc. Such cases were placed before the Authority in its meeting held on 23.02.2023 for relaxation of legal provisions to enable handing over possession to them (copy of Agenda enclosed at Annexure-B).
  5. Out of 1029 ineligible HHs, 730 have filed appeals. All the 730 appellants have been given 1<sup>st</sup> hearing. As on 20<sup>th</sup> of March, 2023, appellate authority has decided 176 appeals. Out of 176, only 3 cases have been allowed for alternative allotment and in rest 173 cases, appeals have been rejected. The Appellate Authority has been requested to expeditiously decide the appeals filed before them. Individual notices have also been issued to all the ineligible HHs to make alternative arrangements for their dwelling as DDA is going to demolish the jhuggis to clear the encroachment.
  6. In Phase II for remaining two clusters, DPR for construction of 5425 EWS houses on land meas. 7.682 Ha. (10.75-3.068 Ha) on PPP mode was prepared, RFP was floated but no bid was received. The Master Plan provisions with regard to In Situ Slum Rehabilitation are being relaxed to make the projects more viable. After these amendments, DPR/RFP will be revised

and floated again.

## II. EXAMINATION

7. DDA has constructed 3024 EWS houses at A-14, Kalkaji Extn. After allotment of 1862 houses to the eligible HHs of Bhumiheen Camp, 1162 flats are left vacant.
8. In phase II for two remaining JJ clusters, namely, Navjeevan Camp & Jawaharlal Camp, DPR for construction of 5425 EWS houses on land meas. 7.682 Ha. (10.75-3.068 Ha) including land encroached by Bhumiheen Camp was prepared on PPP mode. RfP was floated but no bid was received. A copy of the TSS and proposed layout plan as per DPR are attached as **Annexure-C**.
9. In the meeting held under the Chairmanship of Hon'ble L.G. regarding allotment of the remaining 1162 flats (3024-1862), it was decided that a camp may be organized at the site office to seek willingness of JJ dwellers of Navjeevan Camp and Nehru Camp for allotment of EWS flats of DDA at Narela immediately without waiting for implementation of the project for the Rehabilitation at the site under PPP Mode which may take 3-4 years. Minutes of the meeting are enclosed as **Annexure-D**.
10. For the purpose, a camp was organized from 03.01.2023 to 06.01.2023 for seeking willingness of JJ dwellers of Navjeevan and Nehru Camp for shifting to Narela immediately, however, only 10 JJ dwellers out of 730 JJ dwellers who provided written response, consented that they are willing to shift to Narela immediately. Rest all the JJ dwellers were against the offer of shifting to Narela. Further, many representations were received from the representatives of political parties against this offer.
11. This issue was further discussed in the chamber of V.C., DDA where it was proposed that we may identify 1500 households of Navjeevan Camp and conduct the eligibility determination for allotment of the left out flats at Pkt. A-14 Kalkaji Exten. to the eligible households of this cluster. This will also enable clearance of the land component of the encroached site which is proposed to be earmarked for remunerative portion by Developer Entity as per indicative layout plan prepared by the consultant in the DPR which was part of the RfP prepared for In Situ Rehabilitation Project on PPP Mode for the two clusters i.e. Navjeevan Camp and Jawahar Lal Nehru Camp, Kalkaji.
12. Accordingly, a site inspection was conducted to assess the possibility of identification and demarcation of the bifurcating line between the two JJ clusters, namely, Navjeevan Camp and Jawaharlal Nehru Camp. On site verification, it was observed that there is no clear bifurcating road or straight gali between the two clusters. However, a narrow lane has been identified bifurcating the two clusters. The road is narrow and intermingled at some places at the end of the Navjeevan Camp. Therefore, while demarcating and videography, few jhuggis of Navjeevan Camp might have to be left and some jhuggis of Jawaharlal Nehru Camp have to be included in the survey so that no difficulty is faced at the time of demolition of the jhuggis. The TSS plan bifurcating the above said clusters is attached as **Annexure-E**. The highlighted area in TSS is part of Navjeevan Camp which may be tentatively considered for alternative allotment and would approx. constitute around 1500 households. Tentatively as per field assessment, there exists about 1500 Jhuggis (Households) within the identified area of

the cluster. Out of them, about 1162 are likely be found eligible (approx.), if the ratio of Bhumiheen Camp for eligible verses ineligible families is extrapolated on this identified area.

- 13. After shifting the eligible dwellers to A-14, Kalkaji Extension, the land underneath the structures as highlighted in the TSS plan at **Annexure E** would be re-claimed by demolition of all structures. This vacated plot would form part of PPP project for the remaining two clusters, namely, Navjeevan Camp and Jawahar Camp along with the Bhoomiheen Camp which is under the process of vacation/demolition. The resultant unencumbered parcel of land at Annexure E would enhance the viability of the PPP project.

**III PROPOSAL**

13. In view of the above, the following proposals are submitted for kind consideration and approval of the Authority:

- i. To allow conducting of survey, videography and eligibility determination of the Jhuggis falling in the identified area of Navjeevan Camp, Kalkaji as highlighted in the TSS plan attached as **Annexure E** so that the eligible JJ dwellers so identified, will be shifted to the left out 1162 EWS flats at A-14, Kalkaji Extension.
- ii. Being In-situ Slum Rehabilitation Project, we may charge Rs. 1,42,000/- (Rs. 1,12,000/- as beneficiary contribution towards the allotment of the flat + Rs. 30,000/- as maintenance charge for 5 years) from the eligible beneficiaries as has been approved in the case of redevelopment/relocation of JJ clusters at Kathputli Colony and Shalimar Bagh (Jailor wala Bagh) vide Authority Resolution No. 33/2017 and 19/2018 respectively as well as for the relocation of eligible dwellers of JJ cluster at Bhoomiheen Camp to the same project vide Authority Resolution no. 86/2021 to maintain parity among all the allottees of the project at A-14, Kalkaji Extension following the norms of DUSIB policy.

**RESOLUTION**

ITEM NO. 86/2021

Sub: Regarding permission for allotment of EWS houses constructed at A-14, Kalkaji Extension to the eligible JJ dwellers of Bhoomiheen Camp, Kalkaji Extension.  
F. 2(15)2017/PMAY

I. BACKGROUND

1. As per the earlier layout plan of Kalkaji Extension, Group Housing as well as plotted development was proposed to be done. The site measured 10.59 Hac. and is located on 30 mtr. right of way Govindpuri Road 30 mtr and right of way Guru Ravi Das Marg. A natural drain transverse the Pkt A-1 & A-2. However, the development as per the earlier plan could not be implemented due to encroachments at Pkt A-1, A-2 and A-5 in the form of 3 JJ clusters, namely, Jawahar Lal Camp, Navjivan Camp and Bhoomiheen Camp.
2. In order to avoid need for setting up a transit camp for JJ dwellers of at the site it was considered appropriate to swap earlier earmarked Community Center site ( which was vacant) to residential site( earmarked but encroached) at the cross section of two roads i.e. Guru Ravidas Road & Govindpuri Road and construct EWS houses at the site earlier earmarked for the community center. The proposal was conceptually approved by Authority in its Meeting held on 16.9.11 vide item No. 82/2011 (Annexure-A). Subsequently the swapping of the land use was put up in the Technical Committee and change of land use from Commercial to Residential and vice versa was forwarded to MOUD for Gazette notification.
3. Further, The agenda item No. 56:2013 of Screening Committee (Annexure-B) proposed In-situ Slum Rehabilitation at Pkt A-14, Kalkaji Extension. It was agreed that the development of rehabilitation of slum dwellers be taken up in the following 3 phases : (i) Initially in the Phase I, three thousand number of jhuggi dwellers of Bhoomiheen camp shall be relocated and rehabilitated in the erstwhile Community Centre site measuring 3.068 Ha., (ii) In phase II the encroached site, get vacated by rehabilitating 3000 jhuggis of Bhoomiheen camp to Dwelling units constructed at erstwhile Community Center site, will be developed to accommodate the rest of the 2 slums. (iii) In Phase III, the balance slum dwellers shall be accommodated in Phase II development and the site for Community Center, neighborhood park shall be carved out.
4. In view of the above, the proposal of construction of 3000 EWS houses at erstwhile Community Centre site on design-built basis was approved and the erstwhile community centre plot measuring 3.068 hac. swapped and shifted at the intersection of the two roads i.e. Guru Ravidas Road and Govindpuri Road which was under encroachment and is still under encroachment by the JJ dwellers mentioned above (it was done on the LoP only as proposed/swapped community site is still under encroachment and will be developed by DDA when it gets vacated on rehabilitation of JJ Dwellers at the site in the second Phase.) DDA is now constructing 3024 EWS house at A-14, Kalkaji and 93% work is stated to be completed. The area statement is as under :

Total Plot Area	-	3.068 hac (30680 sqm)
Area earmarked for Primary School	-	800 sqm
Area earmarked for Sr. Sec. School	-	2000 sqm
Net/ balance residential area	-	27880 sqm

## II. EXAMINATION

5. The survey of households of these 3 JJ clusters has been got done from the agency M/s Society For Promotion of Youth & Masses (SPYM). As per survey conducted in 2019 there are 8461 households in these three JJ clusters as per details given below :

Sl. No.	Name of the JJ Cluster	No. of households
1	Bhumiheen Camp	2618
2&3	Navjivan Camp & Jawahar Lal Camp	5843
	Total	8461

6. As per procedure, the survey lists were pasted at conspicuous places of JJ clusters and claims and objections were called from the JJ dwellers. The Claims and Objections Redressal Committee has submitted its report in respect of Bhumiheen Camp, which consist of 2618 households as per survey list. About 100 more claim for addition of names has been received. After acceptance of the report of the Claims and Objections Redressal Committee by the competent authority, the survey record will be placed before Eligibility Determination Committee (EDC) for finalization of the eligibility and freezing the data of eligible JJ dwellers. This exercise is likely to take about 3 months' time i.e. by the end of October, 2021. It is expected that the eligible households will be about 2700.
7. As per location plan, the Bhumiheen Camp is separated by a natural drain. If the 2700 households of this cluster are shifted first to the EWS flats nearing completion at A-14, Kalkaji Extension, the encroached land measuring about 2.46 Hac. can be completely reclaimed and fenced.
8. The financials of the project have been worked out as under :

Sl. No.	Description	Amount Recoverable (in crores)	Amount spent on construction of 3024 EWS houses and cost of residential land utilized (in crores)	Net Loss (in crores)
1	2	3	4	5
1	Cost of 20460 sqm freed from	327.36		

	Bhoomiheen Camp @ Rs. 1.60 lakh/sqm (residential circle rate)		345.00 (Cost of Construction)	
2	Cost of (2000+800) 2800 sqm land for HSS & PS @ Rs. 1.20 lakh/sqm (75% of residential circle rate) recoverable by way of auction.	33.60		
3.	Amount of beneficiary share @ Rs. 1.12 lakh/DU from 3024 (2700+324) HHs	33.87		
4	Cost of land utilized for construction of 3024 EWS flats (Cost of 30680 sqm @ Rs. 1.6 lakh/sqm)		490.88	
5.	Addl. 10220 sqm land to be recovered @ Rs. 1.6 lakh per sqm	163.5*		
	<b>Total</b>	<b>558.33</b>	<b>835.88</b>	<b>277.55</b>

\* This will be recovered in Phase II of the project when In-situ project of Navjeevan & Jawahar Camp is taken up.

9. Subsidy @ Rs. 1 lakh per dwelling unit in respect of 5843 JJ dwellers to be relocated in Phase II will be claimed under PMAY (Urban) from Ministry of Housing & Urban Affairs.

10. As stated earlier, the erstwhile Community Centre site being utilized for construction of 3024 EWS flats has been swapped at the cross section of Govindpuri road and Guru Ravidas Marg which is part of the land under encroachment by other two JJ clusters. For rehabilitation of the remaining two JJ clusters i.e. Navjeevan Camp and Jawahar Lal Nehru Camp having approximately 5843 households, a scheme under PPP mode will be prepared for the remaining residential area of the site ( after deducting area of the proposed community center at the cross section which will be developed by DDA). The deficit occurring to the tune of Rs. 277.55 crores will be partly recovered on account of relocation of site of Commercial Centre (CC) in a more remunerative location (Earlier it was located far away from the main road now it is on the cross section of major roads).

11. It is further stated that Rs. 327.36 crores has been shown recoverable at Sl. No. 1 of the above table against the residential land which will be vacated after relocation of JJ dwellers of Bhumiheen Camp. This vacant land will be included in the In-situ Slum Rehabilitation Project for the remaining two JJ clusters i.e. Jawaharlal Nehru Camp and Navjeevan Camp on PPP mode and this amount will be credited/adjusted while calculating the financials of the In-situ Slum Rehabilitation Project and may be charged to the developer. As regards, Rs. 33.60 crores shown at Sl. 2 of the above table, this amount is recoverable from auction of the two institutional plots earmarked for Higher Secondary School (HSS) and Primary School (PS) in the Project site at Pkt A-14, Kalkaji Extension where the EWS housing is under construction by the DDA.

### III PROPOSAL

12. In view of the above, following proposals are submitted for consideration and approval:

- i. Allotment of EWS flats to the eligible JJ dwellers of Bhumiheen Camp at A-14, Kalkaji Extension. Rest of the flats will be allotted to the JJ dwellers of the two adjacent JJ clusters, namely, Jawahar Lal Nehru Camp Navjeevan Camp after completion of the Project.
- ii. Being In-situ Slum Rehabilitation Project, we may charge Rs. 1,42,000/- (Rs. 1,12,000/- as cost of the flat + Rs. 30,000 maintenance charge for 5 years) from the beneficiaries as has been approved in the case of redevelopment/relocation of JJ clusters at Kathputli Colony and Shalimar Bagh vide Authority Resolution No. 33/2017 and 19/2018 respectively.

### RESOLUTION

The proposal contained in the agenda item was approved.



Plan No. 82/11 (1)  
16.9.11



**DDA'S ENDEAVOUR TOWARDS  
PROVISION OF HOUSING FOR THE  
URBAN POOR**

ANNEXURE-A



Architecture Department, DDA



**DDA** endeavours to provide affordable & quality Housing for the Urban Poor.

**DDA** has initiated various projects such as In-Situ Slum Rehabilitation Projects, EWS Housing & Low Income Group Housing Projects.



Architecture Department, DDA



10/11

08/01

## Initiatives on Affordable Housing by DDA

DDA has initiated several housing schemes for Urban Poor.

Apart from these schemes 15% FAR is ensured for low Category Housing in High-End Group Housing schemes taken up by DDA.

MPD-2021 stipulates for New Housing for Urban Poor.

New Housing should be in form of One or Two Room Units.

The Developers of Group Housing shall ensure that minimum 15% of FAR or 35% of the Dwelling Units, whichever is more are constructed for Community Service Personnel/EWS and lower income category.

This 15% FAR or 35% of the DUs for Community Service Personnel/EWS and lower category Housing would be over and above 200 permissible FAR and Density.

Multi-storied Housing is a preferred option for optimal use of land.



Architecture Department, DDA



# Initiatives on Affordable Housing by DDA

*Construction of EWS Houses by using prefab technology*

Proposed DUs : 19,560 DUs.

*Construction of LIG Houses by using prefab technology*

Proposed DUs : 24,000 DUs. (approx)

*EWS - DDA Housing Scheme*

Proposed DUs (being undertaken) : 8700 DUs

*Lower Category Housing - (Total under 15% criteria)* : 4700 DUS

*In - Situ Slum Rehabilitation Projects*

Proposed DUs : 10,886 DUS

Total : 67,846 DUs.

*Low category housing (conceptual stage)* : 24,600 DUs



Architecture Department, DDA



# IN-SITU REHABILITATION PROJECTS

The Salient features for In-Situ rehabilitation are :

Provision of 25sqm of Carpet Area.

Parking at 0.5 ECS /100sqm.

Multistoried accommodation.

10% Mixed Landuse in the residential Component.

Provision of Neighbourhood facilities to be developed by the developer. They Are:

- : Multipurpose Community Halls.
- : Basti Vikas Kendra.
- : Health Centre.
- : Shishu vatika.
- : Fair Price Shop, Milk Booth.
- : Police Post
- : Religious Site

Max. 40% of remunerative component.

A corpus fund, for cost of maintenance for Re-Hab Housing for 10 years created out of beneficiary share.



Architecture Department, DDA



# IN-SITU REHABILITATION PROJECTS

## In Situ Slum Rehabilitation at A - 14 Kalkaji Extn.

Net site Area for residential  
Total No of beneficiaries

: 8.46 Hac.  
: 8086 households

## In Situ Slum Rehabilitation at Kathputli.

Net site Area for residential  
Total No of beneficiaries

: 5.22 Hac  
: 2800 Households

Total Land  
Total Beneficiaries

: 13.68 hac.  
: 10,886 Households

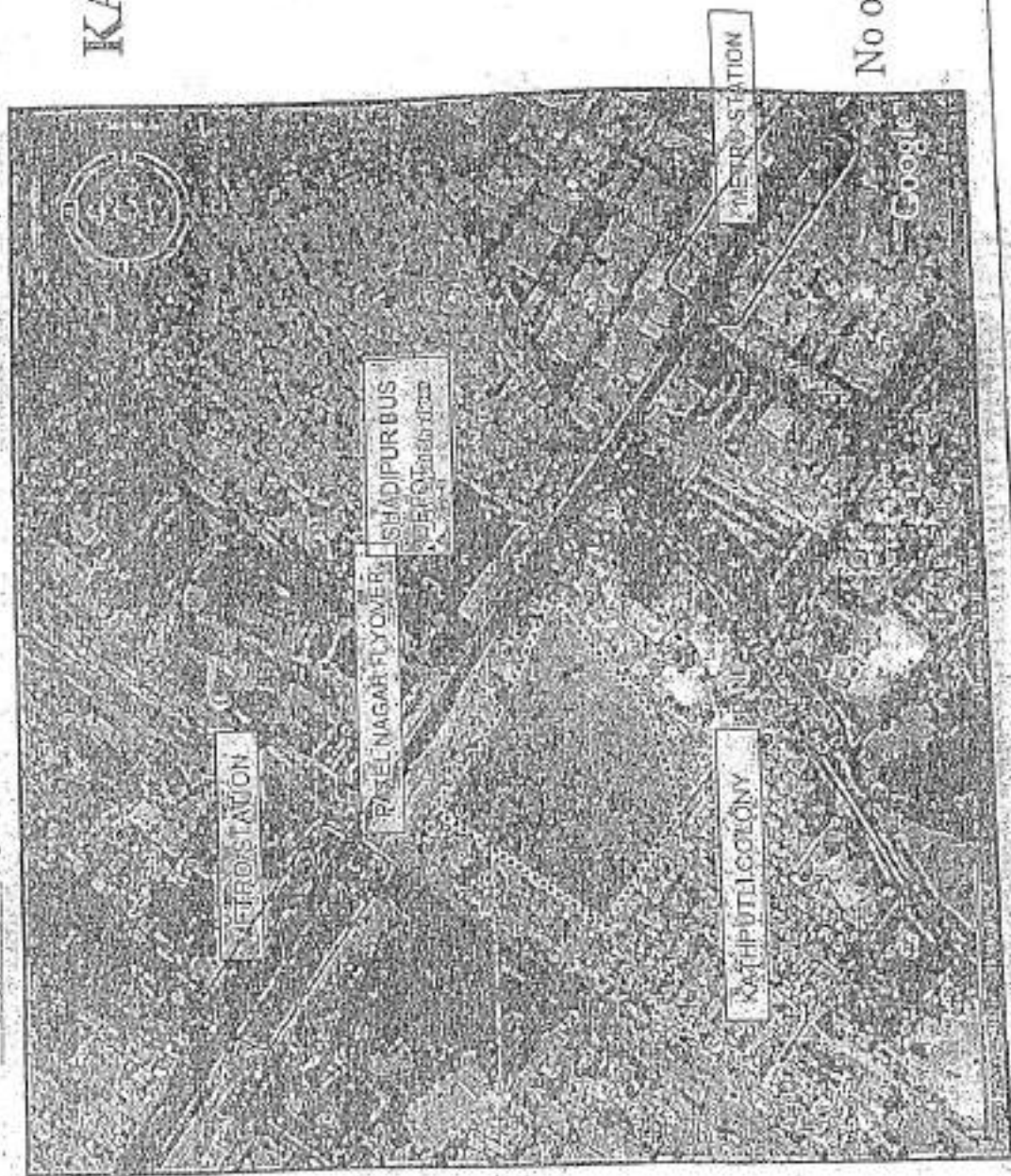


Architecture Department, DDA



# IN-SITU REHABILITATION PROJECTS

## KATHIPULI



Site Area : 5.22 HAC

No of DUs Proposed: 2800



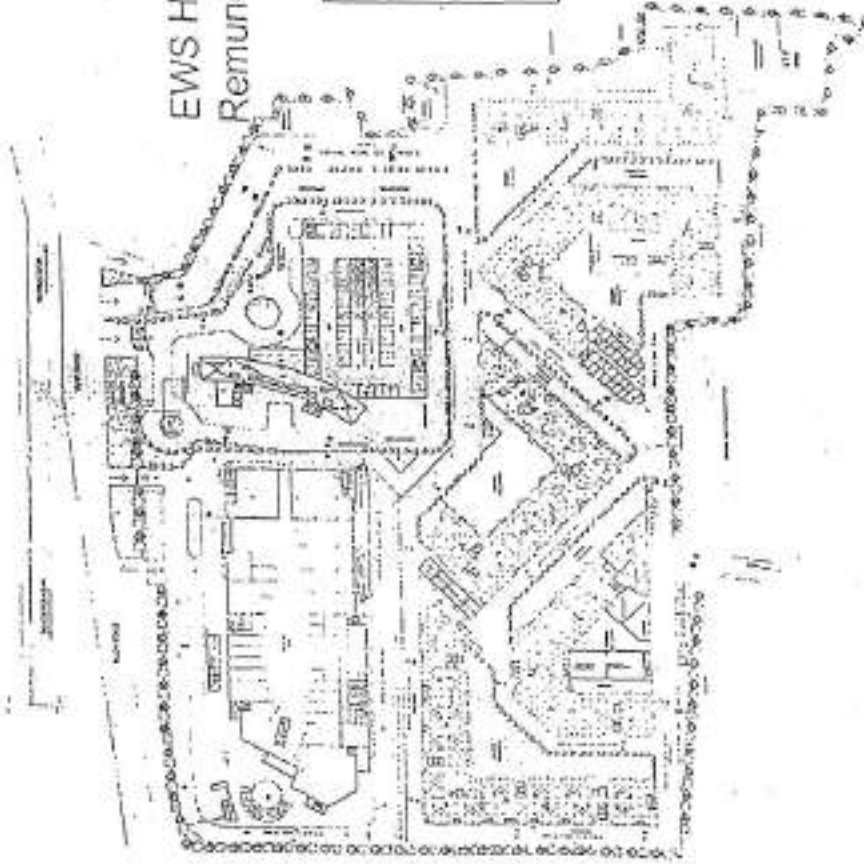
Architecture Department, DDA



# IN-SITU REHABILITATION PROJECTS

## KATHPUTLI

EWS Housing + Commercial: 81%  
Remunerative Component: 19%



METRE

SCALE

1:1000



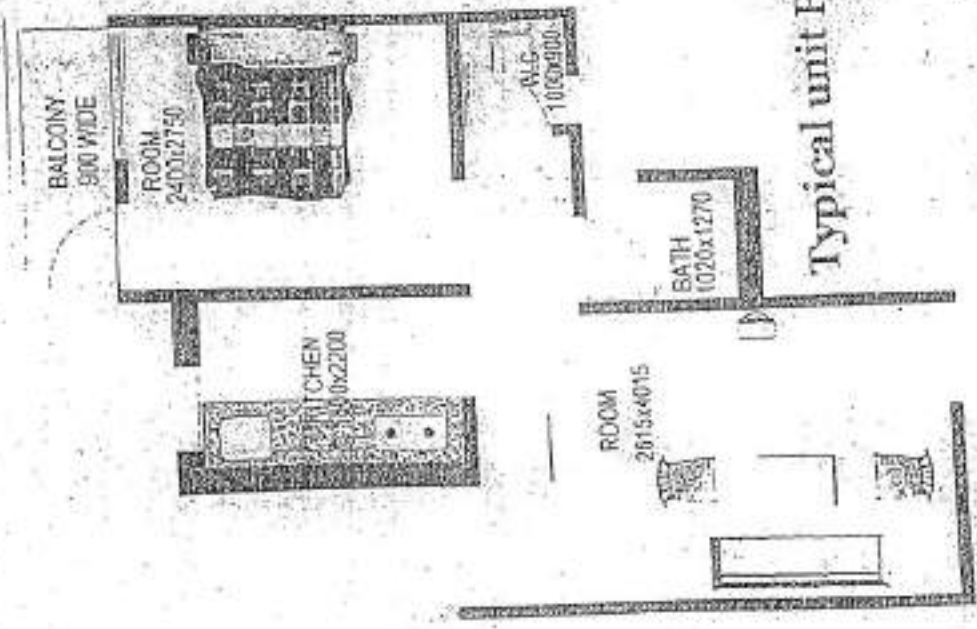
Architecture Department, DDA



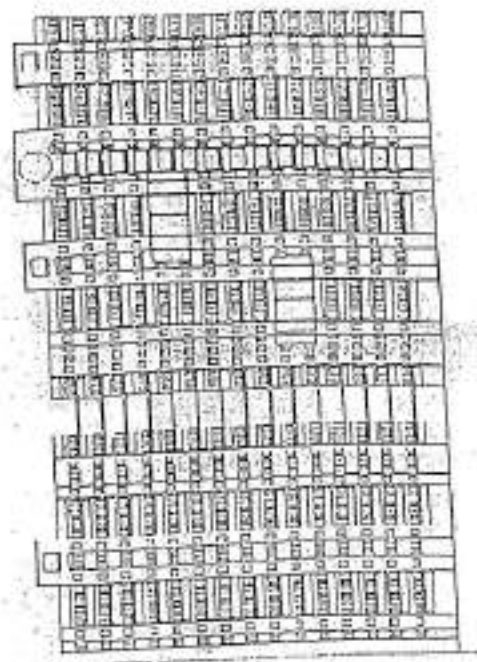


# IN-SITU REHABILITATION PROJECTS

## KATHIPULI



Typical unit Plan



Proposed Elevation

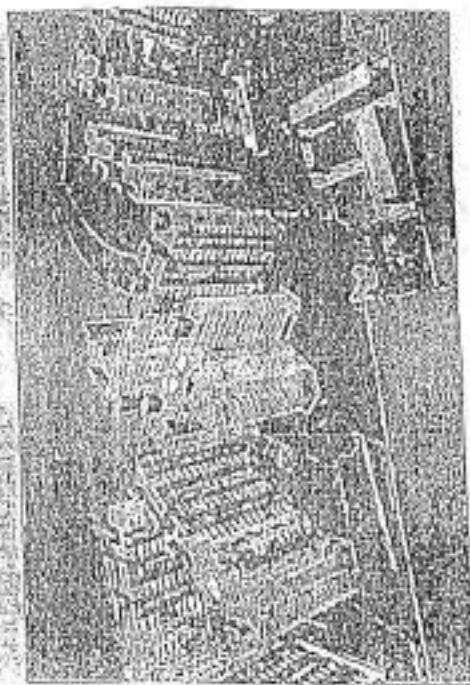
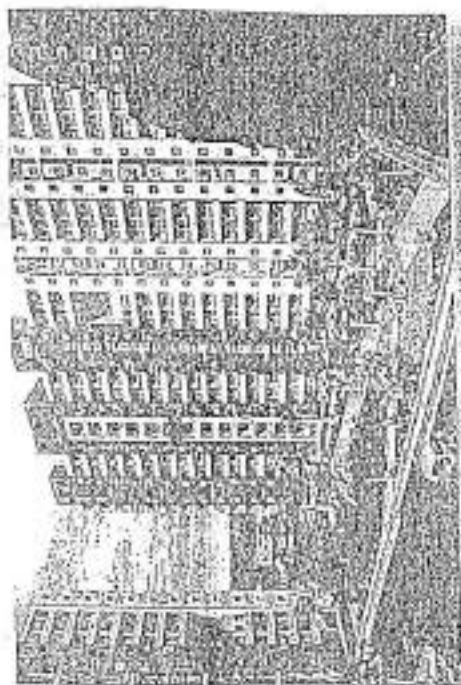
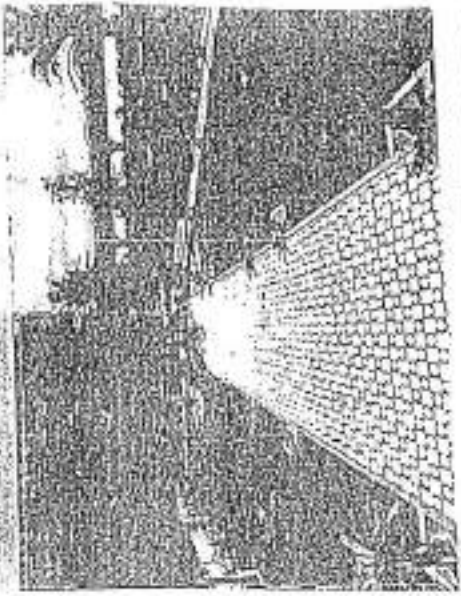
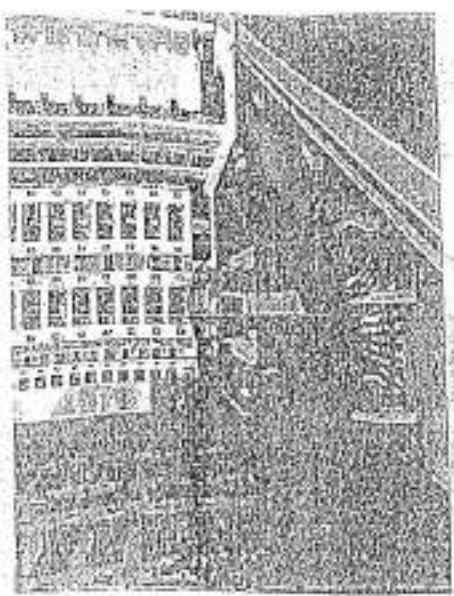
201



Architecture Department, DDA



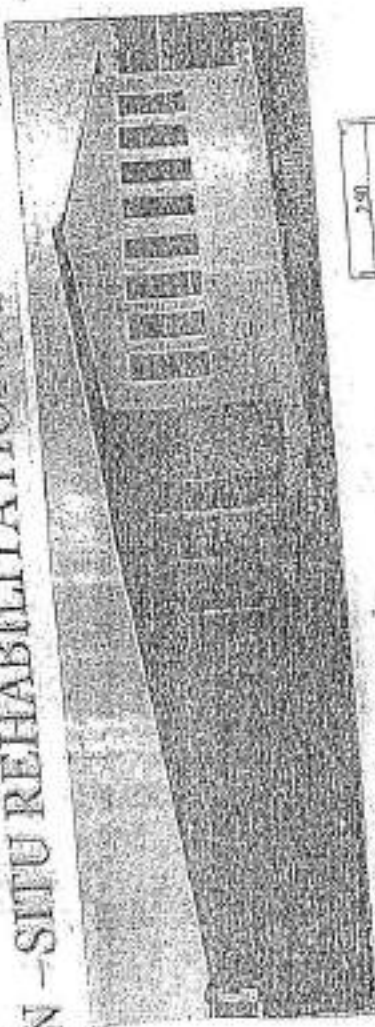
# IN-SITU REHABILITATION PROJECTS



Architecture Department, DDA



# IN-SITU REHABILITATION PROJECTS



TRANSIT ACCOMMODATION for 2800 HBS



TYPICAL UNIT PLAN  
125 Sqft



Architecture Department, DDA



THANK YOU



Architecture Department, DDA



**ITEM NO. 03/2023**

**Subject: Resolution of the issues arisen in the cases of eligible beneficiaries of In-situ Slum Rehabilitation Projects while issuing eligibility/allotment letters.**

**F/1SR/0012/2020/PMAY/-O/o DD(PMAY-II)**

1. **Background**
2. DDA has undertaken 3 In-situ Slum Rehabilitation Projects at Pkt A-14, Kalkaji Extension, JailorwalaBagh, Ashok Vihar and Kathputli Colony, Shadipur Depot. The Project at Pocket A-14, Kalkaji Extension having 3024 EWS flats has been completed. The Authority vide its Resolution No.86/2021 taken the decision to relocate eligible households of the adjacent JJ cluster namely Bhumiheen Camp, Govindpuri, Kalkaji to newly constructed EWS flats located at Pocket A-14, Kalkaji Extension.
3. Eligibility in respect of households living in the Bhumiheen Camp has been decided by Eligibility Determination Committee (EDC) and the same was approved by VC, DDA. Out of 2891 households of Bhumiheen Camp, 1862 households are eligible whereas 1029 households have been found ineligible. Draw of lots for 1862 eligible households has been conducted for allotment of specific EWS flat against the each and Demand-cum-Allotment letters have already been issued to the respective allottee. Ineligibility letters to the 1029 households will be issued shortly giving them opportunity to file appeal before the Appellate Authority comprising of a retired Addl. District Judge(ADJ), a retired officer of the rank of Joint Secretary to GoI and a Social Worker, in case any one of them is not satisfied with the decision of the EDC..
4. In-situ Slum Rehabilitation Project at Kathputli Colony, Shadipur Depot has been undertaken on 'PPP' mode. 2800 EWS flats are to be constructed by the Developer Entity for the allotment to the eligible households. 720 EWS houses are nearing completion. Out of 3645 households, 2813 households have been declared eligible and 832 households have been declared ineligible.
5. The 3rd In-situ Slum Rehabilitation Project at JailorwalaBagh, Ashok Vihar undertaken by DDA on 'Design & Built' basis and construction of 1675 EWS flats is nearing completion. The Authority in its last meeting held on 16.9.2022 has approved the proposal of allotment of these EWS flats to the eligible households of the JJ cluster, namely, JailorwalaBagh, Ashok Vihar. The process of determination of eligibility of the 1611 households of the JJ cluster is in progress.

*"Allotment will be made in the joint name of husband and wife occupying the Jhuggi"*

2. The above condition was well intended and inserted to empower women (female spouse) in grant of ownership of the property (flat). Therefore, origin of right of both the spouse in the property has been created through its own policy. Now the Department is facing practical problems in allotment of flat to some beneficiaries particularly those case where one of the spouse (Husband or wife) is not residing in the Jhuggi. The single spouse who is residing in the Jhuggi claims that his/her spouse is dead, missing or deserted the spouse, as the case may be. Stringent legal conditions/documents to support the claim like death certificate, valid decree of divorce from the competent court or an FIR of missing spouse (person) (that too filed 7 years before) are not available with the remaining spouse presently living in the Jhuggi. It is also a well known fact that compliance of family laws particularly relating to marriage, divorce etc. are not scrupulously followed in the social groups where the Jhuggi Dwellers come from. Hence certain relaxations are needed to implement the policy of the Govt '*Jhuggi Jahan, Makan wahan*'

3. If DDA decide to not to allot flat to the **single spouse (recorded) presently residing in the Jhuggi** (who are otherwise eligible) for want of the requisite documents namely decree of divorce, FIR filed at least 7 years prior or valid death certificate, it will be against the basic objective of the policy/statute (Delhi special provision Act) which puts legal obligation on the land owning authority to offer alternate accommodation before demolishing the Jhuggi/structure. Further, it will also create impediments in reclaiming land underneath the Jhuggi cluster.

4. To safeguard interest of DDA, an affidavit as well as indemnity bond shall be taken from such single allottee wrt death, desertion or divorce to this effect. This proposal shall be in consonance with the existing policy of DDA under which DDA allot flats in joint name merely on the basis of an affidavit submitted by the allottee declaring that he/she and his/her companion are legally wedded wife or husband, as the case may be. And DDA doesn't cross verify legality of their relationship.

5. The matter was examined in detail and it was decided that the policy for allotment in joint name has been formulated considering the Government of India's initiatives and policies of empowering women in the household. Hence such allotment, if made in the women member of the household would be a positive step towards the policy. Accordingly, a proactive/ positive measures be

adopted for allotment of flat to women member of household, and she should not be discriminated if the Husband is not there.

6. In light of the above, the proposal contained in the the draft agenda is re-phrased as follows:

**The condition mentioned in para 4 (iii) of the policy of DDA is modified as Follows:**

*Para 4(iii) Allotment will be made in the joint name of husband and wife occupying the Jhuggi with exceptions in certain conditions enumerated hereunder. These exception would be applicable if the proposed allottee is a single spouse (occupant of the Jhuggi) and is a female:*

Sl. No.	Peculiarity	condition
1	2	3
	If allottee spouse(residing in Jhuggi) claims that his/her spouse is dead but such allottee spouse do not have any 'Death Certificate' or any other proof with regard to death of his/her spouse.	A public notice publishing the name of the person who have been reported to be dead by his/her spouse or other surviving member/s of the family may be pasted at conspicuous places of Transit Camp /JJ cluster. The same may also be uploaded on the DDA website for the knowledge of related persons with the request to appear before Dy. Director (PMAY), DDA, Vikas Sadan, INA, New Delhi within a period of 30 days if the claim is disputed. If nobody approaches DDA within the stipulated period then the allotment may be made in the name of the surviving spouse after submission of indemnity bond by him/her on stamp paper of Rs. 100/- duly attested by Class- I Magistrate.

ii	If the allottee spouse(residing in Jhuggi) claims that his/her spouse as recorded in Adhar card/survey divorced and not living in the Jhuggi but no decree of the competent authority was provided) or one of the spouse left without divorce.	A public notice for appearance of the person who is stated to be separated or left without divorce decree may be pasted at Transit Camp/JJ cluster. The same may also be uploaded on the DDA website for appearance before Dy. Director (PMAY), DDA, Vikas Sadan, INA, New Delhi for counter claim in this regard within a period of 30 days. If nobody approaches DDA within the stipulated period, allotment may be made in the name of spouse residing in the respective Jhuggie by DDA after submission of indemnity bond by the claimant on stamp paper of Rs. 100/- duly attested by Class- I Magistrate.
iii	If one of the allottee spouse residing in Jhuggi, claims that his/her spouse is missing since quite long time but he/she does not possess 'No Trace Certificate' issued by the Court of Law.	A public notice for appearance of the person who has been stated to be missing and not living with the claimant may be pasted at Transit Camp/JJ cluster. The same may also be uploaded on the DDA website for appearance of the missing person before Dy. Director (PMAY), DDA, Vikas Sadan, INA, New Delhi within a period of 30 days. If nobody approaches DDA within the stipulated period countering the claim, allotment may be made in the name of the surviving spouse/claimant after submission of indemnity bond by her/him person on stamp paper of Rs. 100/- duly attested by Class- I Magistrate.
iv	If both the allottee (husband and wife) have died and their nephew/grandson come forward to claim the alternative allotment whose name is/are already being considered for alternative allotment .	Such cases may be rejected summarily as only the legal heir/s, if any residing in the same Jhuggi are allowed to be beneficiary under the scheme.

#### IV. Proposal:

In order to ensure smooth implementation of the scheme and to reclaim the land underneath the cluster after allotment, the exceptions contained in para III (6) above shall be applicable in case the single spouse (occupant of the Jhuggi) happens to be a female. In case the single occupant of the Jhuggi



is a male and he claims that his spouse is dead, missing, divorced (separated) allotment of the flat shall be made only on submission of the document/s (death certificate, decree of divorce by the competent court FIR of missing lodged 7 years prior to issue of allotment etc.) as admissible under the relevant law. The draft agenda is submitted for consideration and approval of the authority.

**RESOLUTION**

25/05/2022/078 EB(SHDAV))

**PUBLIC-PRIVATE PARTNERSHIP PROJECT**

Annexure-III

Indicative site survey plan

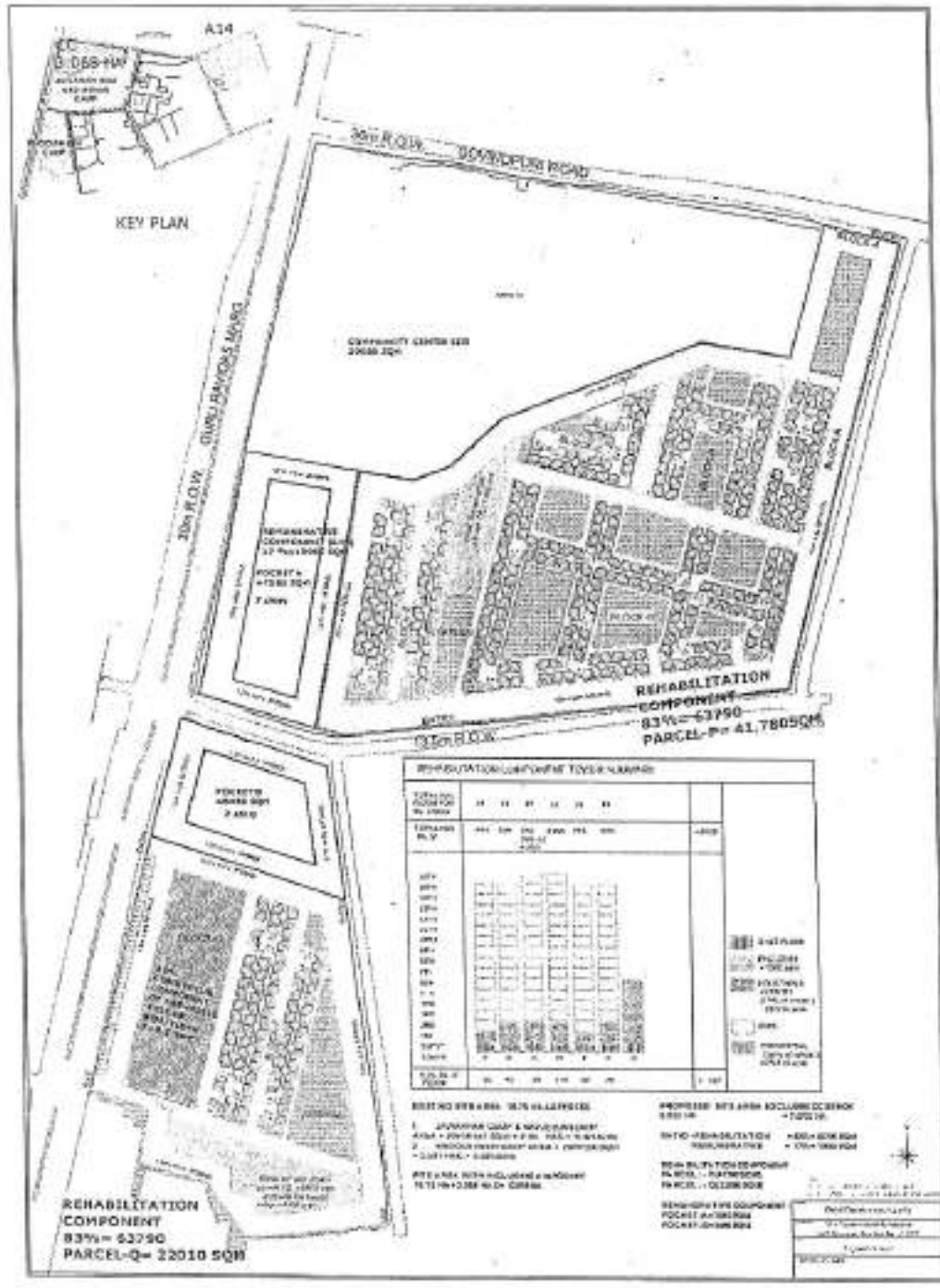


25/05/2022/076 DE(BRD/AV)

**PUBLIC-PRIVATE PARTNERSHIP PROJECT**

**Annexure-IV**

**Conceptual design scheme**



430060.2022/O/o DD (PMAY I)

**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (HOUSING)  
B-303, 3<sup>rd</sup> FLOOR, VIKAS SADAN, INA-23**

No.PS/Commr.(H)/DDA/2022/1763

Date: 21.12.2022

**Subject:** -Minutes of the Meeting held on 30.11.2022 at 12.45 PM in the Conference room at Raj Niwas under the Chairmanship of Hon'ble L.G. to discuss the plan of action for utilization of the remaining 1162 EWS flats at Pkt. A-14, Kalkaji Extn. constructed under In-Situ Slum Rehabilitation Project.

A Meeting was held on 30.11.2022 at 12.45 PM in the Conference room at Raj Niwas under the Chairmanship of Hon'ble L.G. to discuss the plan of action for utilization of the remaining 1162 EWS flats at Pkt. A-14, Kalkaji Extn. constructed under In-Situ Slum Rehabilitation Project. List of participants is annexed as Annexure 'A'.

2. Commissioner (Housing) made a presentation explaining relevant aspects of the project and various available options for utilization of the vacant flats along with their pros and cons. It was brought to the notice of the chair that out of 2891 households of the Bhoomiheen camp only 1862 found eligible by the Eligibility Determination Committee (EDC) and allotment-cum-demand letter have been issued to the eligible JJ Dwellers. Since 3024 flats constructed by DDA at A-14 Kalkaji, there are 1162 flats are vacant at the site.

3. After a detailed discussion, Hon'ble LG has directed the followings:

- a. In order to devise an alternate strategy for rehabilitation of JJ Dwellers of Jawahar Lal Nehru Camp and Navjeevan Camp, a camp at Kalkaji site office be organized for seeking their willingness for allotment of flats of DDA at Narela immediately without waiting for implementation of the project for the Rehabilitation at the site under PPP mode which may take at least 3-4 years. DDA officials will sensitize the JJ Dwellers about benefits of the alternate option through various modes.
- b. Process of determination of eligibility of JJ Dwellers of Mazdoor Kalyan Camp at Okhla Phase I & II be commenced simultaneously.

4. The meeting ended with vote of thanks to the chair.

  
COMMISSIONER (HOUSING)

Copy to:-

1. Spcl. Secretary to Hon'ble L.G.
2. OSD to V.C., DDA.
3. PS to Principal Commissioner(Housing).
4. Director(Housing)-III
5. Consultant Director(ISR)

COMMISSIONER (HOUSING)

1626 (MAY 2009) (REVISED)

PUBLIC-PRIVATE PARTNERSHIP PROJECT

Indicative site survey plan

Annexure-III



ANNEXURE-E

**ITEM NO. 22/2023**

**Subject: Launching of Phase IV of 'First Come First Serve' Scheme.  
F1/0038/2023/Cord./ O/o DD(Cord.)..**

**I. Introduction**

Allotment of built-up flats/dwelling units are regulated by the provision of **DDA (Management and Disposal of Housing Estate) Regulations, 1968**. In the current scenario of the Real Estate Sector DDA is facing stiff competition with private builders/ developers to sell its flats. Since 2014, all Housing Schemes launched by DDA have received poor response. DDA is having a huge unsold inventory in various developing areas. Efforts have been made from time to time to make suitable changes in the regulations to dispose-off the flats. In order to attract public for buying DDA flats it was considered appropriate to launch an online running scheme wherein the public will have option to book a selected flat on 'First Come First Serve' basis from among the flats displayed/offered under the scheme. Accordingly, an Agenda was approved by the Authority vide item no. 71/2018 (**Annexure A**) in its meeting dated 14.12.2018 to implement the above scheme. Since manner of allotment of flats through draw of lots was prescribed in the Housing Regulations, 1968, amendment to this effect was also proposed/approved and the same was sent to MoHUA for notification. Further online scheme on 'First Come First Serve' basis was launched in the year 2019 pending notification by the MoHUA based on the approve Authority item no. 71/2018. Subsequently with the approval of MoHUA, the DDA (Management & disposal of Housing Estates) Amendment Regulations, 2022 was published via gazette notification S. No. 155 dated 17.02.2023 (**Annexure B**).

2. The Online Running Housing Scheme 2019 on 'First Come First Serve' basis offered 7601 flats and resulted in disposal of flats as under:

Locality	Count	FLT CTGRY
Narela	916	EWS
Sec 4 rohini	155	JANTA
Lok NayaK Puram	38	1BHK(LIG)
Sec 34 Rohini	93	1BHK(LIG)

Soc 35 Rohini	224	1BHK(LIG)
Siraspur	74	1BHK(LIG)
Narela	116	1BHK(LIG)
Narela(Amalgamation)	50	1BHK(LIG)
Ramgarh	33	1BHK(LIG)
TOTAL	1699	

3. The scheme was stopped temporarily in the year 2022 when Special Housing Scheme 2021 was in operation. The scheme was again re-launched as FCFS 2022 on 12.09.2022 vide circular dated 12.09.2022 (**Annexure C**) offering EWS and LIG category flats located in Narela sub-city.

4. Vide the authority agenda item no. 52/2022 (**Annexure D**) approved in authority meeting on 16.11.2022 minutes at (**Annexure E**), wherein the booking amount was increased and terms & conditions for payment was revised vide circular dated 22.11.2022(**Annexure F**). The FCFS 2022 scheme has been getting a good response, the performance of the FCFS scheme is tabulated below:

FCFS 2022 Status								
Category	Phase I (12.09.2022 onward)		Phase II (03.10.2022 onward)		Phase III (12.12.2022 onward)		Total	
	Offered flats	Booked/ payment	Offered flats	Booked/ payment	Offered flats	Booked/ payment	Offered flats	Booked/ payment
LIG	509	317	619	59	0	0	1128	376
EWS	772	744	952	844	1068	381	2792	1969
	1281	1061	1571	903	1068	381	3920	2345
More than 75 Crore Rupees received towards cost of flat from 637 Allottees								

## II. Background

5. The recent amendments in Housing Regulation, 1968 published vide gazette notification S. No. 153 dated 17.02.2023 (**Annexure B**) is worth mentioning here. It enables DDA to sell its unsold flats to all persons/applicants and government entities without any restrictions in terms of ownership of flat/plot in Delhi, and to offer the unsold flats in "developing area" on 'First Come First Serve' basis. "Developing area" has been defined as an area or locality wherein more than 25 per cent flats or dwelling units under a housing scheme remain unsold. The performance of the Special Housing Scheme 2021 with the "developing area" is indicated at **Annexure G**.

The flats which come under the definition of "developing area" are identified so that the flats can be included in Phase IV. The draft circular for FCFS Phase IV incorporating the changes as brought about by Amendments of 2022 to Housing Regulations 1968 as well as other features, terms & conditions is placed as **Annexure H**. In FCFS Phase IV, we are proposing to include those "developing areas" where more than 50 flats remain unsold i.e., there is not much of demand in the market for these flats. In addition, 215 flats at Ramgarh are being excluded from the list as they are not in so good condition to attract much demand and will be taken up separately. List detailing such 'developing area' & flats on offer are placed below:

S No	Category	Locality	SECTOR	Pocket	No. of Flats
1	HIG	JASOLA		9B	157
2	MIG	NARELA	A1-4	1A, 1B & 1C	449
3	MIG	DWARKA	19B	III	249
4	LIG	NARELA	G-7	4,5	6130
5	LIG	ROHINI	34	1, 2, 3 & 4	1516
6	LIG	NARELA	G-8	3	1224
7	LIG	SIRASPUR		A1 & C2	747
8	LIG	NARELA	G-2	2	505
9	LIG	ROHINI	35	5	188
10	LIG	LOKNAYAKPURAM		A	140
11	EWS	NARELA	A1-4	1A, 1B & 1C	1973
12	EWS	NARELA	G-7	4 & 5	504
				<b>TOTAL</b>	<b>13,782</b>

6. It is further proposed that instead of offering these 13,782 flats in one go, these flats may be offered in phases in an interval of 2 to 4 months depending on demand situation. In addition, some towers in specific localities like Jasola, Dwarka & Narela need to be reserved for bulk allotment to Government Departments for their residential staff quarters. Accordingly, it is proposed to start FCFS Phase IV with the following flats in "developing areas":

S No	Category	Locality	SECTOR	Pocket	No. of Flats*	Phase IV*
1	HIG	JASOLA		9B	157	41
2	MIG	NARELA	A1-4	1A, 1B & 1C	449	149
3	MIG	DWARKA	19B	III	249	50
4	LIG	NARELA	G-7	4 & 5	6130	761
5	LIG	ROHINI	34	1, 2, 3 & 4	1516	1516
6	LIG	NARELA	G-8	3	1224	1224
7	LIG	SIRASPUR	-	A1 & C2	747	126
8	LIG	NARELA	G-2	2	505	505



9	LIG	ROHINI	35	5	188	188
10	LIG	LOKNAYAKPUR AM	-	A	140	140
11	EWS	NARELA	A1-4	1A, 1B & 1C	1973	777
12	EWS	NARELA	G-7	4 & 5	504	146
<b>TOTAL</b>					1	5,
					3,782	623

(\*) Tentative, may be subject to minor increase or decrease.

7. It is noted from Annexure G that LIG/One Bed Room Flats at Rohini Sector-34 & Sector-35 remain unsold to the tune of 85% after the launch of DDA Special Housing Scheme 2021. Similarly, all LIG flats at G2 & G8 remain unsold to the extent of 100%. Likewise, LIG flats in Siraspur & Loknayakpuram remain unsold to the tune of 99.60 & 97.96% respectively. EWS flats at A1 to A4 Narela remain unsold to the tune of 80%. Similarly, EWS flats at G7 Narela remain unsold to the tune of 91.47% & LIG at Narela Sector G7 remain unsold to the tune of 99.30%. HIG flats at Jasola remain unsold to the tune of 86.26%. MIG flats at Narela Sector A1 to A4 remain unsold to the tune of 97.82% & MIG flats at Sector 19B Dwarka remain unsold to the extent of 82.72%.

8. In view of the persistent lack of demand for vintage inventory lying at Narela, Rohini, Loknayakpuram, Siraspur, etc, the Authority, vide its agenda item no. 32/2022 (Annexure I), inter-alia, approved the following :

- i. The cost of MIG flats, A-9 Narela, LIG one bedroom flats at Sectors 34 & 35 Rohini, G-2 G-8 Narela, Ram Garh colony, Siraspur and Janta flat a Sector 4 Rohini Extension, which were surrendered due to various reasons shall continue to be maintained at the same level as was at the launch of DDA HS 2014 and DDA Awasiya Yojna 2017.
- ii. The costing of LIG flats at pocket A, B-1 & B-2, C & D at Lok Nayakpuram is being done at the level of DDA Awasiya Yojna 2017 i.e. PAR of 23546 per Sq.mtr.
- iii. Concession of 40% on 6536 EWS flats at Pkt 1 A, 1 B and 1C at Sector A-1 to A-4, Narela and 10% on 960 EWS flats at Sector G-7, G-8, Narela was approved by the Authority vide Agenda Item Number 57/2019 still continue in these flats.

9. Similarly on the same rationale of negligible demand for these vintage stocks in 'developing area', the finance has tabled an agenda item for continuing the same pricing policy in 2023-24 for these flats vide its file no. F21(2125)2019/HAC/DDA (Annexure J).

10. Since FCFS phase IV only includes inventory pertaining to "developing area" which remain unsold even after being offered in various

Housing Schemes, it is felt that it may not be prudent to increase the cost in terms of norms of FY 2023-24 since there is already huge stagnation in demand. Therefore, it is proposed to continue the pricing policy adopted for old inventory in FY 2022-23 also in FY 2023-24 for the purpose of offering these flats in Phase IV of online FCFS scheme due to the following reasons:

- i. Stagnation in demand for these old stocks still continues in the market due to various issues of connectivity, remote location, etc.
- ii. Since these flats are not getting sold, substantial capital of DDA is getting blocked leading to high opportunity cost of our capital.
- iii. These flats are also getting depreciated and requiring substantial repair & maintenance expenditure.
- iv. The lack of demand for these areas is also having a negative cascading impact on newly constructed flats.
- v. Further, this stagnation in demand is leading to slow pace of development in these areas including under-utilisation of DDA assets in the form of various infrastructure facilities.
- vi. Discounted price may result in better demand leading to quick recovery of capital as well as reduced repair & maintenance expenses & overall improved financial situation of DDA as well as better image in the public domain.
- vii. This may further boost the Government initiative towards affordable housing for all.

11. Considering that easy financing options are available in the market and the banks & financial institutions process Housing Loans in 30 to 45 days' time and to improve the liquidity situation of DDA, it is felt that the maximum interest free period of 90 days be reduced to 60 days for early realisation of sale consideration by DDA. The period for depositing the cost of flat beyond 60 days with interest @11% be kept at the same level of 30 days.

12. Currently non-refundable booking amounts as applicable in FCFS 2022 in different categories are as under:

S.No	Category	Booking Amount before 22.11.2022 (Rs.)	Booking Amount after 22.11.2022 (Rs.)
1	EWS/ Janta	10,000/-	50,000/-
2	LIG	15,000/-	1,00,000/-
3	MIG	25,000/-	4,00,000/-
4	HIG	50,000/-	10,00,000/-

13. MIG and HIG flats were not offered earlier in FCFS 2022 and are proposed to be offered in FCFS Phase IV as substantial number of these flats remain unsold despite being offered in Housing Scheme 2021 & Special Housing Scheme 2021 in Narela/Dwarka & Jasola respectively. In view of the fact that these flats could not generate much demand in Special Housing Scheme 2021, Authority may, if felt appropriate consider to reduce the booking amount for MIG and HIG flats to generate sufficient interest and demand for these flats in FCFS Phase IV.

### III. Proposal:

- a. Considering the persistence of stagnation in demand in the market for old inventory of DDA, in 'developing areas', we may continue the pricing policy of FY 2022-23 for disposal of old housing inventory as approved by Authority also for the purpose of disposal of these flats in Phase IV of online FCFS scheme in FY 2023-24.
- b. Maximum interest free period for making payment towards cost of the flat be reduced from 90 days to 60 days. 30 days beyond the free period shall also be available subject to levy of interest @ 11%.
- c. In view of the fact that the MIG flats in Narela and Dwarka and the HIG flats in Jasola could not generate much demand despite being offered in Housing Scheme 2021 & Special Housing Scheme 2021, Authority may, if felt appropriate, consider to reduce the booking amount for MIG and HIG flats to generate sufficient interest and demand for these flats in FCFS Phase IV.
- d. VC, DDA will be the competent authority for deciding the flats to be included/excluded in FCFS from the 'developing area' as identified in Annexure G.
- e. VC, DDA to relax the terms & conditions of Special Housing Scheme 2021 which are applicable in FCFS scheme in view of the recent amendments or any other developments which would necessitate the same in the interest of general public for smooth disposal of housing inventory.

### RESOLUTION

**ITEM NO. 71/2018****SUB:- PROPOSAL FOR LAUNCHING ONLINE RUNNING SCHEME:****BACKGROUND:**

Around 8000 one bed room flats at Narela, Rohini (Sector 34 & 35), Siraspur, Loknayak Puram and Ramgarh Colony and 155 Janta flats at Rohini Sector 4 have been surrendered by the successful allottees of Housing Scheme 2017. With a view to dispose of the surrendered flats, approval was accorded by Authority for allotment of available LIG/One Bed Room flats to CISF and other Para-military forces vide Agenda Item No. 12/2018. As per approval of the Authority, 1518 one bed room flats at Rohini and Siraspur have been allotted in bulk to CISF. Offers have been received from other para-military forces i.e. CRPF & BSF for allotment of One Bed room flats. In addition to above, approval was accorded by Authority vide Agenda Item No. 35/2018 for offering surrendered LIG/One Bed Room flats at Narela, Siraspur & Rohini to Bulk Buyers of Central/State Governments, local bodies and Public Sector Undertakings etc. The scheme for these Bulk Buyers has already been launched. However, it is likely that number of these flats will still remain vacant even after allotment of these flats to Para-military Forces and Govt. Organisations as these organizations are mostly opting for those contiguous flats that can be amalgamated. There are number of flats that are isolated and where adjacent flat is not available to combine them as pair. The details of surrendered One bed room/ Janta flats of 2017 scheme not yet allotted are as follows:-

Location	Category	Number of flats
Narela	One bed room	3164
Sector 34 & 35 Rohini	One bed room	2139
Siraspur	One bed room	1517
Loknayakpuram	One bed room	388
Ramgarh Colony	One bed room	241
Dwarka Sector 23B	One bed room	35
Rohini Sector 4	Janta	155
<b>Grand Total</b>		<b>7601</b>

Out of above mentioned flats, around 2600 flats at Narela, Siraspur and Sector 34 & 35 Rohini can be amalgamated. Hence 5000 flats that cannot be amalgamated may not be opted by para-Military forces and Govt. organisations and are likely to be available as unsold inventory.

Due to non-disposal of these constructed flats the capital of DDA is stuck in these projects and DDA is losing financially on account of cost being borne by DDA on this capital. With a view to dispose of the available inventory of surrendered One bed room/ Janta flats, online running scheme for allotment of surrendered flats is being proposed which will be an ongoing and running scheme so that the amount spent by DDA on construction of these flats is realised, in a time bound manner. This scheme however, will be restricted to surrendered One bed room/ Janta flats located at un-attractive places. These places are Narela, Sec. 34 & 35 Rohini, Siraspur, Lok Nayak Puram, Ramgarh Colony and Sec. 23-B Dwarka for One Bed Room flats surrendered in 2017 scheme and Rohini Sector 4 for Janta flats surrendered in the 2017 Scheme.

DDA is constructing majority of housing units at Narela. Around 27000 housing units at Narela are likely to be completed by 31.3.2019. Since Narela is a remote location, it is likely that there may not be adequate demand for Housing units at Narela as and when the Scheme is launched by the DDA or allotted flats may get surrendered. Therefore, in addition to flats mentioned above, the flats constructed at Narela and surrendered in the upcoming Housing Schemes will also be disposed by DDA by launching on-line running scheme, as proposed.

#### B. SCHEME IN DETAIL:

In order to launch the Scheme, System Department has already been requested to develop software for on-line disposal of available flats of various categories. The list of available flats, along with tentative size, location and tentative cost will be made available on DDA website. The flats located at places mentioned above will be included in the scheme with the approval of Vice Chairman. As same flats are also being offered to Para military forces and other Bulk buyers, the flats will be offered to general public through this scheme after all these options (i.e. Para-Military forces, welfare housing of govt. employees) have been explored and closed. Specific locations, pockets, towers and flat numbers of flats being made available in the scheme will be made known to public. The desirous applicant will apply on-line and will opt for specific flat on first cum first serve basis. Once selecting for a specific flat on-line he will be given reasonable time say 30 minutes to deposit application money on-line. Till this period of 30 minutes the flat

will not be available for selection by others. Once application money is paid, the flat will be kept reserved for that applicant.

Demand-cum-allotment letter will be generated on-line and sent to the desirous applicant to deposit the requisite amount and documents for issue of possession letter. The cost of the flat is to be deposited within 90 days from issue of demand-cum-allotment letter. The application money will be forfeited if the demanded amount is not paid by allottee within three months and flat will be made available for allotment to others. The scheme will be operational till the entire inventory included under the scheme is disposed of.

DDA will work out other modalities of on-line scheme with approval of Vice Chairman.

#### B. ELIGIBILITY:

- vi. The applicant must be citizen of India.
- vii. He/she should have attained the age of majority i.e. the applicant should have completed 18 years of age as on the date of submitting the application.
- viii. The applicant must not own any dwelling unit (including residential plot/flat or in part on 'leasehold or freehold basis' in urban areas of Delhi, New Delhi or Delhi Cantonment either in his/her name or in the name of his/her spouse or in the name of his/her dependent relations including unmarried children.
- ix. Applicant must have Permanent Account Number (PAN) allotted under the provision of Income Tax Act and same must be quoted in the Application Form.
- x. There is no income criteria. The applicant can apply according to his/her requirement and affordability.

#### C. APPLICATION/EARNEST MONEY AND COST:

These surrendered flats of 2017 scheme will be offered at the same cost as notified in the housing scheme 2017 including the maintenance charges.

The applicant applying 'on-line' for allotment of flat shall have to deposit non-refundable 'Application/Earnest Money' alongwith the on-line application, as per following details:-

5.	Janta	Rs.	10,000/-
6.	1/2/One bed room flat	Rs.	15,000/-

- 7. MIG - Rs. 25,000/-
- 8. HIG - Rs. 50,000/-

Application once submitted cannot be withdrawn.

**D. TERMS AND CONDITIONS:**

Other terms and conditions of the scheme not specifically mentioned above will be as per DDA Housing Scheme 2017 and will be detailed out at the time of launching this scheme.

The above proposal is submitted for approval of the Authority

**RESOLUTION**

The proposal contained in the agenda item was approved.

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**DELHI DEVELOPMENT AUTHORITY  
NOTIFICATION**

New Delhi, the 17th February, 2023

S.O. 753(E).—In exercise of the powers conferred by sub-section (1) of section 57 of the Delhi Development Authority Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations further to amend the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968, namely:-

1. **Short title and commencement.**- (1) These regulations may be called the Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022.

(2) They shall come into force on the date of their publication in the Official Gazette.

2. In the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968 (hereinafter referred to as the said regulations), in regulation 2,-

(i) for clauses (4) and (4a), the following clause shall be substituted, namely:-

'(4) "Allottee" means a person or an entity to whom a property has been allotted by way of sale;'

(ii) for clauses (5) and (5a), the following clause shall be substituted, namely:-

'(5) "Applicant" means a person or an entity who has sent an application through physical mode putting his or her or its representative's signature or affixing thumb impression thereon or through online mode;'

(iii) for clauses (16) and (16a), the following clause shall be substituted, namely:-

'(16) "Eligible person" means a person or an entity who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations;'

(iv) after clause (30a), the following clauses shall be inserted, namely:-

'(30b) "Developing area" means an area or locality wherein more than 25 per cent. Flats or dwelling units under a housing scheme remain unsold;'

'(30c) "Unsold flats" means flats which could not find buyer after closing of a scheme and shall also include surrendered or cancelled flats;'

'(30d) "Entity" means,-

a) the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;

b) autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and

c) local bodies;'

'(30e) "Closing of Scheme" means six months from the conduct of draw of lots of the scheme;'

3. In the said regulations, for regulations 7 and 7(a), the following regulation shall be substituted, namely:-

"7. **Eligibility of Allotment.**- A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his/her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s' area exceeding 67 square metres cumulatively or flat/s' or build up house/s' having carpet area exceeding 67 square metres cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment:

Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale."

4. In the said regulations, for regulation 28, the following regulation shall be substituted, namely:-

"28. **Draw of Lots.**- The allotment of property to eligible applicants shall be made by draw of lots under supervision of the Committee and where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent. thereof, if available serve as a waiting list."



5. In the said regulations, after regulation 28, the following regulation shall be inserted, namely:-  
"28(a). In addition to the mode specified in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants."

[F. No. F/L/0027/2019/CORD/-Housing (Coordn.)]

D. SARKAR, Commissioner-cum-Secy.

**Note :** The principal regulations were published in the Gazette of India, Part II, Section 3, Sub-section (ii) vide number S.O. 1457(E) dated the 27.04.1968 and subsequently amended vide number S.O. 1699(E) dated 25.07.2011.

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**DELHI DEVELOPMENT AUTHORITY  
COORDINATION (HOUSING)  
VIKAS SADAN INA NEW DELHI**

**CIRCULAR**

F/1/0152/2022/CORD/-O/o DD (Coordination)

Dated: 12.09.2022

**Subject: Launching of DDA Online Running Scheme 2022 on 'First Come First Serve Basis'.**

In order to provide facility to interested persons to buy DDA flats at any time without waiting for launch of Housing Scheme, DDA has decided to launch an **On-line Running Housing Scheme** from 12<sup>th</sup> September 2022 on first come first serve basis. The main features of the scheme are as follows:

- i. The scheme is completely on-line and offer about 8500 flats of EWS and LIG category. The details of the flats being offered are as follows:

S.No.	Locality	No. of Flats*	First Phase of FCFS**	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Tentative Disposal Cost (Rs. In Lakh)
<b>LIG/One Bedroom</b>					
1	Narela, Sector-G7	5,850	509	49.90	22.80
<b>EWS</b>					
2	Narela Sector A1 to A4, Pkt 1A, 1B & 1C (EWS)	2,880	772	46.71-54.08	10.75 to 12.42
<b>TOTAL</b>		8,530	1,281		

Note: \* The number of flats may increase or decrease subject to availability.

\*\* In initial 1st Phase of the scheme 1,281 flats will be available till the entire inventory is sold out. After the inventory is sold out or as decided by the Competent Authority the additional inventory will be added.

- ii. How to Apply: -

- a. The interested persons can check all relevant details like size of the flats, location of the pocket, Lay out plan of the flat and pocket online at <https://eservices.dda.org.in/>.
- b. The person applying for flats under this Scheme shall have to deposit application money as detailed below:

EWS - Rs. 10,000/-

LIG - Rs. 15,000/-

The application money paid will be adjusted against the cost of the flat but will be non-refundable in case of surrender/cancellation.

- c. The desirous persons may apply online and will have a choice to book a specific flat on 'First Come First Serve' basis.
- d. One selecting for a specific flat online, he/she will be given reasonable time i.e. 30 minutes to deposit "application money" online. During the period of 30 minutes the flat will not be available for selection by other persons. Once application money is paid, the flat gets reserved for that applicant.

iii) **Allotment: -**

Demand-cum-Allotment letter will be issued by DDA through online mode only and the same will be available in the online portal of the applicant. The allottee needs to deposit the demanded amount within 90 days to avoid liability of levy of interest. After payment of the demanded amount and submission of requisite documents, possession letter will be issued through online mode only.

iv) Earlier, there were two criteria for allotment of EWS flats i.e. individual annual income of the applicant should be less than Rs. 3 lakhs and annual family income is less than Rs. 10 lakhs. DDA has now relaxed criterion of having individual income less than Rs 3 lakhs for allotment of EWS flats and all persons having annual family income less than Rs 10 lakh are eligible to apply for EWS flats.


<https://eservices.dda.org.in/>

v) All the interested person are requested to apply for allotment of flat in accordance with the above conditions. The Scheme is being launched w.e.f 12.09.2022 and will be in operation till the entire inventory included under the Scheme is disposed off. DDA reserves the right to withdraw any or all flats or include more flats in the scheme.

vi) For other terms and conditions of the Scheme other than what have been mentioned in this circular, please refer to Scheme Brochure of "DDA Special Housing Scheme 2021"

For more details, contact:

Dy. Director (Coordination)-H, DDA  
Second Floor, D-Block, Vikas Sadan, INA, New Delhi 110023  
Contact: 011-24661800; [www.dda.gov.in](http://www.dda.gov.in)

  
(VS Yadav)  
Commissioner (Housing)

ITEM No. 52/2022

Subject: Increase of Application Money deposited by the applicant for booking of the flats under Online Housing Scheme on 'First Come First Serve' basis.

F. F/1/0170/2022/Coord/O/o DD/Coord.

I. Background

DDA was offering built-up flats by launching Housing Scheme periodically under which the applicant needed to apply giving preference in terms of locality but there was no provision for the applicants to indicate their choices in terms of an individual flat/ floor etc. The allotment used to be made through a computerized draw of lots. In order to attract public for buying DDA flats it was considered appropriate to launch an online bidding scheme wherein the public will have option to book a selected flat on 'First Come First Serve' basis from among the flats displayed/offered under the scheme. Accordingly an Affidavit was approved by the Authority vide item no. 17/2018 (Annexure 2) in its meeting dated 14.12.2018. Since manner of allotment of flats through draw of lots was prescribed in the Housing Regulations, 1968, amendment to this effect was also proposed/approved and the same was sent to MoEUA for notification. Further online scheme on 'First Come First Serve' basis was launched in the year 2019 pending notification by the MoEUA.

Although the scheme didn't yield the desired response, it was stopped temporarily in the year 2022. The scheme was again commenced on 23.09.2022 offering EWS flats in 'Some' LIG category located in Marolhas area. A decision to waive off condition of individual income less than Rs. 5 lakhs per annum was taken in the Authority meeting vide agenda item no. 35/2022. Surprisingly, the re-launched scheme attracted overwhelming response and all the flats (10) were booked within a period of 10 days. While analyzing response it was noticed that one of the reasons for such overwhelming response may be attributed to the relaxation in individual income for allotment of EWS flats. However, it remains to be a clear contributor for booking of all flats within 10 days as all LIG flats were also booked although relaxed income condition for EWS flats was not applicable in this case. It was also noticed that booking amount for EWS and LIG flats was prescribed as Rs. 10,000/- and Rs. 15,000/- respectively as against the Registration money of Rs. 25,000/- for EWS (upto Rs. 1 lakh) LIG and Rs. 2 lakh for MIG/HIG.

As per the payment schedule as prescribed by the authority, an allottee who books the flat by paying Rs. 10,000/- or Rs. 15,000/- of the same may not be allowed to pay cost of the flat within 3 months without any interest. If a person is able to make payment within 180 days (6 months) subject to a low rate of interest (24%) from a period reckoned after a period 90 days DDA may also accept a booked flat amount for a period of 6 months and in case the allottee fails to deposit the demanded amount it will be forfeited and can be paid back to another person. Therefore DDA make a nominal booking amount for various categories of flats.

## II. Proposal

- a. It is proposed to increase booking amount as mentioned in the following table:

S. No.	Category	Existing Booking Amount (in Rs.)	Proposed Booking Amount (in Rs.)	Amended proposal
1.	EWS/Janta	10,000	20,000	25,000
2.	LIG	15,000	40,000	50,000
3.	MIG	25,000	60,000	
4.	HIG	50,000	1,00,000	

- b. Max. Period for making payment be reduced from 180 to 90 days subject to the condition that no interest is levied if the allottee deposits the payment within 90 days and over & above 90 days no further time will be granted.

### RESOLUTION

## DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 16.11.2022 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

Shri Vinai Kumar Saxena  
Lt. Governor, Delhi

**VICE CHAIRMAN**

Shri Manish Kumar Gupta

**MEMBERS**

1. Shri Vijay Kumar Singh  
Finance Member, DDA
2. Shri D C Goel  
Engineer Member, DDA
3. Smt. Archana Agrawal  
Member Secretary, NCR Planning Board
4. Shri Vijender Gupta, MLA
5. Shri O P Sharma, MLA
6. Shri Gyanesh Bharti  
Commissioner, Municipal Corporation of Delhi

**SECRETARY**

Shri D Sarkar  
Commissioner-cum-Secretary, DDA

**SPECIAL INVITEES**

1. Shri Naresh Kumar  
Chief Secretary, GNCTD
2. Dr. Rajeev Kumar Tiwari  
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA
3. Chief Planner  
Town and Country Planning Organization

**LT. GOVERNOR'S SECRETARIAT**

1. Shri Chandra Bhushan Kumar  
Pr. Secretary to Lt. Governor
2. Shri Surendra Singh  
Secretary to Lt. Governor
3. Dr. Sudarshana Ramaraju  
Honorary Advisor to Lt. Governor (Strategic Planning)
4. Shri Anoop Thakur  
PS to Lt. Governor

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.

Vice Chairman, DDA intimated that in view of the model code of conduct being in force due to the MCD elections, permission has been obtained from the State Election Commission (SEC) to convene the meeting of the Authority. The SEC has conveyed its approval for the same vide letters No. SEC/MCC/2022/7729 dated 8.11.2022 and SEC/GE/MCD/MCC/2022/7866 dated 12.11.2022 with the following conditions:

1. *"Model Code restricts announcement of new scheme/projects and also grant of new reliefs after the announcement of elections".*
2. *"No land allocation shall be made by the government to any entity, whether individual or an enterprise".*
3. *"No policy announcement or programme, which influences the electorate either directly or indirectly, shall be initiated in the Government Departments till the completion of elections".*

In addition to the above, no announcement of any decisions taken in the meeting be made in print/electronic/social media and no implementation of new policy decisions/schemes/programmes be carried out before completion of election process, i.e., 15.12.2022.

Hon'ble Lt. Governor directed that all concerned should strictly follow the instructions of the SEC.

Item No. 47/2022

Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.09.2022 at Raj Niwas.  
F.2(05)2022/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 14.09.2022 were confirmed as circulated.

Item No. 48/2022

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.09.2022.  
F.2(05)2022/MC/DDA/Pt.

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 14.09.2022 were noted with the following observations:

Shri Vijender Gupta

- i. Matter regarding framing of policy for conversion of damage properties in Nazul Estates to freehold is getting delayed. A transparent and convenient procedure be framed in a time bound manner.
- ii. For implementation of PM-UDAY scheme in unauthorized colonies falling on alignment of proposed Master Plan roads, DDA should decide the principles and criteria in a systematic manner and also resolve the issue of overlapping with JJ clusters in a time bound manner.
- iii. Status of tenders for 'Jahan Jhuggi Wahan Makaan' schemes be intimated.

Shri O.P.Sharma

- i. Policy for renewal and conversion of expired leases in Nazul Estates should include all types of expired leases.
- ii. The encroachment on ROW of Shanti Swaroop Bhatnagar Marg has been incorrectly mentioned as East Guru Angad Nagar JJ basti, which is actually a different JJ cluster. This may be re-examined.
- iii. Since registration of New Sanjay Amar colony under PM-UDAY scheme has already been done earlier, implementation of the scheme should not be delayed by covering the scheme also under 'Jahan Jhuggi Wahan Makaan' scheme.



**Item No. 49/2022**

**Modification in the Delhi Urban Heritage Foundation Regulations, 1999,  
F. 3(114)/2013/HUPW/WZ & DWK**

The proposal contained in the agenda item was approved with the amendment that sub clause (ii) of Regulation No. 5 related to Functions and Powers of DUHF Regulations, 1999 be retained in the proposed modifications. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and on receipt of approval be notified under Section 57 of DD Act, 1957.

It was also decided that DUHF to apply for IT exemption for getting donations or funds under CSR.

**Item No. 50/2022**

**Policy for levy of additional premium for change of permitted use in lease from one category of school permitted by the MPD and the lease conditions to another category permitted by MPD but not presently permitted in the lease and procedure thereof.**

**F.18(Misc)08/ATY/M-Sr.Sec.School/IL**

The agenda item was deferred.

A survey of schools that would be affected by this policy be conducted with regard to road connectivity, width of the road, population density, presence of other schools in area, need of higher secondary school and traffic movement etc. and, thereafter, the agenda be placed before the Authority in the next meeting.

**Item No. 51/2022**

**Memorandum of Understanding (MoU) between Delhi Development Authority and Delhi Biodiversity Society.**

**F.0085/2020/Oo Addl. Comm. (Landscape)Part-I**

The agenda item was deferred.

**Item No. 52/2022**

**Increase of application money deposited by the applicant for booking of the flats under Online Housing Scheme on 'First Come First Serve' basis.**

**F/1/0170/2022/Coord/O/o DD/Cord.**

After detailed discussion, the Authority approved the agenda item with the following modifications in the booking amount:

Sl. No.	Category	Existing Booking Amount (Rs.)	Proposed Booking Amount (Rs.)	Modified/Approved Booking Amount (Rs.)
1	EWS/Janta	10,000/-	25,000/-	50,000/-
2	LIG	15,000/-	50,000/-	1,00,000/-
3	MIG	25,000/-	60,000/-	4,00,000/-
4	HIG	50,000/-	1,00,000/-	10,00,000/-

Maximum interest free period for deposit of cost of flat will be 90 days. 30 days beyond the interest free period shall also be available to the allottee for deposit of the cost subject to levy of interest @ 11%. The allotment of flat shall stand cancelled without giving any further intimation by authority to applicant, with forfeiture of the entire booking amount, in case the cost along with interest, as the case may be, is not deposited within the period of 120 days.

**Item No. 53/2022**

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

The proposal contained in the agenda item was approved. Public notice for inviting objections/suggestions be issued under Section 11-A of DD Act, 1957.

However, in case of Plot A, final processing will be done after the approval is received from PMO as the area under reference falls within LBZ.

**Item No. 54/2022**

Transfer of land parcel measuring 14.95 acres allotted by DDA to AIIMS for construction of Trauma Center to L&DO/MoHUA for implementation of Master Plan of AIIMS. F.LD/IL/0001/2022/HEL/22-IL-I(Part-2).

The proposal contained in the agenda item was approved.

'Other Points' raised by the Hon'ble Members of the Authority.

Shri O.P.Sharma

1. Parking be developed on the site identified near Hanuman mandir, Yamuna Bazar to ease traffic on Ring Road.

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

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

\*\*\*\*\*

DD(S)E 935  
 Dv No. 22/11/2022  
 22/11/2022

**MOST URGENT OUT TODAY**

**DELHI DEVELOPMENT AUTHORITY**  
**Housing (Co-ordn.), 'D' Block, 2nd Floor,**  
**VikasSadan, INA, New Delhi-110023**

File No: F/1/0170/2022/CORD/O/o DD (Coordination)/ 605

dated: 22/11/2022 ✓

To,  
 -Commissioner (System)  
 INA, Vikas Sadan,

**Subject: Increase of Application Money deposited by the applicant for booking of the flats under Online Housing Scheme on 'First Come First Serve' basis.**

The following conditions for 'First Come First Serve' Scheme need to be changed in compliance with the decision taken by the Authority in its meeting dated 16.11.2022 vide Agenda Item no. 52/2022:-

i) Increase in Booking Amount:-

S.no	Category	Existing Booking Amount (in Rs)	Approved Booking Amount (in Rs)
1	EWS/Janta	10,000	50,000/-
2	LIG	15,000	1,00,000
3	MIG	25,000	4,00,000
4	HIG	50,000	10,00,000

ii) Revised terms & conditions for payment of cost of the flat:-

Maximum interest free period for deposit of cost of flat will be 90 days. 30 days beyond the interest free period shall also be available to the allottee for deposit of the cost subject to levy of interest @11%. The allotment of flat shall stand cancelled with forfeiture of the entire booking amount. In case the cost alongwith interest, as the case may be, is not deposited within the period of 120 days.

2. In addition to the above, it is also requested to explore possibility of making requisite changes in flow of the system/software so that the time for payment is reduced from 30 minutes to 10 minutes so that the flats are not unnecessarily put on hold for longer period and creating inconvenience to the interested people.

V.S. Yadav  
 Commissioner (Housing)

22/11/2022 ✓

Copy to:

- 1) PS to VC, DDA for kind information of the letter
- 2) DD(System)-H

## Annexure G

Sno	Category	LOCALITY NAME	SCTR	Flats as per Brochure	Total Disposal as on 20.04.2023 (including waitlist)	Remain Unsold	% UNSOLD
1	HIG	PASCHIM PURI	0	1	0	1	
2	MIG	DWARKA	3	2	0	2	
3	MIG	NARELA	A-9	2	0	2	
4	LIG	ROHINI	20	1	0	1	
5	LIG	NARELA	A10	4	0	4	
6	LIG	NARELA	G-8	1223	0	1223	
7	LIG	KONDLI GHAROLI	0	2	0	2	
8	LIG	ZAFARABAD	0	1	0	1	
9	JANTA	NARELA	A-5	9	0	9	
10	JANTA	NARELA	B-4	13	0	13	
11	LIG	SIRASPUR	0	750	3	747	
12	LIG	NARELA	G-7	6546	46	6500	
13	LIG	NARELA	G-2	515	5	510	
14	LIG	RAMGARH	0	219	4	215	
15	LIG	LOKNAYAKPURAM	0	147	3	144	
16	MIG	NARELA	A1-4	459	10	449	
17	EWS	NARELA	G-7	551	47	504	
18	LIG	ROHINI	34	1758	238	1520	
19	HIG	JASOLA	0	182	25	157	
20	LIG	ROHINI	35	245	39	206	
21	MIG	JAHANGIR PURI	0	6	1	5	
22	MIG	DWARKA	19B	301	52	249	
23	LIG	ROHINI	16	5	1	4	
24	EWS	NARELA	A1-4	5033	1029	4004	
25	LIG	NARELA	B-2	6	2	4	
26	JANTA	NARELA	A-6	3	1	2	
27	LIG	ROHINI	22	10	5	5	
28	LIG	ROHINI	29	4	2	2	
29	LIG	DWARKA	23B	7	4	3	
30	LIG	ROHINI	21	3	2	1	
31	EWS	DWARKA	MP	79	55	24	
32	MIG	ROHINI	23	16	12	4	25.00
33	JANTA	ROHINI	4	12	9	3	25.00

125

34	MIG	DWARKA	16B	177	151	26	14.69
35	3	VASANT KUNJ	0	18	20	0	0.00
36	HIG	DWARKA	18B	1	1	0	0.00
37	2	VASANT KUNJ	0	3	3	0	0.00
38	MIG	VASANT KUNJ	0	6	7	0	0.00
39	MIG	DWARKA	19	6	6	0	0.00
40	MIG	MADIPUR	0	1	1	0	0.00
41	LIG	ROHINI	28	4	4	0	0.00
42	LIG	NARELA	A-9	1	1	0	0.00
43	LIG	MOLARBAND	0	1	1	0	0.00
44	EWS	SHIVAJI MARG	0	2	2	0	0.00
	<b>TOTAL</b>			<b>18335</b>	<b>1792</b>	<b>16546</b>	

**DELHI DEVELOPMENT AUTHORITY  
COORDINATION (HOUSING)  
VIKAS SADAN, INA, NEW DELHI**

**CIRCULAR**

No. F/1/0038/2023/CORD/-O/o DD (Coordination)

Date:

**Subject: Launching of Phase -IV of DDA Online Running Scheme 2023 on 'First Come First Serve Basis (FCFS)'.**

As part of Ease of Doing Business (EoDB) policy of the Central Government, to facilitate online purchase of DDA flats at any time to interested persons without waiting for launch of periodic Housing Schemes, DDA launched an **On-line Running Housing Scheme** from 12<sup>th</sup> September 2022 on First Come First Serve (FCFS) basis. The main features of the scheme were issued vide circular dated 12.09.2022.

2. DDA has recently amended the DDA (Management & Disposal of Housing Estates) Regulations, 1968 vide gazette notification dated 17.02.2023 (copy enclosed). The Authority vide agenda item no. 52/2022 approved changes of booking amount and time period payment of cost of flat for the applicants/allottees of **'First Come First Serve'** scheme. Also vide agenda item no. 35/2022, the Authority has relaxed the individual income criteria prescribed under the Economic Weaker Section (EWS) applicant. In view of the above recent modifications, the terms & conditions of FCFS Phase IV are as under:

2.1 **Scheme:** The scheme is titled as "DDA Online Running Scheme 2023 on First Come First Serve (FCFS) Basis Phase IV".

2.2 **Eligibility:**

2.2.1 The applicant must be a citizen or an "entity" of India.

2.2.2 He/she should have attained the age of majority i.e.; an applicant should have completed 18 years of age as on the date of booking of the flat.

2.2.3 "Entity" for para 2.2.1 means, -

- a. the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;

- b. autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and
- c. local bodies;

2.2.4 For EWS flats, annual family income should be less than Rs. 10 lakhs as certified by Competent Officer/Authority. For other categories of flats, there is no income criteria.

2.2.5 Since under FCFS Phase IV, only unsold flats or dwelling units located in 'developing area' are being offered, clause 2.3 of DDA Special Housing Scheme 2021 shall not be applicable to applicants applying in FCFS scheme in light of recent amendment in Housing Regulations, 1968 whereupon the **eligibility criteria of holding residential plot/built up houses in Delhi cumulatively exceeding 67 sq. mtrs will not be applicable meaning no person will be barred from the benefits of the scheme on ground of having any land/building ownership in Delhi in his own name or any members of the family.**

2.2.6 Family for the purpose of clause 2.2.4 & 2.2.5 above means a person or his/her parents or his /her blood relatives or his/her spouse or any of his /her dependent relative/s including unmarried children.

2.3 The scheme is completely online and offers 5623 Flats of HIG, MIG, LIG and EWS categories as follows;

SN.	Catg	Locality	SECTOR	Pocket	No. of Flats*	Phase IV*	Approx. Range of Plinth Area flat (in Sqm.)	Broad Range of Tentative of Disposal Cost (Rs. In Lakh)
1	HIG	JASOLA		9B	157	41	162.41 177.26	to 225 to 246
2	MIG	NARELA	A1-4	1A, 1B & 1C	449	149	112.77 114.69	to 101 to 103
3	MIG	DWARKA	19B	III	249	50	119.66 129.98	to 133 to 144
4	LIG	NARELA	G-7		6130	761	49.9	24



5	LIG	ROHINI	34	1, 2, 3 & 4	1516	1516	33.29 33.854	to	14.15 14.50	to
6	LIG	NARELA	G-8	3	1224	1224	33.251 33.851	to	14 to 15	
7	LIG	SIRASPUR		A1 & C2	747	126	35.76 36.39	to	17 to 18	
8	LIG	NARELA	G-2	2	505	505	33.291 33.851	to	14 to 15	
9	LIG	ROHINI	35	5	188	188	33.29 33.854	to	14.15 14.50	to
10	LIG	LOKNAYAK PURAM		A	140	140	42 to 44.46		30 to 32	
11	EWS	NARELA	A1-4		1973	777	46.71 54.08	to	11 to 13	
12	EWS	NARELA	G-7	4 & 5	504	146	35.5		10.07	
<b>TOTAL</b>					<b>13,782</b>	<b>5,623</b>				

**Note: \*** The number of flats may increase or decrease subject to availability.

**\*\*** The tentative range of cost of the flats mentioned is for Financial Year 2022-23. The pricing of these flats will be kept at the level of pricing approved by Authority for these flats in FY 2022-23.

**\*\*\*** The actual cost of the flat will be as communicated in the demand-cum-allotment letter which will be issued immediately after the booking amount is successfully deposited.

#### 2.4 How to apply: -

- The interested persons can check all relevant details like size of the flats, location of the pocket, tentative cost, Lay out plan of the flat and pocket online at <https://eservices.dda.org.in/>.
- The desirous persons can apply online and will have a choice to book a specific flat on 'First Come First Serve' basis.
- Once selecting for a specific flat online, he/she will be given reasonable time i.e., 15 minutes to deposit "application/registration money in online mode only. During the period of 15 minutes, that specific flat will not be available for selection by other persons. Once application money is received by DDA successfully, then the flat will get reserved for the applicant.
- As soon as Booking Amount as mentioned in para(e) below is successfully deposited, Demand-cum-allotment letter will be issued immediately.

e. The booking amount for FCFS Phase IV is given below: -

S.No	Category	Application Money/ Booking Amount (Rs)
1	EWS/ Janta	50,000/-
2	LIG	1,00,000/-
3	MIG	4,00,000/-
4	HIG	10,00,000/-

**Note:** The application money/booking amount paid will be adjusted against the cost of the flat but will be **non-refundable in case of surrender/cancellation of the flat.**

- e. **Payment of cost of the flat:** Max interest free period for deposit of cost of flat will be **60 days from the date of issue of demand cum allotment letter block start date**. 30 days beyond the interest free period shall also be available to the allottee for deposit of the cost subject to levy of interest @11%. The allotment of flat shall stand cancelled without leaving any further intimation by authority to applicant, with forfeiture of the entire booking amount, in case the cost along with interest, as the case may be, is not deposited within the period of 90 days.
- f. Demand-cum-allotment letter will be issued in **online mode only immediately after the booking amount is successfully deposited**. An information to this effect will also be sent vide SMS & Email through given mobile & Email. It will be the responsibility of the applicant to regularly check-up for the same on the online portal. No request for condonation of delay in depositing of demand amount on ground of non-receipt of demand-cum-allotment letter in physical mode would be entertained by DDA.
3. All interested person are requested to apply for allotment of flat in accordance with the above conditions. The Phase IV of the Scheme is being launched w.e.f. **30.06.2023 from 12 noon** and will be in operation till the entire inventory included under the Scheme is disposed off or as & when competent authority decides to stop the scheme. DDA reserves the right to withdraw any or all flats or include more flats in the scheme.

4. For other terms and conditions of the Scheme other than what have been mentioned in this circular, please refer to Scheme Brochure of "DDA Special Housing Scheme 2021".

**Commissioner (Housing)**

**For more details, contact:  
Dy. Director (Coordination)-H, DDA  
Second Floor, D-Block, Vikas Sadan, INA, New Delhi 110023  
Contact: 011-24661800; [www.dda.gov.in](http://www.dda.gov.in)**

ITEM NO. 32/2022

Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Years 2022-2023 for Standard Costing of Flats

F.21(2125)2019/HAC/DDA

A. Issues

1. The proposal relates to seeking the approval of the Authority for the Plinth Area Rates (PAR) used for the calculation of Construction cost of flats using the Standard Costing formula. The proposal is for the Financial Year 2022-23. The proposal contains the provisions for the following inventory of flats:
  - i. Flats offered first time in DDA HS 2021
  - ii. Flats offered first time in DDA HS 2019
  - iii. Old inventory flats offered prior to DDA HS 2019
2. The PAR for the Financial Years 2020-21 & 2021-22 were approved by the Authority vide Resolution No 65/2021. (Copy placed opposite)

B. Background

3. In lines with the DDA (Management and Disposal of Housing (Estates) Regulations, 1968, Chapter-II, point 6, "The hire-purchase price or the disposal price, as the case may be, shall be such price as may be determined by the Authority..
4. Disposal price of the flats is calculated as per Standard Costing policy which was introduced in DDA after the approval by the Authority vide Resolution No 07/2002 dated 21/01/2002.
5. Prior to DDA HS 2019, the PAR were broadly categorised into 2 main categories i.e. Flats with lift and without lift which were further classified according to the category of the flat namely Janta/ LIG/ MIG/ HIG. These PAR were calculated on the basis of the weighted average of all completed schemes for the particular period.
6. In the DDA HS 2019 & 2021, the PAR have been calculated on the basis of actual expenditure on a particular project/ scheme.

C. Analysis

7. PAR is used to calculate the construction cost of the flats which is one of the constituent of the disposal cost of the flats. Due to lack of economic activity in the real estate sector during the last 2 years and downward trend in market owing to Covid-19, the PAR used for old inventory flats in DDA have not been changed since 01.04.2018 and have been maintained at the same level.
8. Now, the economic activities have started to come back to track and a growth in India's GDP has been seen in the last year. An analysis of the CPWD building cost Index of Delhi for the last few years (Annexure A), it has been observed that there has been marginal overall change of approximately 5% in building cost Index as on 01.10.2021 in comparison to the rates as on 01.04.2019. Therefore, it is proposed that the PAR used for old inventory flats may be increased by 5% over the PAR approved by the Authority for the FY 2020-21 & 2021-22.
9. It may be noted that depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old which is already approved by the Authority vide Resolution No 104/20 and therefore the effective increase in respect of these flats would be 3.69% only which is a nominal increase.
10. A perception has been built up over time that the prices/ cost of DDA houses are high but as per information gathered through informal sources, it has been seen that the prices of old inventory of DDA are cheaper as compared to the rates of the same inventory in the secondary market due to non-increase of the rates.
11. However, it is true that the prices of new inventory of flats are higher and therefore it has been proposed to not to change the PAR of the flats offered for the first time DDA HS 2019 & DDA HS 2021.
12. The PAR for DDA HS 2019 & 2021 have been calculated on the basis of actual expenditure. Also, there has been a downward change in the CPWD building cost Index of Delhi, i.e. 99 on 01.10.2021 over plinth area rates as on 01.04.2021 as base 100. Therefore, it is proposed that the PAR may be kept at the same level for the new flats offered for the first time in DDA HS 2019 & 2021 as that were at the time of launching of the respective schemes. Since, no increase is being proposed in the PAR of flats of HS 2019 & 2021, therefore it may also be approved that no benefit of depreciation may be made available on these flats so as to maintain a financial equilibrium.
13. The Special Housing Scheme-2021 was launched on 23-12-2021 being the initial last date as 7-2-2022 which was further extended upto 10-3-22. The draw of lots was held on 18-4-22. Therefore, the issue of applicability of costing of FY 2021-22 or 2022-23 was raised & a conscious decision with the approval of VC, DDA has been

taken in this regard that since the scheme was launched in Dec.2021 and we had specifically mentioned that flats are being offered at Discounted price & now if we issue demand letter on revised price that will not seems to be fair. Hence, in view of approval of VC, DDA, a decision has been taken for applicability of cost of FY 2021-22 in the demand letters for Special Housing Scheme-2021 provided that payment of cost of flat is deposited within the financial year 2022-23. However, the interest on delayed payment at the prescribed rates shall apply as per the terms and conditions of the brochure.

**D. Proposals for the Consideration of the Authority**

On the basis of paras A to C, the following proposals may be approved to be notified for FY 2022-23:

**1) Plinth Area Rates (PAR) & Land Factors of the flats launched in DDA Housing Scheme 2021**

It is proposed that the following PAR & Land Factors may be approved for the flats launched under DDA Housing Scheme 2021. These are the same rates on which these flats were offered in DDA HS 2021.

S No	Scheme	Plinth Area Rates per sq mt	Land Factors
1	346 (Actual 348) MIG Houses including Internal development and Electrification at sector 16-B, Pocket II, Dwarka, Phase II	Rs 41,823/-	0.50
2	Integrated complex of 273(276) multi-storied EWS housing with facility building behind DDA Project office at Manglapuri (Site No. IV)	Rs 43,768/-	0.50
3	352 Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 38,223/-	0.60
4	215 Multistoried HIG flats at Pocket 9-B, Jasola	Rs 54631/-	0.50

**2) Plinth Area Rates (PAR) & Land Factors of the flats launched in DDA Housing Scheme 2019**

The following PAR & Land Factors may be approved for the flats launched under DDA Housing Scheme 2019. These are the same rates on which these flats were offered in DDA HS 2019.

Area	Category of Flats	PAR	Land Factors
Sector G-7, G-8, Pocket 4 & 5, Narela	EWS flats	Rs 24,020/-	0.50

Sector G-7, G-8, Pocket 4 & 5, Narela	LIG flats	Rs 25,295/-	0.50
Sector A-1 to A-4, Pocket 1A,1B & 1C Narela	EWS flats	Rs 31,782/-	0.25
Sector A-1 to A-4, Pocket 1A,1B & 1C Narela	Cat II (MIG) flats	Rs 51,790/-	0.45
Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb:	4 Storied flats (all categories)	Rs 36,500/-	0.65
Vasant Kunj, Mehrauli Mahipalpur road, Near Sultangarhi tomb:	8 Storied flats (all categories)	Rs 37,600/-	0.65
B-2, Vasant Kunj	Cat II (HIG)	Rs 32,400/-	0.85

3) Plinth Area Rates (PAR) & Land Factors of the flats launched prior to DDA Housing Scheme 2019

It is proposed that the following PAR may be approved for the flats launched prior to DDA Housing Scheme 2019:

Particulars	Category	PAR per sq.mt
Flats with Lift	HIG	Rs 41,580/-
	MIG	Rs 38,115/-
Flats without Lift	Janta/ EWS/ ORT	Rs 22,050/-
	LIG / One Bed Room / (EHS) Type-A	Rs 27,195/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 28,665/-
	MIG / Two bed rooms / EHS Type-B	Rs 29,925/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 30,555/-
	HIG/ SFS/ Three bed rooms flat.	Rs 34,020/-

- For old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used.
- MIG flats at A-9, Narela, LIG/ One bedroom flats at Sector 34 & 35 Rohini, G-2 & G-8 Narela, Ramgarh Colony and Siraspur and Janta flats at Sector 4 Rohini Extn. have been surrendered by the allottees due to various reasons, therefore, the cost of these flats may be continued to be maintained at the same level as was at the state of launch under DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.

- c) LIG flats at Pocket A, B1, B2, C & D at Loknayak Puram may be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs.23,546/- per sq mt.
- 4) As already approved by the Authority, a depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old. Since no increase is being proposed in the PAR of flats of HS 2019 & 2021, therefore it may also be approved that no benefit of depreciation may be made available on these flats.
- 5) All other parameters such as concessions of 40% & 10% applied on the PAR for Narela EWS flats of DDA HS 2019 as approved by the Authority vide Agenda Item No 57/2019 & surcharge on total cost of 10% & 20% on MIG/ HIG Dwarka & 10% for Jasola HIG HS 2021 flats etc may be kept same as applied at the time of costing for the particular scheme.
- 6) The cost of FY 2021-22 would be applicable for the demand letters for DDA Special Housing Scheme-2021.
- 7) If the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates may be used.
- 8) If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA may be authorized to rectify the same.

E. The above proposal under para D containing the PAR for the FY 2022-23 is submitted for the consideration and approval of the Authority.

#### RESOLUTION

The proposal contained in the agenda item was approved.

DDA should consider amendment of DDA (Management and Disposal of Housing Estates) Regulations, 1968 for permitting allotment of DDA flats through auction and introducing dynamic pricing of flats.



CPWD Building Cost Index	As on	Base	PAR for Calculatbn
99	01.10.2021	01.04.2021	20,997.90
105	01.04.2021	01.04.2020	21,210.00
97	01.10.2020	01.04.2020	19,594.00
101	01.04.2020	01.04.2019	20,200.00
98	01.10.2019	01.04.2019	19,600.00

PAR a on 01.04.2019 taken for calculatbn= 20,000.00  
 PAR as on 01.10.2021= 20,997.90  
 Total increase in % 0.05 5%

Agenda Item No.....

File No F21 (2125) 2019/HAC/DDA

Subject: Plinth Area Rates (PAR) for the Construction cost of flats for the Years 2023-2024 for Standard Costing of FlatsA. Issues

1. The proposal relates to seeking the approval of the Authority for the Plinth Area Rates (PAR) used for the calculation of Construction cost of flats using the Standard Costing formula for the Financial Year 2023-24. The proposal contains the provisions for the following inventory of flats:
  1.
    - i. Flats offered first time in DDA HS 2019 & 2021
    - ii. Old Inventory flats offered prior to DDA HS 2019
2. The PAR for the last Financial Year 2022-23 was approved by the Authority in its meeting dated 03.08.2022 vide Resolution No 32/2022 (Copy placed opposite).

B. Background

1. In lines with the DDA (Management and Disposal of Housing (Estates) Regulations, 1968, Chapter-II, point 6, "*The hire-purchase price or the disposal price, as the case may be, shall be such price as may be determined by the Authority*".
2. Disposal price of the flats is calculated as per Standard Costing policy introduced in DDA with the approval by the Authority vide **Resolution No 07/2002** dated 21/01/2002.
3. Prior to DDA HS 2019, the PAR were broadly categorised into 2 categories i.e. Flats with lift and without lift which was further classified according to the category of the flat namely Janta/ EWS/ ORT/ LIG/ MIG/ HIG. These PARs were calculated on the basis of the weighted average of all completed schemes for the particular period. Due to lack of economic activity in the real estate sector during the last 2 years and downward trend in market owing to Covid-19, the PAR used for old inventory flats in DDA was not changed during the period 01.04.2018 to 31.03.2022. During the Financial Year 2022-23, it was

analysed that there has been marginal overall change of approximately 5% in building cost Index as on 01.10.2021 in comparison to the rates as on 01.04.2019. Therefore, the PAR used for old inventory flats was increased by 5% over the last approved PAR.

4. In DDA HS 2019 & 2021, the PARs have been calculated on the basis of actual expenditure on a particular project/ scheme. The PARs for these flats have been kept at the same level as at the time of launching of the respective schemes. Also no benefit of depreciation was made available on these flats.

### C. Analysis

1. For the current FY, CPWD building cost Index of Delhi has been announced as 110 w.e.f. 01.04.2022 and 107 w.e.f. 01.10.2022 over plinth area rates as on 01.04.2021 as base 100. Accordingly, it is proposed that the PAR of flats for the current financial year may be increased by 8.5% (based on average of total increase in CPWD building cost Index of Delhi in 2022-23) over the last approved PAR.
2. It may be noted that depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old as already approved by the Authority vide Resolution No 104/20. Therefore, flats offered under HS 2019 & 2021 shall now avail the benefit of depreciation and hence the effective increase in respect of these flats would be lower.
3. No increase is however being proposed on Narela flats which were offered for the first time in DDA HS 2019 since majority of these flats have been surrendered/ cancelled by the allottees due to various reasons and a lot of the inventory is lying unsold. Since no increase is being proposed in r/o these flats, therefore, the benefit of depreciation on these flats will also not apply.

### D. Proposals for the Consideration of the Authority

On the basis of paras A to C, the following proposals may be approved to be notified for FY 2023-24:

1. Plinth Area Rates (PAR) of the flats launched in DDA Housing Scheme 2019 & DDA Housing Scheme 2021

It is proposed that the PARs for the flats launched under DDA Housing Scheme 2019 & 2021 except Narela flats may be increased by 8.5% over the last approved PAR towards the cost of money as per details given hereunder:

S. No	Project/ Location	Existing PAR per sqmt	Proposed PAR per sqmt (@8.5% increase)	Land Factors
1	MIG Houses at sector 16-B, Pocket II, Dwarka, Phase II	Rs 41,823/-	Rs 45,378/-	0.50
2	Multi-storied EWS houses at Manglapuri	Rs 43,768/-	Rs 47,488/-	0.50
3	Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector-19B, Dwarka Phase-II	Rs 38,223/-	Rs41,472/-	0.60
4	Multistoried HIG flats at Pocket 9-B, Jasola	Rs 54,631/-	Rs59,275/-	0.50
5	EWS flats at Sector G-7, G-8, Pocket 4 &5, Narela	Rs 24,020/-	Rs 24,020/-	0.50
6	LIG flats at Sector G-7, G-8, Pocket 4 &5, Narela	Rs 25,295/-	Rs 25,295/-	0.50
7	EWS flats at Sector A-1 to A-4, Pocket 1A,1B &1C Narela	Rs 31,782/-	Rs 31,782/-	0.25
8	Cat II (MIG) flats at Sector A-1 to A-4, Pocket 1A,1B &1C Narela	Rs 51,790/-	Rs 51,790/-	0.45
9	4 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near Sultangarhi tomb	Rs 36,500/-	Rs39,603/-	0.65
10	8 Storied flats (all categories) at VasantKunj, Mehrauli, Mahipalpur road, Near Sultangarhi tomb	Rs 37,600/-	Rs40,796/-	0.65
11	Cat II (HIG) at B-2, VasantKunj	Rs 32,400/-	Rs 35,154/-	0.85

2. Plinth Area Rates (PAR) & Land Factors for the old inventory flats launched prior to DDA Housing Scheme 2019

It is proposed that the following PAR may be approved for the old inventory flats (launched prior to DDA Housing Scheme 2019). These have been increased by 8.5% over the last approved PAR:

Particulars	Category	Existing PAR per sqmt	Proposed PAR per sqmt(@8.5% increase)
Flats with Lift	HIG	Rs 41,580/-	Rs 45,114/-
	MIG	Rs 38,115/-	Rs 41,355/-
Flats without Lift	Janta/ EWS/ ORT	Rs 22,050/-	Rs 23,924/-
	LIG / One Bed Room / (EHS)Type-A	Rs 27,195/-	Rs 29,507/-
	LIG / One bed room flats constructed on turnkey basis in a mega project.	Rs 28,665/-	Rs 31,102/-
	MIG / Two bed rooms / EHS Type-B	Rs 29,925/-	Rs 32,469/-
	MIG / Two bed room flats constructed on Turnkey basis in a mega project.	Rs 30,555/-	Rs 33,152/-
	HIG/ SFS / Three bed rooms flat.	Rs 34,020/-	Rs 36912/-

- It may also be approved that the land factors as already approved by the Authority for the flats of DDA HS 2019 & 2021 at the time of respective schemes may be continued to be used for these flats. For old inventory of flats offered prior to 2019, the old Land factors already notified may be continued to be used.
- MIG flats at A-9, Narela, LIG/ One bedroom flats at Sector 34 & 35 Rohini, G-2 & G-8 Narela, Ramgarh Colony and Siraspur and Janta flats at Sector 4 Rohini Extn. have been surrendered by the allottees due to various reasons, therefore, the cost of these flats may be continued to be maintained at the same level as was at the launch of DDA Housing Scheme 2014 & DDA Awasiya Yojana 2017.
- LIG flats at Pocket A, B1, B2, C & D at Loknaya Puram may be disposed off at the cost on which these were offered under DDA Awasiya Yojana 2017 i.e. PAR of Rs.23,546/- per sqmt.

3. As already approved by the Authority, a depreciation of 1.25% p.a. is applicable on the PAR of the flats which are more than 1 year old. Since no increase is being proposed in the PAR of Narela flats of HS 2019, therefore it may also be approved that no benefit of depreciation may be made available on these flats.
4. All other parameters such as concessions of 40% on 6536 EWS flats at Pkt 1A, 1B and 1C at Sector A-1 to A-4 Narela & 10% on 960 EWS flats at Sector G-7/ G-8 Narela applied in DDA HS 2019 approved by the Authority vide Agenda Item No 57/2019 & surcharge on total disposal cost of 10% & 20% on MIG/ HIG Dwarka respectively & 10% for Jasola HIG HS 2021 flats etc may be kept same as applied at the time of costing for the particular scheme.
5. For the new projects, if the Actual Plinth Area Rates are more than the approved/ notified rates, then the actual rates may be used.
6. If any discrepancy is noticed in PAR/ Disposal Cost of Flats, Vice-Chairman, DDA may be authorized to rectify the same.

#### PROPOSAL

Proposal under Para D containing the PARs for the FY 2023-24 is submitted for the consideration and approval of the Authority.

**\*\* RESOLUTION \*\***

**DELHI DEVELOPMENT AUTHORITY  
COORDINATION (HOUSING)  
VIKAS SADAN, INA, NEW DELHI**

**CIRCULAR**

No. F/1/0038/2023/CORD/-O/o DD (Coordination)

Date:

**Subject: Launching of Phase –IV of DDA Online Running Scheme 2023 on 'First Come First Serve Basis (FCFS)'.**

As part of Ease of Doing Business (EoDB) policy of the Central Government, to facilitate online purchase of DDA flats at any time to interested persons without waiting for launch of periodic Housing Schemes, DDA launched a n **On-line Running Housing Scheme** from 12<sup>th</sup> September 2022 on First Come First Serve (FCFS) basis. The main features of the scheme were issued vide circular dated 12.09.2022.

2. DDA has recently amended the DDA (Management & Disposal of Housing Estates) Regulations, 1968 vide gazette notification dated 17.02.2023 (copy enclosed). The Authority vide agenda item no. 52/2022 approved changes of booking amount and time period payment of cost of flat for the applicants/allottees of '**First Come First Serve**' scheme. Also vide agenda item no. 35/2022, the Authority has relaxed the individual income criteria prescribed under the Economic Weaker Section (EWS) applicant. In view of the above recent modifications, the terms & conditions of FCFS Phase IV are as under:

2.1 **Scheme:** The scheme is titled as "DDA Online Running Scheme 2023 on First Come First Serve (FCFS) Basis Phase IV".

2.2 **Eligibility:**

2.2.1 The applicant must be a citizen or an "entity" of India.

2.2.2 He/she should have attained the age of majority i.e.; an applicant should have completed 18 years of age as on the date of booking of the flat.

2.2.3 "Entity" for para 2.2.1 means, -

- a. the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;
- b. autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories

administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and

c. local bodies;

2.2.4 For EWS flats, annual family income should be less than Rs. 10 lakhs as certified by Competent Officer/Authority. For other categories of flats, there is no income criteria.

2.2.5 Since under FCFS Phase IV, only unsold flats or dwelling units located in 'developing area' are being offered, clause 2.3 of DDA Special Housing Scheme 2021 shall not be applicable to applicants applying in FCFS scheme in light of recent amendment in Housing Regulations, 1968 whereupon the **eligibility criteria of holding residential plot/built up houses in Delhi cumulatively exceeding 67 sq. mtrs will not be applicable meaning no person will be barred from the benefits of the scheme on ground of having any land/building ownership in Delhi in his own name or any members of the family.**

2.2.6 Family for the purpose of clause 2.2.4 & 2.2.5 above means a person or his/her parents or his /her blood relatives or his/her spouse or any of his /her dependent relative/s including unmarried children.

2.3 The scheme is completely online and offers 5623 Flats of HIG, MIG, LIG and EWS categories as follows;

SN.	Catg	Locality	SECTOR	Pocket	No. of Flats*	Phase V*	Approx. Range of Plinth Area of flat (in Sqm.)	Broad Range of Tentative Plinth Area Cost (s. In Lakh)
1	HIG	JASOLA		9B	157	41	162.41 to 177.26	225 to 266
2	MIG	NARELA	A1-4	1A, 1B & 1C	449	149	112.77 to 114.69	101 to 113
3	MIG	DWARKA	19B	III	249	50	119.66 to 129.98	133 to 144
4	LIG	NARELA	G-7		6130	761	49.9	24



5	LIG	ROHINI	34	1, 2, 3 & 4	1516	1516	33.29 to 33.854	14.15 to 14.50
6	LIG	NARELA	G-8	3	1224	1224	33.251 to 33.851	14 to 15
7	LIG	SIRASPUR		A1 & C2	747	126	35.76 to 36.39	17 to 18
8	LIG	NARELA	G-2	2	505	505	33.291 to 33.851	14 to 15
9	LIG	ROHINI	35	5	188	188	33.29 to 33.854	14.15 to 14.50
10	LIG	LOKNAYAK PURAM		A	140	140	42 to 44.46	30 to 32
11	EWS	NARELA	A1-4		1973	777	46.71 to 54.08	11 to 13
12	EWS	NARELA	G-7	4 & 5	504	146	35.5	10.07
<b>TOTAL</b>					<b>13,782</b>	<b>5,623</b>		

**Note: \*** The number of flats may increase or decrease subject to availability.

**\*\*** The tentative range of cost of the flats mentioned is for Financial Year 2022-23. The pricing of these flats will be kept at the level of pricing approved by Authority for these flats in FY 2022-23.

**\*\*\*** The actual cost of the flat will be as communicated in the demand-cum-allotment letter which will be issued immediately after the booking amount is successfully deposited.

#### 2.4 How to apply: -

- a. The interested persons can check all relevant details like size of the flats, location of the pocket, tentative cost, Lay out plan of the flat and pocket online at <https://eservices.dda.org.in/>.
- b. The desirous persons can apply online and will have a choice to book a specific flat on 'First Come First Serve' basis.
- c. Once selecting for a specific flat online, he/she will be given reasonable time i.e., 15 minutes to deposit "application/registration money in online mode only. During the period of 15 minutes, that specific flat will not be available for selection by other persons. Once application money is received by DDA successfully, then the flat will get reserved for the applicant.
- d. As soon as Booking Amount as mentioned in para(e) below is successfully

deposited, Demand-cum-allotment letter will be issued immediately.

e. The booking amount for FCFS Phase IV is given below: -

S.No	Category	Application Money/ Booking Amount (Rs)
1	EWS/ Janta	50,000/-
2	LIG	1,00,000/-
3	MIG	4,00,000/-
4	HIG	10,00,000/-

**Note:** The application money/booking amount paid will be adjusted against the cost of the flat but will be **non-refundable in case of surrender/cancellation of the flat.**

- e. **Payment of cost of the flat:** Max interest free period for deposit of cost of flat will be **60 days from the date of issue of demand cum allotment letter block start date.** 30 days beyond the interest free period shall also be available to the allottee for deposit of the cost subject to levy of interest @11%. The allotment of flat shall stand cancelled without leaving any further intimation by authority to applicant, with forfeiture of the entire booking amount, in case the cost along with interest, as the case may be, is not deposited within the period of 90 days.
- f. Demand-cum-allotment letter will be issued in **online mode only immediately after the booking amount is successfully deposited.** An information to this effect will also be sent vide SMS & Email through given mobile & Email. It will be the responsibility of the applicant to regularly check-up for the same on the online portal. No request for condonation of delay in depositing of demand amount on ground of non-receipt of demand-cum-allotment letter in physical mode would be entertained by DDA.
3. All interested person are requested to apply for allotment of flat in accordance with the above conditions. The Phase IV of the Scheme is being launched w.e.f. **30.06.2023 from 12 noon** and will be in operation till the entire inventory included under the Scheme is disposed off or as & when competent authority decides to stop the scheme. DDA reserves the right to withdraw any or all flats or include more flats in the scheme.

4. For other terms and conditions of the Scheme other than what have been mentioned in this circular, please refer to Scheme Brochure of "DDA Special Housing Scheme 2021".

Commissioner (Housing)

For more details, contact:  
Dy. Director (Coordination)-H, DDA  
Second Floor, D-Block, Vikas Sadan, INA, New Delhi 110023  
Contact: 011-24661800; [www.dda.gov.in](http://www.dda.gov.in)

**ITEM NO. 23/2023**

**Subject:** Permission for allotment of remaining EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In - Situ Slum Rehabilitation Project to the eligible households of JJ clusters; namely, Golden Park, Rampura and Mata Jai Kaur, Ashok Vihar.

**F2/PMAY/0012/2022/ISR-PMAY-1**

**I. Background**

1. The land under encroachment (11229 sqm) by the JJ cluster, namely, Jailorwala Bagh, Ashok Vihar was earmarked for recreational as per MPD-2021. However, Delhi Development Authority in its meeting on 26.05.2011 vide Item No. 47/2011 (ii) held as follows:

"Since jhuggi dwellers have economic linkages in their immediate neighborhood, it was felt that on humanitarian grounds, jhuggies of Jailorwala Bagh should be reconsidered for In situ rehabilitation."

As a follow up action, the Chief Architect, DDA forwarded plan of the area under reference, earmarking 4.0 Ha of land, for consideration of change of land use for in-situ rehabilitation.

2. After change of land use and requisite approvals, 1675 EWS Dwelling Units (DUs) were proposed in the rehabilitation component measuring 23,358.77 sq. mtr on vacant land adjacent to the JJ cluster. After relocation of eligible households of JJ cluster, the land meas. 11,129.08 sqm under encroachment was proposed to be cleared and utilized for construction of 556 EWS DUs (upto 30 sqm) as remunerative component on 'Design & build' basis by DDA.
3. The tenders were invited and the work was awarded to M/s Brij Gopal Construction Co. Pvt. Ltd. in the year 2013. Due to certain reasons, the work could not be started in time and the construction actually started in August, 2017. The construction of the work was further delayed due to COVID-19 epidemic and due to the construction bans in view of pollution in Delhi & NCR.
4. 1675 EWS flats of 31 sqm (39.40 sqm including circulation) are at advanced stage of construction. Each flat comprises of two rooms, one kitchen, one bathroom, one toilet and balcony with all the civic amenities. The construction is likely to be completed by 31<sup>st</sup> July, 2023.

## II. Examination

5. The survey of JJ cluster was earlier conducted by DDA in the year 2013 and there were 1262 jhuggies. The same was got validated through M/s Society for Promotion of Youth & Masses (SPYM) in the year 2019. As per the latest survey and claims and objections received, there were about 1645 households in this JJ cluster.

6. As per Authority Resolution No. 39/2022 (Annexure A), the following was decided:

- i. Allotment of EWS flats to the eligible households of the JJ cluster, namely Jailorwala Bagh, Ashok Vihar by charging Rs. 1,71,000/- (Rs. 1,41,000/- as beneficiary contribution of the flat + Rs. 30,000 as maintenance charge for 5 years as per DUSIB Policy, 2015).
- ii. To revise the decision of construction of houses on the land earmarked for Remunerative Component on 'Design & Build Basis' to disposal of land measuring 11129.08 sqm by way of auction on the revised Development Control Norms with 300 FAR.
- iii. To dispose of the facility plots for Sr. Secondary School, Primary School and Commercial plot as per DDA Policy. Further to allot/dispose of FAR of Rehabilitation portion already constructed as per Policy.

7. The eligibility of 1645 households has been determined by the Eligibility Determination Committee (EDC). As per report of the committee, out of 1645 HHs., 1093 have been found eligible and 552 have been found ineligible as they do not fulfill the eligibility criteria laid down as per DUSIB policy adopted by DDA. Draw of lots for allotment of EWS flats to these 1093 HHs was conducted on 19th April, 2023. Demand-cum allotment letters will be issued shortly. After allotment to the eligible households, 582 flats will remain available with DDA.

8. A meeting was held under the chairmanship of V.C., DDA on 02.12.2022 wherein the issue regarding utilization of left out flats of Jailorwala Bagh In Situ Slum Rehabilitation project was also discussed. As per para 3 of the Minutes attached as Annexure B, it was apprised that earlier a decision was taken to relocate one of the JJ Clusters, namely, Golden Park, Ram Pura to the already built up EWS houses of DUSIB for which a requisition has been sent to Delhi Govt.

9. But the decision for allotment of these flats to DDA is pending in MoHUA since these flats were constructed with Central Assistance under JNNURM. Authority Resolution No.85/2021 is attached as Annexure 'C'. As per Agenda it was decided to relocate about 2068 JJ dwellers of Golden Park, Ram Pura, G.P. Block Pitampura & Kohat Enclave, Pitampura to DUSIB flats and in case of any shortfall or non-provisioning of the DUSIB flats, to vacant EWS flats of DDA at Pkt. 1A, 1B and 1C, Narela. The matter of relocation of JJ dwellers remained pending as decision regarding allowing DUSIB regarding transferring of EWS flats to DDA has not been finalized by MoHUA.

10. After detailed discussions in the meeting and keeping in view the close proximity and prime nature of the encroached land, it was decided to hold eligibility determination of the households of the following 02 JJ clusters for relocation of the eligible dwellers to the left out 582 EWS houses at Jailorwala Bagh:-

Sl. No.	Name of JJ Cluster and location	Land area under encroachment (Sqm)	No. of House-holds	Land Use as per Lay out Plan (LoP)	Circle Rate with Category	Tentative cost of locked land based on Circle Rate X 2 (in Lakhs)	Distance from Jailorwala Bagh
1.	Golden Park, Ram pura	8715.76	361	Residential/ Facility Centre	56640 Category 'F'	9873.21	5.7 Km. Approx.
2.	Mata Jai Kaur Public School, Sawan Park, Ashok Vihar, Phase III	1367	52	Residential/ Convenience Shopping	56640 Category 'F'	1548.54	1.7 Km. Approx.
		<b>10082.76</b>	<b>413</b>			<b>11421.75</b>	

11. As a follow up action, letters/note was sent to MoHUA and meeting was also held but no final decision with regard to transfer/sale of flats of DUSIB to DDA has been taken so far. Moreover, it will be worthwhile to allot the remaining flats at Jailorwala Bagh to avoid further expenditure on their watch and ward and maintenance. Copies of the correspondence exchanged are enclosed as **Annexure D**.

12. As per financial implications/Analysis of the project attached an Annexure F to the Authority Resolution No. 39/2022, the cash loss to DDA (ignoring value of recreational land invested) is Rs. 172.7 Crore. If the lands locked under above mentioned two JJ clusters are released and disposed of, the tentative recoverable will be approx. 114.22 (10082.76x56640X2) Crores which will reduce the cash loss to the DDA in this project. The net loss in this project will reduce to approx. 58.48 crore (173-114.22=58.48). Apart from this, about 169 EWS flats (1760-1093-413) will also be left out with DDA.

**III. Proposal**

In view of the above, following proposals are submitted for kind consideration and approval of the Authority:

- i. To relocate the eligible households of the JJ clusters, namely, Golden Park, Ram Pura & Mata Jai Kaur Public School, Ashok Vihar, Phase III, New Delhi to the remaining EWS flats constructed at Jailorwala Bagh, Ashok vihar under In Situ Slum Rehabilitation Project.
- ii. Being In-situ Slum Rehabilitation Project, we may charge Rs. 1,71,000/- (Rs. 1,41,000/- as beneficiary contribution of the flat + Rs. 30,000 as maintenance charge for 5 years) as per DUSIB policy adopted by DDA from the beneficiaries and as has already been approved in the case of same project, namely, redevelopment/relocation of JJ cluster Jailorwala Bagh, Ashok Vihar vide Authority Resolution No. 39/2022 to maintain parity among the allottees of all the three JJ clusters.
- iii. To dispose off the above two parcels of land as per policy of DDA in vogue after relocation / rehabilitation and vacation of the same from encroachment.

**RESOLUTION**

ITEM NO. 39/2022

**Subject:** Regarding permission for allotment of EWS flats constructed at Jailorwala Bagh, Ashok Vihar under In Situ Slum rehabilitation project to the eligible households of JJ cluster, namely, Jailorwala Bagh, Ashok Vihar.

F.2/PMAY/0012/2022/ISR/PMAY-I

I. Background

1. The land under encroachment (11229.08 sqm) by the JJ cluster, namely, Jailorwala Bagh, Ashok Vihar was earmarked for Recreational as per MPD-2021. However, Delhi Development Authority in its meeting held on 26.5.2011 vide Item No. 47/2011 (ii) (Annexure A) held as follows:

"Since jhuggi dwellers have economic linkages in their immediate neighborhood, it was felt that on humanitarian grounds, jhuggies of Jailorwala Bagh should be reconsidered for In situ rehabilitation."

As a follow up action, the Chief Architect, DDA forwarded plan of the area under reference, earmarking 4.0 Ha of land, for consideration of change of land use for in-situ rehabilitation.

2. As recorded in the Agenda of the Screening Committee Meeting No. 311 Item No. 27/2013(Annexure-B), the change of land use of 4.0 Ha. of land was approved by the Authority from 'recreational' to 'residential' and after approval of the Ministry the same was notified vide Notification No. SO(2533)(E) dated 19.10.2012. As per Agenda, it was decided to take up the scheme as follows:

- i. C/o EWS houses for rehabilitation on 'Design & Built' basis
- ii. Remunerative component on 'Design and Built' basis
- iii. Full FAR is to be achieved while preparing the In-situ Rehabilitation Housing.
- iv. As per para 4.3 of the said Agenda, the site of 4.0 ha. was divided into two components:
  - Residential component 24000 sqm (60%)
  - Remunerative component 16000sqm (40%)
  - Setbacks for residential component, remunerative component and community facilities are followed with individual setbacks.

3. As per para 4.3.1 of the Screening Committee Agenda, in the Rehabilitation component 1584 EWS DUs were proposed and in the remunerative



- component 450 DUs of Category II Housing upto 80 sqm were proposed.
4. As there was no access to the Project a revised proposal for access road to the site at Jailorweala Bagh, Ashok Vihar and Development Control norms as per MPD-2021 for In-situ Rehabilitation of JJ cluster, Jailorwala Bagh on 'Design & Built' basis were approved in the 314<sup>th</sup> Screening Committee meeting vide Item No. 107/2013 (Annexure-C). After deducting an area measuring 5405.26 sqm for proposed road, net site area measuring 34594.74 sqm was taken up for In-situ Rehabilitation of this cluster.
  5. In the revised proposal 1676 EWS DUs were proposed in the rehabilitation component measuring 23,358.77 sq. mtr on vacant land adjacent to the JJ cluster and in the remunerative component measuring 11,129.08 sqm, encroached land, 556 DUs (upto 30 sqm) were proposed.
  6. The tenders were invited and the work was awarded to M/s Brij Gopal Construction Co. Pvt. Ltd. in the year 2013. Due to certain reasons the work could not be started in time and the construction actually started on August, 2017. The construction of the work was further delayed due to COVID-19 epidemic and due to construction bans in view of pollution in Delhi & NCR. The construction is likely to be completed by July, 2022.
  7. 1675 EWS flats of 31.47 sqm (39.40 sqm including circulation area on an average) have been constructed having two rooms, one kitchen, one bathroom, one toilet and balcony with all the civic amenities.
  8. After relocation of eligible households of JJ cluster, namely, Jailorwala Bagh, the land under encroachment will be cleared and the land measuring 11,129.08 sqm will be utilized for construction of 556 DUs as remunerative component on 'Design & built' basis as per the approved scheme.

## II. Examination

9. The survey of JJ cluster was earlier conducted by DDA in the year 2013 and there were 1282 jhuggies. The same has now been got validated through M/s Society for Promotion of Youth & Masses (SPYM) in the year 2019. As per the latest survey there are about 1425 households in the JJ cluster. As per policy the process of deciding eligibility by calling Claims and Objections and holding meetings of the Eligibility Determination Committee (EDC) for deciding the eligibility has been initiated.
10. The progress of this Project and the process of rehabilitation of the eligible households is being reviewed from time to time by Hon'ble Minister of Housing & Urban Affairs, Govt. of India as the project is to be inaugurated.
11. DDA is likely to incur an amount of Rs. 421.81 crore (as per approved RPE daed 25.3.2022) for construction of 1675 EWS flats including 1000 sqm FAR as facility area (Community Hall, BastiVikas Kendra, Aganwadi, Healthcare and Fair Price Shop) at Jailorwala Bagh, Ashok Vihar. After rehabilitation/relocation of the eligible JJ dwellers to the built up EWS flats, the land under encroachment will be got vacated and will be utilized by DDA for construction of 556 DUs (up to 30 sqm size) on 'Design & Built' basis for sale as remunerative component as per decision of the Screening Committee. About 250 left out flats (1675-1425) will be utilized for accommodating eligible households of other nearby JJ clusters.
12. As per para 4.4 of the Screening Committee Agenda Item No. 107:2013 of 314<sup>th</sup> meeting the net site area measuring 34,594.74 sq. mtr. has been distributed in a ratio of 60 : 40 for Residential and Remunerative component respectively.

13. Details of the Residential Component (In situ) development as per MPD-2021 is as under-

- a. Total Plot Area 23,358.77 sqm.  
b. Detail of facilities:

Sl. No.	Facility	Plot area In sqm.	FAR In Sqm.
1.	Senior Secondary School	1 No. of 2000 sqm.	3000
2.	Primary School,	2 Nos. of 800 sqm each= 1600 sqm	1920 sqm
3.	Composite Facility Centre		1000 sqm.
4.	Commercial Component	3000 sqm.	3000 sqm.
	<b>Total</b>	<b>6,600 sqm</b>	<b>8920.</b>

- c. Net plot area under residential component = 23,358.77 sqm – 6600 sqm = 16,758 sqm  
d. Total No. of Dwelling Units = 67,035.08/40 = 1676 later revised to 1675
14. DETAILS OF REMUNERATIVE COMPONENT AS PER SCREENING COMMITTEE AGENDA
- a. Total Plot area = 11,129.08 sqm.  
b. Land Use = Residential  
c. Maximum permissible FAR @ 200 as per MPD 2021 = 22,258.16 sqm  
d. Parking @ 2 ECS/100 sqm built up area = 445 ECS  
e. Density = Category 1 (upto 30 sqm) 500 DU's/Ha. (10% variation permissible)  
f. Total No. of DUs = 556 (10% variation permissible)

15. It is pertinent to mention here that as per Notification Dated 23.12.2020 (Annexure D) following amendments have been made in para 4.2.3.4 of Chapter 4.0 (Shelter) in respect of the remunerative component of In situ slum rehabilitation project:-

*"The maximum FAR 300 on the remunerative component of the land shall be applicable irrespective of the land use.*

*Any use/mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.*

*In case he developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilized for particular use."*

16. Although In situ slum rehabilitation scheme has been proposed on 'Design & Built basis' (Rehabilitation as well as Remunerative component) yet it will be beneficial for the DDA if the scheme is revised to the effect that after relocation and vacation of the encroached land, the land measuring 11129.08 sqm (As per recent TSS the land under encroachment is 11,300 sqm) earmarked for Remunerative Component in the project is auctioned by DDA with revised FAR of 300 FAR as per the above mentioned amended norms of MPD-2021 to avoid expenditure by DDA on construction. In case,

DDA take up the Project on 'Design & Built' basis and construct 840 flats with enhanced FAR of 300, DDA is likely to incur an amount of about Rs. 200 crore on construction of these flats only (calculated on the basis of cost already incurred on construction of 1675 EWS flats). The cost of construction of each EWS flat comes to about Rs. 24.0 lakh excluding cost of land and other charges being levied by DDA while arriving at disposal cost of the EWS flats. The cost of construction would increase further and it would not be justified to construct and sell these EWS flats with stipulation of annual income criteria of Rs. 3,00,000/- for EWS category applicants as per Policy. Thus, it would be appropriate, if the proposal is revised from 'Design & Built' basis to auction of land in the best interest of DDA. In case of auction of the land parcel reclaimed which is under encroachment by JJ dwellers, the reserve price for auction of the plot works out to be Approximately Rs. 142.96 Crore (Rs. 11,129.08X127,680 = 1420960934.4).

17. DDA will also recover amount from allotment of land measuring 3600 sqm earmarked for Senior and primary schools in rehabilitation components and auction of 3000 sqm commercial land earmarked in the rehabilitation component as mentioned in the table in para 13 above.
18. As per para 4 (i) of the Terms and conditions of allotment of alternative dwelling unit of Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015 adopted by DDA, "The contribution of the beneficiary will be Rs. 1,12,000/- per dwelling unit having carpet area of 25 sqm (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 dwelling unit towards the cost of maintenance for a period of 5 years." (**Annexure E**) The plinth/typical/covered area of the EWS flats constructed at Jailorwala Bagh is 31.47 sqm. Therefore, the proportionate amount for additional 6.47 sq. mtrs. will come to Rs. 26,880/- (Rs.112000/25=4480X6=26986). Hence the beneficiary contribution recoverable in this case will be Rs. 1,40,986/- (Say 1,41,000/-) (Rs.1,12,000+26986=Rs.1,40,986). In addition, Rs. 30,000/- will also be charged on account of maintenance charges for 5 years. Hence the amount recoverable towards the beneficiary contribution in this case will be Rs. 1,71,000/-. DDA will also recover an amount of Rs. 28.64 crore from 1675 households (Rs.1,71000X1675= Rs.28,64,25,000/-). Financial implication/analysis of the project is shown in **Annexure F**.

### III. Proposal

In view of the above, following proposals are submitted for consideration and approval:

- i. Allotment of EWS flats to the eligible households of the JJ cluster, namely Jailorwala Bagh, Ashok Vihar to the nearby constructed EWS flats at Jailorwala Bagh, Ashok vihar.
- ii. Being In-situ Slum Rehabilitation Project, we may charge Rs. 1,71,000/- (Rs. 1,41,000/- as beneficiary contribution of the flat + Rs. 30,000 as maintenance charge for 5 years) from the beneficiaries JJ cluster, namely Jailorwala Bagh, Ashok Vihar.
- iii. To revise the decision from construction of houses on the land earmarked for Remunerative Component on "Design & Built Basis to disposal of land measuring 11129.08 Sqm by way of auction on the revised Development

- Control Norms with 300 FAR as mentioned in para 16 above.
- v. To dispose off the facility plots for Sr. Secondary School, Primary School and Commercial plot as per DDA Policy. Further to allot/dispose off 1000 sqm FAR of Rehabilitation portion already constructed as per Policy.

RESOLUTION

The proposal contained in the agenda item was approved.

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307529/2022(PMAY)

Agenda Item No. ~~47/2011(ii)~~  
dated 26.5.2011

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on  
26<sup>th</sup> May, 2011 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri G.S. Patnaik

MEMBERS

3. Shri Nand Lal  
Finance Member
4. Shri Ashok Bhargava  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vaidhan, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
9. Shri K.S. Mehra  
Commissioner, MCD
10. Shri Arun Goel  
Jt. Secretary (D&I), HOU, Govt. of India

SECRETARY

Shri D. Sankar  
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri A.K. Srivastava  
Principal Secretary (UD), GNCTD
2. Shri Dharmendra  
Secretary (L&B), GNCTD
3. Shri V.K. Sahu  
Principal Commissioner, DDA
4. Smt. Veena Ish  
Principal Commissioner (CWG), DDA

DELHI DEVELOPMENT AUTHORITY

*Minutes of the meeting of the Delhi Development Authority held on 26<sup>th</sup> May, 2011 at 11.00 a.m. at Raj Nivas, Delhi.*

Following were present:

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VICE CHAIRMAN

- 2. Shri G.S. Pathak

MEMBERS

- 3. Shri Nand Lal  
Finance Member
- 4. Shri Ashok Khurana  
Engineer Member
- 5. Shri Subhash Chopra, MLA
- 6. Shri Naseeb Singh, MLA
- 7. Dr. Harsh Vardhan, MLA
- 8. Shri Rajesh Gahlot  
Councillor, MCD
- 9. Shri K.S. Mehra  
Commissioner, MCD
- 10. Shri Arun Goel  
Jt. Secretary (DBL), MOUD, Govt. of India

SECRETARY

Shri D. Sarkar  
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1. Shri R.K. Srivastava  
Principal Secretary(UD), GNCID
- 2. Shri Dharmendra  
Secretary (L&B), GNCID
- 3. Shri V.K. Sidhu  
Principle-Commissioner, DDA
- 4. Smt. Veena Ish  
Principle Commissioner (CWG), DDA

- 5. *Shri Deepak Trivedi  
Principal Commissioner (LM, H & S), DDA*
- 6. *Smt. Asma Manzar  
Commissioner (Housing), DDA*
- 7. *Smt. Pramila H. Bhargava  
Commissioner (Personnel), DDA*
- 8. *Smt. Neema Dhar  
Commissioner (PR), DDA*
- 9. *Shri Narottam Kaushal  
Chief Legal Adviser, DDA*
- 10. *Shri Rajiv Pandey  
Chief Accounts Officer, DDA*
- 11. *Shri J.B. Khadkivale  
Chief Architect, DDA*
- 12. *Shri S.R. Solanki  
Chief Engineer (Owarka), DDA*
- 13. *Shri Shamsheer Singh  
Chief Town Planner, MCO*
- 14. *Shri Pawan Kumar  
Financial Adviser (Housing), DDA*
- 15. *Shri S.N. Mishra  
Spl. Secretary to Lieutenant Governor*
- 16. *Smt. Padmini Singla  
Addl. Secretary to Lieutenant Governor*
- 17. *Dr. S.P. Bansal  
Addl. Commissioner (Planning), DDA*
- 18. *Shri P.V. Maheshabdey  
Addl. Commissioner (Planning), DDA*
- 19. *Shri P.M. Parate  
Addl. Commissioner (Planning), DDA*
- 20. *Shri R.K. Jain  
Addl. Commissioner (Planning), DDA*
- 21. *Shri Subhash Chandra  
Addl. Secretary (UD), GNCTD*
- 22. *Shri Ashok Bhattecharjee  
Director (UTTIPEC), DDA*
- 23. *Shri J.N. Barman,  
Jt. Director (Tech.), NCR Planning Board*
- 24. *Shri Vijay Rishud  
Adviser (NPTIC), DDA*

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

ii Hon'ble Lt. Governor stated that since the previous meeting of the Authority held on 12.5.2011 had been convened specifically to discuss the findings of the High Level Committee on Commonwealth Games projects and DDA's response thereto and to consider Development Control norms for construction of Group Housing at Vishwa Vidyalaya metro station as per the directions of the Hon'ble High Court, all pending agenda items after the meeting of the Authority held on 21.1.2011 have been brought before the Authority for this meeting.

ITEM NO.40-A/2011

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 12.5.2011 at Raj Niwas, Delhi.  
File no. F.2(2)2011/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 12.05.2011 were confirmed with the following amendments/observations:-

(i) Shri Subhash Chopra stated that "PVR Cinema Complex" mentioned in para 6 of 'Other Points' should be read as "Community Centre, Basant Lok".

(ii) Hon'ble Lt. Governor informed that it had come to his notice that in 2004, DDA had sanctioned funds for maintenance of plaza, platform, fencing, etc., of the Community Centre at Preet Vihar. Hence, though DDA had on earlier occasions been incurring expenditure on maintenance of community centres, it is not understood why Finance Department is now of the view that since these properties have already been handed over by DDA, funding their redevelopment needs to be examined. It was decided that Finance Department would re-consider the matter in light of the earlier precedents.

(iii) Vice Chairman, DDA stated that like the work done by NDMC at Khan Market, DDA should also consider maintenance of these markets on a 50:50 participatory mode between DDA and the market associations.



**Delhi Development Authority  
Housing Department  
In-situ Rehabilitation Projects Branch**

No. F2(17)2020/PMAY(ISR)/4796

Date: 19/12/2022

**Sub: Minutes of the meeting held under the chairmanship of V.C., DDA on 02.12.2022 at 11.00 AM to discuss the futuristic plan for Implementation of Rehabilitation/Relocation of JJ Clusters**

A meeting was held under the chairmanship of V.C., DDA on 02.12.2022 at 11.00 AM to discuss the futuristic plan for Implementation of Rehabilitation/Relocation of JJ Clusters. The list of participants is annexed at Annexure-A. Following decisions were taken during the meeting:

1. It was apprised by Commissioner (Housing) that a meeting was held under the Chairmanship of Hon'ble L.G. on 30.11.2022 to discuss the plan of action for utilization of remaining 1162 EWS flats at Pkt. A-14 Kalkaji Extension. After discussions Hon'ble L.G. directed that the JJ dwellers of remaining two clusters namely Jawaharbal Nehru and Navjeevan Camp may be offered built up flats at Narela for which consent may be obtained from them. Simultaneously, Eligibility Determination of two JJ clusters i.e. Mazdoor Kalyan Camp, Phase I, Okhla and Mazdoor Kalyan Camp, Phase II, Okhla (which were identified for one in situ Project) may be conducted for considering them for shifting to Kalkaji EWS flats. Minutes of meeting have already been submitted to Hon'ble L.G. for approval. It was decided that further action will be taken as per the approved minutes of the meeting.

However, it was decided that in the meantime approximately 4000 EWS flats may be identified in a joint meeting by Chief Engineering (NZ) and Commissioner (Housing) for the purpose of allotment to the eligible dwellers of above said two JJ clusters after verifying vacancy position from Director (Systems). Initially 1000 houses may be identified and segregated.

**[Action: CE (NZ), Commr. (H) & Dir. (Systems)]**

2. We may offer EWS flats at Narela to the ineligible households of Bhoomiheen Camp, Gobind Puri, Kalkaji at current cost (approx Rs. 10 lakhs). For the purpose an announcement may be made after getting the costing approved from the Finance Department.

**[Action: Commr. (H) & CAO]**

3. It was apprised by Director/Consultant (ISR) that eligibility determination of JJ Cluster, Jailorwala Bagh, Ashok Vihar is in progress. There are 1610 Households in the clusters as per survey, out of which probably 1200 households will be eligible. After allotment to the eligible persons about 475 EWS flats at Jailorwala Bagh will be left out (1675-1200=475). It was further apprised that earlier a decision was taken to relocate JJ dwellers of one of the project namely Golden Park, Ram Pura having about 350-375 probable eligible households to the built up EWS houses of DUSIB for which a requisition has been sent to Delhi Govt., decision on which is pending with the MoHUA.

4. Regarding utilization of the remaining 475 EWS houses, it was decided to hold eligibility determination of the following two JJ clusters where the land under encroachment is a prime DDA land:-
- i. JJ Cluster at Golden Park, Ram Pura having an area of 8200 sq. mtrs. and having about 350-375 households;
  - ii. JJ Cluster namely Mata Jai Kaur Public School, Ashok Vihar having 52 Households and having an area of about 1367 sqm. as per DUSIB list. This site is earmarked as Community Centre in the layout plan of the area.

[Action: Commr. (Housing)]

5. As regards relocation of identified JJ clusters to the DUSIB EWS flats, for which a requisition of 7200 EWS flats has been sent to the Delhi Govt. The matter is pending with the MoHUA. In this regard it was decided to send a reminder to MoHUA for allowing transfer of DUSIB/DSIDC flats to DDA.

[Action: Commr. (Housing)]

6. For identification of more JJ clusters for in situ slum rehabilitation, it was decided to forward list of 83 JJ clusters to Addl. Commissioner (Planning) 1 for providing layout plans of the areas so that after marking of the location of the JJ clusters on the layout plan by the Chief Engineer concerned feasible of rehabilitation may be decided.

[Action: Addl. Commr. (Plg.) 1/ Chief Engineers]

This issues with the approval of V.C., DDA

  
(V.K. Chopra)  
Director/Consultant (ISR)

All Concerned

Copy for information to:

1. O.S.D. to V.C.

Director (Housing)-III

  
Director/Consultant (ISR)

DELHI DEVELOPMENT AUTHORITY  
PMAY DIVISION

## ATTENDANCE SHEET

Sub: Meeting under the chairmanship of Vice-Chairman, DDA on 02/12/2022 at 11:00 AM in conference hall to discuss the futuristic plan for implementation of rehabilitation/relocation of JJ clusters.

Sl. No.	Name & Designation Shri/Ms.	Mobile No.	Email Id	Signature
1.	Sh. Manish Kumar Gupta, Vice Chairman, DDA			
2.	Vijay Singh PM			
3.	D. C. GOEL EM			
4.	V. S. YADAV, (COMD/200) (H)	9810268759		
5.	V. K. Chopra Dir/Construction	9810268759		
6.	Jyoti Kumar, Dir (H.O)			
7.	Poojash Chaudhary DD/PMAY			
8.	J. P. Meena, DD(S)LD	9013814772		
9.	Dimple Chaurhan DD(S)LD	9212123275		
10.	AKASH ARYA Dir (City) PMAY	9891158596		
11.	SHIKHA BHALWA Dir (Plan) MP	7835382078		

12.	Ashwini Kumar	CE (Kohin)	<u>Kumar</u>
13.	P.K. Gupta	SE (Kohin)	<u>G</u>
14.	Alok Mohapatra	DT In (Rg) H (P/IR)	<u>#</u>
15.	Rita Grewal	DUS (PLS) AP-III	<u>R</u>
16.	Majin Pal	Ac (Ly) 2/10	<u>Majin P.</u>
17.	Manisha Gupta	ACA. VLGHC	<u>Manish</u>
18.	K.S. Meena	CE/114/04	<u>K.S.</u>
19.	R.K. Singh	CE/SEZ	<u>R</u>
20.	शोभा शक्ति शर्मा	30 500	<u>S</u>
21.			
22.			
23.			
24.			
25.			

ITEM NO. 85/2021

Sub: Permission to relocate the JJ dwellers of two projects to built up EWS flats.

F.F2/PMAY/0015/2021/ISR/PMAY-II

I. BACKGROUND

DDA is one of the State Level Nodal Agencies in respect of Vertical-1 of Pradhan Mantri Awas Yojna (Urban) i.e. In-situ Slum Rehabilitation. DDA is taking up 376 JJ clusters on DDA and L&DO lands for survey and identification of viable JJ clusters for In-situ Slum Rehabilitation in consonance with PMAY guidelines and DDA In-situ Slum Rehabilitation Policy.

2. 7499 EWS Houses for 3 JJ projects at Kalkaji Extn., Jailorwala Bagh, and Kathputli Colony, Shadipur (2800+1675+3024=7499) are under construction.

3. In first phase, survey of 32 JJ clusters was conducted, out of which 30 JJ clusters having about 34000 households were found feasible/viable. After clubbing some of the JJ clusters 16 projects were formulated and consultants were engaged for preparation of DPRs. DPRs of following 6 projects were finalised and tenders were floated after finalization of RFP in March/April, 2021:

Sl. No	Name of the Project & Location	No. of JJ Clusters	No. of EWS houses proposed	RFP Publish Date	Bid opening date	No. of Bids received
1	At District Centre, Dilshad Garden	3	3367	16.03.21	22.06.21*	No bid received. Being retendered by CE (EZ)
2	Shalimar Bagh-Pitampura	2	1116	27.03.21	05.07.21*	Four*
3	Suraj Park-Khadda basti, Sector-18, Rohini	2	2566	27.03.21	22.06.21*	Two*
4	At Badli Village, Sector 19, Rohini	1	984	30.03.21	22.06.21*	Three*
5	Rohini extension 20, Pooth Kalan	1	504	01.04.21	22.06.21*	Two*
6	Opposite	1	1800	01.04.21	05.07.21*	Three*

Ayurvedic Hospital, Haiderpur					
TOTAL	10	10337			All

\* Bids were rejected by TEC on the ground of not fulfilling the prescribed criterion.

4. Out of the above mentioned 16 projects, status of the remaining 10 In-situ Slum Rehabilitation Projects under preparation/finalization is placed at Annexure-A. Of the projects shown in the Annexure, the bids of 7 projects mentioned at Sl. No. 1,2,3,4,5,6 & 10 are likely to be floated by December, 2021. Proposal for relocation of 3 JJ clusters which are part of two projects shown at Sl. No 8 & 9 is under consideration. NOC from Central Social Welfare Department, Ministry of Women & Child Development is being pursued for finalizing the project mentioned at Sl. No. 6 and on receipt of the NOC further action will be taken.

5. Tenders for survey of 160 JJ clusters were awarded to M/s Society for Promotion of Youth & Masses (SPYM) by way of nomination with the approval of the Authority in November, 2019. Out of these 160 JJ clusters, survey of the 32 JJ clusters was completed before 1<sup>st</sup> wave of COVID-19 and further progress of the projects containing these clusters is mentioned in para 10 below. The remaining work could not be taken up by the Agency due to lock down in the wake of COVID-19 and non-availability of survey staff.

6. A meeting was held with the Agency after the relaxation of lockdown 2nd week of August 2021. The Agency has deputed staff for the ongoing work of verification of Survey for 30 JJ clusters of 1st phase for settlement of claims & objections of the dwellers called as per policy and finalization of survey data to be provided to Eligibility Determination Committee (EDC) for freezing the list of beneficiaries in respect of each cluster. The survey of remaining 120 JJ clusters out of 160 JJ clusters will start from 1st week of August, 2021 after giving due opportunity by pasting of notices in the JJ clusters as per procedure and is likely to be completed by November, 2021.

7. Tender for survey of the remaining 184 JJ clusters (94+90 JJ clusters) has been finalized. Work for 94 JJ clusters was awarded to M/s SPYM on 30/03/2021 and for 90 JJ clusters awarded on 21st July, 2021. This work is also likely to be completed by November, 2021.

8. For finalizing of the survey work speedily, letters to the concerned departments of Delhi University, JNU, Jamia Milia University and Dr. Ambedkar University were sent in May, 2021 to take up the survey. Delhi University has shown interest to carry out the survey work. Meeting held with them to finalize the modalities in 4th week of July, 2021. If it works, part of the survey work will be awarded to them to speed up the survey work.

9. Site Inspections were carried out to identify viable/feasible JJ clusters falling in the list of 160 JJ clusters and 184 JJ clusters for which the works were awarded on nomination and tender basis respectively. The following 11 JJ clusters have been found viable. 5 projects have been formulated covering these 11 clusters. Further action to engage Agency/Consultants for conducting Total Station Survey and preparation of DPRs is in progress:-

Sl. No.	Name of the project	Households as per survey conducted by SPYM	No. of clusters	Name of clusters	Present status
1	Vasant Kunj, Sector-C	990	1	Behind Police Station, Vasant Kunj, Sector-C, Pocket-9	<ul style="list-style-type: none"> <li>Land ownership &amp; Litigation status is being ascertained.</li> <li>Consultants are being engaged for conducting TSS &amp; preparation of DPRs.</li> </ul>
2	Timarpur-Mukherjee Nagar	239	2	Indira Basti near Thana Timarpur	
		526		JJC Mukherji Nagar Dairy Munshi Ram Kingsway Camp	
3	Sethi Camp	865	1	Sethi Camp, Indira Vikas Colony, Opposite Sant Nirankari Senior Secondary School Nirankari	
4	Azadpur	1494	1	Sarai Peepal Thalal Azadpur	
5	GT Karnal industrial area, Azadpur	1486	6	Lal Bagh Park near Laxmi Narayan Mandir	
		1143		Mauji Wala Bagh	

			(GTK Road Azadpur)	
	500		JJC Near Ramlila Maidan,	
	1494		Azadpur Kaushalpuri near A- Block	
	736		Railway Line Lal Bagh GT Karnal Road	
	475		Jhuggies Lal Bagh Azadpur	
			Behind A.T. Mill.	
<b>Total</b>	<b>9948</b>	<b>11</b>		

10. In a nutshell, the feasibility analysis of 376 JJ clusters is as under:

Sl. No.	No. of JJ clusters	Survey Status	Found Feasible for In Situ Rehabilitation	Found Non-feasible/ Non-viable/ small area/ Green, etc.	To be visited
1.	32	Completed	30*	2	0
2.	160	Underway	28**	27	105
3.	184	Work Awarded	6***	66	112
<b>Total</b>	<b>376</b>		<b>64</b>	<b>95</b>	<b>217</b>

\* JJ dwellers of 3 clusters are considered for relocation to flats to be acquired from GNCTD .



\*\*JJ dwellers of 14 clusters are being considered for relocation in the flats to be acquired from GNCTD

\*\*\* JJ dwellers of 5 clusters being considered for relocation in flats to be acquired from GNCTD and 1 cluster will be taken up on in situ rehabilitation basis.

## II. EXAMINATION

11. On offer of the DUSIB, GNCTD for flats, a proposal for acquisition of 7200 EWS flats was sent to Govt. of Delhi for relocation of dwellers of 22 JJ clusters (Annexure- B) and about 2000 dwellers of 1 more JJ cluster, namely, Kusumpur Pahadi. After meetings at various levels Delhi Government has referred the matter to MoHUA for approval as the offered flats were constructed with Central Assistance under JNURM. The response to provide EWS flats for relocation of JJ dwellers is not yet received from the DUSIB/GNCTD. However, the matter is under active consideration between GNCTD & MoHUA and there is a possibility that the requisite flats would be made available. However, given the uncertainty in the matter, it would be appropriate to have a fall back option to relocate them to Narela EWS flats in case offer of the GNCTD does not materialise.

13. Out of 16 In-situ Slum Rehabilitation Projects taken in the 1st Phase, 2 projects comprising 3 JJ clusters mentioned at Sl. No. 8 & 9 (of Annexure-A) are on the prime land of DDA. Therefore, a decision was taken to relocate the 2 clusters containing about 2068 households in the DUSIB flats at Bhalswa so as to unlocked/ vacated the prime land be utilised by DDA for its own projects. The cost of Bhalswa flats have been intimated by DUSIB as Rs.8,59,193.00 per DU(say Rs.8.59 Lakh) as per Annexure- C. The same has been calculated by taking land cost on institutional rates + cost of construction & cost of repairs and after deducting the central assistance. The flats required for these clusters have already been included in the proposal sent to DUSIB, GNCTD. Details of these JJ clusters, no. of beneficiaries, amount recoverable from vacation of the land under encroachment (including beneficiary contribution) is as under:

1	2	3	4	5	6	7	8
Sl. No	Location of JJ	Land under	No. of House-	Land ear-	Tentative cost of EWS	Revised Circle rate of land	Tentative Cost of locked land

	cluster	encroachment (in Sqm)	holds (as per 2019 survey)	marked for	flats of DUSIB/ DSIIDC @ 8.59 lakh per flat (in Lakhs) (A)	under encroachment (Reduced by 20%) in terms of Rs per sq mtr	based on circle rate (Rs. In lakh) (B)
1	G.P Block Pitam- pura & Kohat Enclave	24982+ 990	1708	Resi- dential/ primary school	14671.72	102144/	25517.61+  1011.22
2&3	Golden Park, Ram Pura	8200	360	Resi- dential/ Facility Centre	3092.4	90624/	7431.17
	<b>Total</b>		<b>2068</b>		<b>17764.12</b>		<b>33960</b>

Net gain to the DDA will be Rs. 16195.88 lakhs (Rs. 33960.00 – Rs. 17764.12)

14. In case there is shortfall in the requisite number of flats or non provisioning of EWS flats by DUSIB for relocation it is proposed that DDA EWS flats at Narela, which remained unallotted despite offering on concessional rates, will be utilized for relocation of eligible households of these clusters. As per Authority Resolution No. 57/2019 initial cost of 6536 EWS flats at pkt 1A, 1B and 1C Narela is ranging between 17.14 to 19.36 Lakh each having plinth area ranging 35.40-37.31sqm. These flats were offered in Housing scheme 2019 but poor response was received due to high cost and other factors. Taking into consideration that the income criteria of the allottees of EWS category which is three lakh per annum and the persons belong to economically weaker section, it was considered appropriate to reduce the cost of the EWS flats by offering 40% concession in construction cost for 6536 EWS flats at pkt 1A, 1B and 1C, Narela. After reducing 40% construction cost these flats were again offered in ongoing online scheme in 2020 at a cost ranging between 10.28 to 11.61 Lakh each. Out of 6536 EWS flats in pkt 1A, 1B & 1C, 4923 flats are still vacant.

III. Proposal

15. In view of the above, following is proposed:

- i. To allow relocation of about 2068 JJ dwellers of the three JJ clusters of (i) GP Block, Pitampura, (ii) Kohat Enclave, Pitampura and (iii) Golden Park, Rampura to the EWS flats at Bhalswa to be acquired from DUSIB as mentioned in para 13 above.
- ii. In case of any shortfall or non-provisioning of the DUSIB EWS flats, the dwellers may be allowed to be relocated to vacant EWS flats of DDA at pkt 1A, 1B and 1C, Narela.
- iii. To recover Rs. 1,12,000/- as beneficiary contribution and Rs. 30,000/- for maintenance charges for 5 years as per DUSIB policy adopted by DDA.

RESOLUTION

Additional Chief Secretary (UD), GNCTD informed that they have received a reply from Ministry of Housing and Urban Affairs (MoHUA), Government of India declining the permission for transfer of Bhalswa flats to DDA. Vice Chairman, DDA stated that the DDA will also discuss the matter with MoHUA and in any case the proposal also contains the alternative of relocating the dwellers to EWS flats in Narela. Accordingly, the proposal contained in the agenda was approved.

## ANNEXURE-A

## STATUS OF DPRs FOR 10 PROJECTS

Sl. No.	Name of the project	House-holds	No. of clusters	Remarks
1.	Kalkaji Extn,	5382	3	There is an encroachment by Sant Nirankari Satsang Bhawan & School and Arya Samaj Mandir on some of the remunerative component of the project. The same is being taken up by LM, IL and Engineering Deptts.
2.	Kusumpur Pahari near Vasant Vihar	4778	1	About 2000 jhuggies of this project are falling on the land of Biodiversity park. Due to height restrictions, being funnel area, the said cannot be accommodated in this project. It is proposed to relocate these holds in DUSIB flats in Bhalaswa after identification by physical demarcation. Work of physical demarcation and survey verification has been started and is likely to be completed by 15 <sup>th</sup> of August, 2021.
3.	Majdoor Kalyan Camp, Okhla Industrial Area Phase I & II	897	2	As the area under encroachment is less for accommodating the no. of surveyed households, the Claims & objections have been invited for Eligibility determination to freeze the number of eligible HHs before finalizing the DPR. The Claim & Objection Committee has submitted its report. After acceptance of the report by the Competent Authority, the same will be placed before Eligibility Determination Committee (EDC) for deciding Eligibility. The eligibility will be decided by September, 2021. Thereafter further action for finalization of DPR will be taken.
4.	Indira Kalyan Vihar, Okhla Industrial Area Phase I	3568	3	As the area under encroachment is less for accommodating the no. of households, the Claims & objections have been invited for Eligibility determination to freeze the number of eligible HHs before finalizing the DPR. The report will be submitted by Claim & Objection Committee by 30.7.2021 for deciding Eligibility.
5.	Gola kuan-Under Overhead Tank, Okhla Industrial Area, Phase I & II	1825	2	As per SOP, the Screening Committee has ratified the land for In-Situ Rehabilitation in the last Screening Committee meeting. the DPR is being revised by the consultant due to change of area and norms of MPD. It will be placed before the Screening Committee by the Architecture Deptt. for approval.

6.	Opp. Pocket B4, B5, Vasant Kunj	1040	1	The encroached land belongs to Central Social Welfare Board. The matter has been taken up with Secretary, Ministry of Women & Child Development for NOC.
7.	Kirti Nagar area	3617	3	Some of the land parcels are unacquired and in about 5 Bighas of project land possession of the acquired land has not been handed over to DDA by L&B Deptt., GNCTD, Action is being taken by the LM Deptt. in this regard.
8.	Pitampura GP Block - Kohst Enclave	1526	2	Proposal for relocation of these dwellers to Bhalaswa after acquiring EWS flats from DUSIB is under consideration.
9.	Golden Park, Ram Pura	361	1	Proposal for relocation of these dwellers to Bhalaswa after acquiring EWS flats from DUSIB is under consideration.
10.	Indira Camp, Taimur Nagar,	1117	2	Due to unauthorized construction/private land adjoining the main approach road, the matter has been taken up with MCD and Flood & Irrigation Deptt., GNCTD by holding meeting under Member (Admn. & LM) to shift the boundary of Nallah to make the approach road upto required 9 mtr. Matter will be placed before the Technical Committee by the Planning Department accordingly for processing change of land use.
Total		24111	20	

122332/2021/O/o Vice Chairman

ANURAG JAIN  
Vice Chairman



ANNEXURE-B

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दिल्ली विकास प्राधिकरण  
मिनास भवन, आई.एन.ए.  
ई दिल्ली-110023  
DELHI DEVELOPMENT AUTHORITY  
VIKAS SADAN, I.N.A.  
NEW DELHI-110023

No. PS/VC/DDA/2021  
Dated 23<sup>rd</sup> Feb. 2021

Respected Sir

Kindly recall our discussion on 30,000 EWS flats of Delhi Urban Shelter Improvement Board (DUSIB) and Delhi State Industrial and Infrastructure Development Corporation Ltd. (DSIIDC), Government of NCT of Delhi.

2. We examined the proposal. In addition to taking these flats for rehabilitation of slums, we considered rental model also for these flats. As per DDA's In-situ Slum Redevelopment/Rehabilitation Policy on 'PPP' mode, the prospective developer has to provide either rental accommodation or to pay rent to the JJ dwellers during the transit period of about 3 years. Rent of approximately Rs. 6,000/- per month per dwelling unit can be paid on mutually agreed terms and conditions. After the work is awarded to the developer, a tripartite agreement can be executed between DDA, developer entity and DUSIB/DSIIDC for utilizing these flats.

3. A joint site inspection of 30,000 DUSIB/DSIIDC EWS flats was carried out by a team of officers from concerned Departments/Organizations and DDA. As per the report, most of the flats are not in readiness for occupation. DUSIB/DSIIDC may require at least 6 months to make them ready for habitation.

4. Based on this inspection, we propose to acquire about 7200 DUSIB/DSIIDC flats for relocation of JJ dwellers of 22 JJ clusters with the following proposed terms and conditions:

- That the flats will be handed over to DDA in habitable condition after repairs, etc. It may be ensured that all the civic amenities are available.
- Cost of the flats may be determined on the basis of cost of construction plus cost of repairs and deducting the central assistance, if any.
- The payment of the cost of flats will be made on pro rata basis on shifting of the JJ dwellers.

Further, we also propose to use about 3400 flats for rental transit housing for temporary shifting of the JJ dwellers of the projects being taken up by DDA for In-situ Slum Rehabilitation. Details of flats are enclosed as Annexure.

I shall be grateful, if GNCTD grants consent on the above mentioned proposals and intimate acquisition cost of the flats for taking a final decision in this regard.

Warm Regards

Yours sincerely  
Anurag Jain

Shri Vijay Kumar Dey,  
Chief Secretary,  
Government of NCT of Delhi,  
Delhi.

Annexure1. Requirement for Acquisition:

Sl. No.	Location	No. of flats
1	Baproln for relocation of JJ dwellers of 3 clusters in Vikas Puri & Kusampur Pahadi	2500
2	Bhalswa for relocation of 19 JJ clusters at Wazirpur, Kirti Nagar, etc.	4700
	Total	7200

2. Requirement for Rental Housing:

Sl. No.	Location	No. of flats
1	Sultanpuri, Rohini Zone	1060
2	Bhorganh, North Zone	875
3	Pooth Khurd, Rohini Zone	1460
	Total	3395

## Other important developments/Action taken....

- LG's meeting on 12-01-2021 to review flagship schemes of GOI and it was desired that VC DDA should come up with workable solution for utilization of existing completed vacant inventory under JNNURM for which joint inspection with officers of DUSIB/ DSIIIC held with DDA on 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup> December, 2020.

- VC DDA sent request to CS Delhi for requirement of flats as under :

### A. Requirement of Flats for rehabilitation

S.No	Location	No. of Flats
1	Babulster relocation of Jhildwellers of Substers at VikasPuri & Kusum Pur Pahadi	2500
2	Bhalswa for relocation of 19 Jhildwellers at Wazirpur, Kirti Nagar	4700
	Total	7200

### B. Requirement for Rental Housing

S.No	Location	No. of Flats
1	Sultanpur, Rohini Zone	1060
2	Bhogalpur North Zone	875
3	Poohi Khurd, Rohini Zone	1460
	Total	3395

ANNEXURE-C



## Other important developments/Action taken....

- Member(Admn & LM) DDA agreed to take over these flats on pro-rata basis in a span of one year as per mutually agreed terms and conditions as under :
- The cost of flat for rehabilitation purpose will include the following:
  - (a) Land cost on Institutional rates
  - (b) Cost of construction + Cost of repair after deducting the Central assistance, if any.
  - (c) Flats will be taken on "As is where is basis"
  - (d) DUSIB/DSIIDC to ensure that all civic amenities are available in these housing complexes

It was desired by Hon'ble Min UD that DDA should take over these flats in one go and may utilise according to their need.

- The cost of flats at Bhalswa will be as under :

Cost of land at Institutional rate (Rs. 573.22 Lakh per Acre)	=	Rs. 4,73,111.00
Cost of construction of flat (Revised cost Rs. 459.18 Cr)	=	Rs. 6,20,514.00
		Rs. 10,93,675.00
ACA Received from MoHUA	(Rs. 173.48 Cr)	Rs. 2,34,432.00

Rs. 8,59,193.00

- Flats at Baprola will be provided by DSIIDC.

122332/2021/O/o Vice Chairman

अनुराग जैन  
उपाध्यक्षANURAG JAIN  
Vice Chairman

दिल्ली विकास प्राधिकरण

विकास सदन, आई.एन.ए.

नई दिल्ली-110023

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN, I.N.A.

NEW DELHI-110023

No. PS/VC/DDA/2021/35

Dated 23<sup>rd</sup> Feb. 2021*Respected Sir*

Kindly recall our discussion on 30,000 EWS flats of Delhi Urban Shelter Improvement Board (DUSIB) and Delhi State Industrial and Infrastructure Development Corporation Ltd. (DSIIDC), Government of NCT of Delhi.

2. We examined the proposal. In addition to taking these flats for rehabilitation of slums, we considered rental model also for these flats. As per DDA's in-situ Slum Redevelopment/Rehabilitation Policy on 'PPP' mode, the perspective developer has to provide either rental accommodation or to pay rent to the JJ dwellers during the transit period of about 3 years. Rent of approximately Rs. 6,000/- per month per dwelling unit can be paid on mutually agreed terms and conditions. After the work is awarded to the developer, a tripartite agreement can be executed between DDA, developer entity and DUSIB/DSIIDC for utilizing these flats.

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4. Based on this inspection, we propose to acquire about 7200 DUSIB/DSIIDC flats for relocation of JJ dwellers of 22 JJ clusters with the following proposed terms and conditions:

- That the flats will be handed over to DDA in habitable condition after repairs, etc. It may be ensured that all the civic amenities are available.
- Cost of the flats may be determined on the basis of cost of construction plus cost of repairs and deducting the central assistance, if any.
- The payment of the cost of flats will be made on pro rata basis on shifting of the JJ dwellers.

Further, we also propose to use about 3400 flats for rental transit housing for temporary shifting of the JJ dwellers of the projects being taken up by DDA for in-situ Slum Rehabilitation. Details of flats are enclosed as Annexure.

I shall be grateful, if GNCTD grants consent on the above mentioned proposals and intimate acquisition cost of the flats for taking a final decision in this regard.

*Warm Regards*

Yours sincerely

  
(Anurag Jain)

Shri Vijay Kumar Dev,  
Chief Secretary,  
Government of NCT of Delhi,  
Delhi.

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Email : vcdda@dda.org.in

122332/2021/O/o Vice Chairman

Annexure**1. Requirement for Acquisition:**

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3	Pooth Khurd, Rohini Zone	1460
	<b>Total</b>	<b>3395</b>

216855/2021/O/o Vice Chairman

सपाध्यक्ष  
MANISH GUPTA  
Vice Chairman



दिल्ली विकास प्राधिकरण  
विकास सदन, आई.एन.ए.  
नई दिल्ली-110023  
DELHI DEVELOPMENT AUTHORITY  
VIKAS SADAN, I.N.A.  
NEW DELHI-110023

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No. PS/VC/DDA/2021/155

Dated : 18<sup>th</sup> Nov. 2021

Dear Sir,

I write to draw your kind attention to the targets set out for Delhi Development Authority (DDA) to construct about 41,000 EWS houses under the Vertical-1 of PMAY (U) i.e. In Situ Slum Rehabilitation, being the nodal agency for implementation of PMAY (Urban) in Delhi.

2. To achieve the targets, 7,500 EWS houses are already under construction at various stages at A-14 Kalkaji Extn., Jailorwala Bagh, Ashok Vihar and Kathputli Colony, Shadipur and accordingly, DDA has formulated 16 In Situ Slum Rehabilitation projects comprising 30 JJ clusters having about 34,000 Households.


3. Authority had also approved a proposal for relocation of 2,067 JJ Households to the built up EWS flats of DUSIB, GNCTD at Bhalaswa. Apart from these 3 clusters, about 19 JJ clusters on DDA land were also found feasible for relocation to build up EWS flats of DUSIB/DSIIDC at Bhalaswa/Baprola. Accordingly, requisition of 7,200 EWS flats was sent to DUSIB/GNCTD for relocation of the JJ dwellers to achieve the targets timely (Copy enclosed).

4. The GNCTD had sent a proposal to Ministry of Housing & Urban Affairs (MoHUA) for allowing sale / transfer of the 7,200 EWS flats to DDA. However, MoHUA has declined the proposal as the same were built with the subsidy from the Central Government under JnNURM.

5. Therefore, I request your kind personal intervention for allowing the sale / transfer of 7,200 EWS flats by GNCTD to DDA so that the targets under PMAY (U) could be achieved in a time bound manner.

with regards

Yours Sincerely

  
(Manish Gupta)

Shri Durga Shanker Mishra  
Secretary (HUA)  
Government of India  
Ministry of Housing & Urban Affairs  
Nirman Bhawan, Maulana Azad Road, New Delhi-110011

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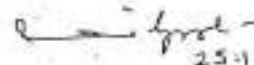
**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE VICE CHAIRMAN**

No. PS/VC/DDA/2022/13-N

Date: 25/01/2022

1. DDA is the nodal agency for implementation of PMAY(U) on Central Government lands in Delhi. Under the said scheme, DDA has taken up number of projects for rehabilitation of slum clusters as per the Guidelines.
2. DDA is facing certain issues in implementation of the scheme, especially where in-situ slum rehabilitation is not found viable. In this regard, scheme allows alternate strategies, including relocation of slums. Authority had approved certain projects for relocation, however, the said issue is pending at MoHUA for decision on utilization of JNNURM flats constructed by DUSIB. A proposal was forwarded by us vide letter dated 23.02.2021 and 18.11.2021 to MoHUA in this regard.
3. A presentation and a brief note has been prepared for your kind perusal. DDA along with DUSIB would like to make a joint presentation to you and officers of MoHUA so that an expeditious decision can be taken and the targets of PMAY(U) can be met in a time bound manner. It is requested that a convenient date and time may kindly be intimated to this office.

*Encl: As above*

  
25.1.22

(Manish Gupta)  
Vice Chairman

Secretary, MoHUA

252335/2022/O/o ADDL. CHIEF ARCHITECT (O/o VC)

Permission for sale/transfer of 7200 EWS flats by GNCTD to DDA for relocation of some of the JJ clusters.

- DDA is a Nodal Agency for implementation of all the verticals of PMAY(U) including In-situ Slum Rehabilitation on DDA and Central Government lands in Delhi.
- There are 490 JJ clusters on DDA and Central Government lands.
- DDA is taking up 376 JJ clusters for survey and identification of viable JJ clusters on DDA and L&DO Lands as other Government agencies like Railways, Defence, CPWD etc. have not given NOC.
- DDA has formulated 16 In-situ Slum Rehabilitation Projects comprising 30 JJ clusters having about 34000 households. In-situ slum redevelopment is being undertaken wherever it is technically feasible.
- However, there are some slum clusters where in-situ rehabilitation is not technically/ financially viable in such cases, alternate strategy under PMAY(U) is to be adopted.
- 2 Projects comprising 3 JJ clusters having about 2067 households have not been found viable for In-situ Rehabilitation on 'PPP' mode due to lesser area of encroached land.
- The Authority approved the proposal for relocation of these 2067 households to the built up EWS flats of DUSIB/GNCTD at Bhalswa.
- Apart from these 3 clusters, 19 JJ clusters having about 4,700 households were also not found feasible for In-situ Slum Rehabilitation on 'PPP' mode on offer of DUSIB for acquiring EWS flats by DDA.
- It was decided to relocate these households to the built-up EWS flats at Bhalswa developed by DSIIIDC/DUSIB.
- For relocation of 3 clusters at Vikas Puri and additional 2000 households of In-situ Slum Rehabilitation Project at Kusumpur Pahadi, it was decided to acquire 2500 EWS flats at Baprola from DUSIB in response to their offer.
- As the EWS flats at Bhalswa and Baprola were constructed by DUSIB with financial assistance under JnNRUM from the Government of India. GNCTD has forwarded the proposal for allowing transfer of these flats to DDA on cost basis.
- Ministry was requested by DDA vide letters dated 23.02.2021 and 18.11.2021 to allow sale/transfer of 7200 EWS flats so that the aforesaid slum relocation projects can be undertaken expeditiously, and targets under PMAY(U) be met.
- As per provision of Para 4 of PMAY(U) guidelines, In-situ Slum Redevelopment has to be carried out by using land as a resource.

252335/2022/O/o ADDL. CHIEF ARCHITECT (O/o VC)

- Under Para 4.8.11 of the guidelines under the heading "Strategy for Slum Redevelopment" using land as a resource, it has been mentioned that in case of untenable slums adopt Other Strategies available under the Mission.
- To meet the targets of PMAY(U), it is proposed to relocate the JJ dwellers of those clusters which are not tenable/viable on 'PPP' mode.
- The housing so provided will be part of Housing For All (HFA).
- Relocation of the households of the above mentioned JJ clusters will fulfill the mandate of the PMAY(U) Guidelines.

**ITEM NO. 24/2023**

**Subject: Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi.**

**Background: F/0065/2020/ O/o Suptd Engg (NCC-I)**

In this case, an agenda was placed before the Authority in its meeting held on 29-3-2023 vide Agenda Item no. 13/2023 (**Annexure-A**) from which detailed background of the matter could be perused. The following proposals were placed before the Authority for approval:

**\*10. Proposal:**

- (a) Out of the above 2 methodologies as mentioned in para 4(a) and para-6 of the agenda, only 1 methodology may be adopted for offering refund/ monetary value of the flat under buy-back option. Directions of the authority is solicited on the issue as to which one methodology be adopted out of the above two.
- (b) 'In-principle' approval of the authority for formally communicating broader outlines of the options as contained in para 4 to 7 may be considered and approved subject to the following conditions: -
  - (i) The options if approved by the authority shall be communicated to the allottees/ owners.
  - (ii) Implementation of the options may commence only when all (336) allottees/ owners agrees to accept one of the options through a valid agreement entered between DDA and the individual allottee/ owner.
  - (iii) A fresh draft agenda shall be submitted to the authority once all 336 allottees agree to accept any one of the three options along with detailed architectural drawings indicating exact financial implications. In case the proposal, after detailed architectural drawings and options accepted by the allottees, turns out to have negative financial implications on DDA, the proposal shall be submitted to MoHUA for approval as it may involve writing off losses to DDA for which power lies with the Union of India.
  - (iv) Out of the above 2 methodologies under Buy-Back option, only one methodology shall be adopted for offering monetary value of the existing flats to all allottees/owners of SVA.
  - (v) In the case of allottees/ owners who have obtained loan from bank/ financial institutions against the flat, a tripartite agreement be signed among DDA, allottee/ owner and bank/ financial institutions which has mortgage of flat.
  - (vi) In case area of reconstructed flat happens to be higher to the allotted flat, a Supplementary Deed shall be executed by DDA in favour of the



Allottee/ Owner of the existing flat whose stamp duty shall be borne by the (buyer)/allottee/Owner

(c) Once approved by the Authority, the concrete options will be formally communicated to each allottee separately as well as through the RWA."

2. The above Agenda item was considered in the Authority meeting held on 29-3-2023 and the relevant portion of the minutes of meeting conveyed vide Authority's letter dated 28.04.2023 are as follows:

i. Proposed rents be enhanced from Rs. 42,635/- and Rs. 33,030/- to Rs. 50,000/- and Rs. 38, 000/- per month for HIG and MIG respectively.

ii. It was noted that some Members of the Authority were of the view that provisions for housing for Community Service Personnel (CSP)/ EWS don't apply in the case of reconstruction of buildings. Therefore, it was decided that a separate report after examination from legal and planning points of view on the issue whether applicability of provision 4.4.3.B of MPD-2021 w.r.t. construction of EWS flats are mandatory in nature in the case of reconstruction/ redevelopment of the entire Residential Group Housing Plot, shall be submitted. As the report by the legal and planning wing may have an impact on reconstruction/redevelopment plans which will ultimately affect the number of dwelling units at the site leading to consequent changes in the cost of HIG/MIG flats, **Hon'ble Lt. Governor has desired that for taking a holistic view in the matter, DDA may examine and take into consideration the views of the legal and planning wings.**

Further, VC, DDA may submit the draft agenda incorporating views of legal, planning and finance wings **for providing relief in terms of buy-back option** to be offered to allottees/owners of Signature View Apartment within a week of submission of the report for further deliberation by the Authority."

3. In compliance of the directions issued, the file was sent to Planning wing, wherein Commissioner Planning mentioned as below -

*"The provisions of Master Plan have been attached at pg. 408/c-410/c in respect of Group Housing Plots. The provisions regarding redevelopment as provided in the Master Plan (extracts at pg. 411/c-413/c) are applicable in case the total scheme of the project is 4 Ha. Accordingly, the applicability of the norms may be assessed based on the total scheme area and as per the design requirements as the current case is very specific."*

Accordingly, the matter was then referred to Architect wing and Chief Architect, DDA mentioned that

*".....it is submitted that as per prescribed Norms in para 4.4.3 of MPD-2021, the provision of Community-Service Personnel / EWS and lower category is to be mandatorily provided in Group Housing schemes."*

Subsequently, the file was forwarded to Legal branch wherein Ld. CLA opined that

"With respect to the issue raised by the Housing Department vide note # 251 above, kindly refer to point No. 4 of the Minutes of Meeting dated 16.05.2023 for the meeting which was held on 12.05.2023 (refer note # 260 above) whereby it was unanimously agreed that provisions of clause 4.4.3 of the Master Plan-2021 are mandatory provisions and have to be followed in all group housing. Since a unanimous decision has already been taken therefore seeking independent opinion of law department at this stage seems irrelevant. Moreover, the issue relating to applicability of provisions of Master Plan is an issue which closely pertains to the Planning Department of DDA. In view of the unanimous decision taken in the aforesaid meeting, nothing remains for the Law Department to comment on this issue."

4. Finally, the file was sent to Finance branch for their views and it was mentioned that -:

- "1.As regards item No.1, it has been agreed to also refund the amount incurred by the owner/allottee towards the stamp duty. Earlier under the buy-back option, it was communicated to the RWA that DDA shall refund the cost of capital together with simple interest @ 10.6% as per RERA norms. It is observed that for buyback of property under this option, DDA shall also have to pay stamp duty for getting the property registered back into its name. Hence the proposal shall involve payment of double stamp duty. In this context, it may be relevant to mention that since DDA is refunding the amount deposited by the allottee as per RERA norms, it is also entitled to claim the rental of the property till the date the allottee has stayed in the property. This may, therefore, be seen by the M/wing.
- 2. It is also not clear, as to how the cases where the flats are mortgaged with the banks or on lease with companies shall be dealt. It has been mentioned in the proposal that a tripartite agreement shall be signed amongst DDA, allottee & the banks/ financial institutions which has mortgage of flats. In this regard, it may kindly be seen whether the position has been ascertained from the banks/ financial institutions or companies for the tripartite agreement which has been proposed to be executed.
- 3. It may be clarified that refund of stamp duty only shall be made by DDA. No charges on account of registration of property with the Sub-Registrar incurred by the allottee shall be entertained.
- 4. As regards making available the financial implication, the M/wing may please be requested to provide the details of the proposed scheme i.e., number of flats to be constructed, category and size of flats, number of additional dues to be constructed with detail of category & size, cost of construction i/c cost of dismantling of structure, number of allottees who have opted for refund of the cost, relocation and reconstruction of their flats, amount of stamp duty payable etc."

5. Further as regards the observation of the Finance Branch as mentioned above, it is clarified as below -

- (i) As regards entitlement of the claim of the rental of the property by DDA till the allottee has stayed in the property, it is mentioned that

in the meetings held with RWA, the representation were staking their claim for the interior work done by the respective allottees. To this it was told to them clearly that DDA can also claim rental of the property till the allottee have stayed in the flats. Hence, during the course of discussion, the claim of the allottees was counter balanced with the notional rental on account of habitation by allottees of the flats of DDA.

(ii) As regards the position of the allottees who have raised loan from financial institutions, it has already been mentioned in the proposal submitted to the Authority vide Agenda item no.13/2023 that DDA will be entering into a tripartite agreement with the Allottee/subsequent buyer and the bank where the allottee/subsequent buyer has raised loan from the financial institution, apart from RWA as another party.

(iii) In this regard, It is clarified that in the Authority agenda item no. 13/2023, the summary of calculation as finalized by Finance contained total cost deposited by allottees + Registration money/stamp duty charges + Interest on total cost deposited by allottees. Further, in a meeting of DDA officials with RWA on 16.05.2023, it was decided that since refund of stamp duty was part of Methodology I, DDA agreed to refund it subject to the same being approved by competent authority.

(iv) As far as the calculation of financial implication and the details of the proposed project is concerned, the same can only be provided once the Authority approves the final proposal and subsequent action is taken by the Architect wing for preparing the final drawings, and preparation of estimates and RFP by Engineering wing.

6. In the meanwhile, a letter of RWA dated 10.05.2023 was received (**Annexure-B**) detailing their various demands with regard to Buy-back, reconstruction and rent during rehabilitation period.

After going through the views of the Planning, Architect, Legal and Finance branch, it is seen that as far as provisions of housing for EWS/community service personnel are concerned, these are to be included mandatorily as per provisions of the Master Plan and as unanimously agreed in the internal meeting of DDA officials held on 12.05.2023.

7. Further, a meeting was also held with the representatives of the RWA on 16.05.2023 and an interim proposal was conveyed to them for discussing it in their General Body Meeting. The minutes of this meeting are placed at **Annexure-C**. The RWA vide its letter dated 22-5-2023 has responded to the minutes of meeting (**Annexure-D**). The gist of the issues raised in the representation dated 10.05.2023 of RWA as well as the decisions conveyed on the part of DDA vide minutes dated 16.05.2023 and the response of RWA vide letter dated 22.05.2023 on the minutes have been tabulated below:

Issues raised by the RWA vide its letter dated 10.05.2023	Views of DDA conveyed to RWA in the meeting held on 16.05.2023	Response of the RWA vide its letter dated 22.05.2023 to the minutes of the meeting held on 16.05.2023
<p>1 <b>Buyback:</b> Refund of cost of capital with simple interest @ 10.6% on Cost of Capital + Maintenance Charges plus stamp duty charges which were incurred by individual allottee for executing the CD</p>	<p>It was communicated to RWA that DDA is agreeable to their demand of refund of Cost of Capital with simple interest @ 10.6% on Cost of Capital as per RERA norms and that DDA was not agreeable to refund of maintenance charges as the maintenance charges were taken to maintain the building and have also been spent by DDA in maintenance of the building, so the same are not liable to be refunded to individuals. With regard to Stamp Duty, it was conveyed that stamp duty needs to be paid by the purchaser of property as per rules and the residents have been enjoying its benefit for the last so many years. Further, in</p>	<p>Kindly provide flat wise buyback price as per the stipulated formula in Methodology 1. This will help owners/allottee to take informed decision and to assess the acceptability of the Proposal. Allottee/Owners opting for buy back should be immediately relieved by DDA by executing suitable document and making full and final payment calculating the interest up to the payment date. Any proposal to keep them further in lurch is highly deplorable.</p>

case of Buyback, DDA will have to pay Stamp Duty for registering back the property in its name.

However, RWA raised objections on this aspect and stated that in the last Authority meeting, the Authority agenda had contained this provision at Methodology I for buyback and DDA should not go back on this. Officials of DDA pointed out that the Authority had approved Methodology II vide which price of such flats would be worked out at current rates and the allottees of MIG/HIG flats would be offered buyback option at the uniform rate. Further, it was also pointed out, maintenance charge was not part of Methodology I.

Thereafter, it was decided that since refund of stamp duty was part of Methodology I,

	DDA agrees to refund the same subject to the same being approved by competent authority.	
2	<p>Calculation of interest for the period - the date of payment made to DDA till the date of refund by DDA to allottee/owner of the flat</p> <p>Regarding calculation of interest for the period, it was conveyed to RWA that DDA is agreeable to their demand for interest to be paid from the date of payment made to DDA till the date on which competent authority approves the proposal. Further, interest would be reckoned from various dates of payments vis-à-vis the amounts paid to DDA and no interest will accrue after the proposal is approved by the competent authority. Payments will however be released on tripartite agreements being entered into with DDA by all 336 allottee/owners.</p>	<p>The mechanism as suggested for the interest calculation and payment date needs to be reworked.</p>
3.	<p><b>Reconstruction :</b> Reconstruction of 336 DUs with</p>	<p>It was conveyed that DDA is</p>

<p>complete amenities as per MPD 2021 norms and handing over the same to allottee/owner in a time bound manner. The project should be completed within 3 years by engaging a quality contractor who has track record of meeting the project timelines.</p>	<p>agreeable to the project being completed within a period of 3 years by hiring a contractor through competitive and transparent bidding process with adequate financial capacity and sufficient experience being built into the RFP as eligibility condition while meeting all norms of MPD 2021.</p>	
<p>4. Allotment of these flats on AS-IS, WHERE IS BASIS by constructing 12 towers.</p>	<p>As far as, RWA's demand of allotment of these flats on AS-IS, WHERE IS BASIS is concerned, DDA conveyed that efforts shall be made on best endeavour basis to retain the existing layout subject to requirements of prevailing MPD 2021 norms, UBBL 2016 and existing fire safety rules.</p>	
<p>5. Additional Flats may be constructed on these 12 towers to avoid compromising the existing location of</p>	<p>With regard to various options of layout plan for re-construction, two options were offered to RWA as under out of</p>	<p>DDA should stop from increasing the numbers of Additional DU to be constructed at site.</p>

towers and to which RWA was  
 provide larger requested to  
 green area and select one:  
 open space of (i) To have a DDA  
 Residents.

block with 3 BHK  
 units attached  
 with CSP units  
 located in the  
 front along the  
 road adjoining  
 the larger side of  
 the site utilizing  
 additional FAR  
 available and part  
 of the additional  
 FAR to be loaded  
 on two blocks F  
 and G in vertical  
 manner for  
 building 2 BHK/3  
 BHK flats.

In response to  
 RWA's request at  
 para 2(b) of  
 allotment of  
 these flats on AS-  
 IS, WHERE IS  
 BASIS, an option  
 was offered  
 wherein the  
 dwelling units as  
 per the available  
 additional FAR  
 were loaded on  
 all 12 towers for  
 2 BHK/3 BHK  
 flats along with a  
 separate EWS/  
 CSP block with  
 approximately  
 118 DUs.

It was also  
 conveyed that  
 podium parking  
 facilities will be  
 made available in  
 the reconstructed  
 towers and



		<p>allottees who had been given one parking space would be entitled to purchase one additional parking space and those who had not been allotted any parking space, would be entitled to purchase two parking space.</p> <p>It was decided that details of the layout plans of these two choices as above at I and II would be provided by Architect wing of DDA to RWA so that RWA can quickly finalize its choice and convey the same to DDA for placing the matter before the Authority.</p>	
6.	<p>Carpet Area &amp; Built-up Area of the reconstructed flats should not be reduced.</p>	<p>As far as RWA's demand for not reducing the carpet area and built-up area of the reconstructed flats was concerned, it was conveyed that DDA was agreeable to same.</p>	
7.	<p>Due to change in MPD norms, if the size of Plinth area increase, DDA</p>	<p>In regard to RWA's demand that there should not be any</p>	

<p>should not recover any additional amount from allottee/owner of the flats.</p>	<p>recovery on account of increase in the plinth area as per change in the MPD 2021 norms, where by the dimensions of the built-up of common areas have to be increased, it was conveyed to RWA that taking a compassionate view of the matter for a case of reconstruction as a mitigative mechanism, DDA is agreeable to the request of RWA.</p>	
<p>8. As per DDA minutes dated 16<sup>th</sup> March, 23</p> <p>As per current building by-laws, balconies up to the width of 2 mtrs. are free from FAR, hence DDA may provide the balconies as per current norms in the reconstructed flats.</p> <p>Unutilized permissible FAR of the consolidated plot, remains available, if any, after construction of the additional flats of DDA, may</p>	<p>RWA was informed that as far as their request for balconies of width of 2 metre is concerned, the same can be provided by DDA on payment of proportionate construction cost for the additional size of balcony.</p> <p>With regard to RWA's request for passing unutilized additional FAR onto the allottees, RWA</p>	<p>On 2.g It is again requested to consider our request for passing unutilized FAR on to allottees/owners because we are victims of the poor construction by DDA and already on the receiving end due to vacating, dismantling, relocation and reconstruction despite no fault of us and trusting DDA.</p>

	<p>be added to the 336 flats to be constructed on pro-rata basis subject to prior undertaking by the respective allottees or the owners.</p>	<p>was informed that their request has been considered and found not feasible and hence DDA cannot agree to the same.</p>
<p>9. <b>Rent during rehabilitation period:</b> In case of delay in handover of reconstructed flats, monthly Rent should be increased @ 10% pa. from 3<sup>rd</sup> year onwards.</p> <p>Advance monthly rent to allottee/owner of the flats by direct fund transfer in their bank account</p>	<p>As far as the matter of rent was concerned, RWA was informed of the following: (i) That the facilitation amount towards rent will be made effective once competent authority approves the proposal and a tripartite agreement between DDA, RWA and individual allottee is entered into. This facilitation amount shall be payable from the vacation of the last flat (as all allottees may not vacate on the same day and date) or one month after entering into tripartite agreement, whichever is later.</p>	<p>Rent as approved per the agenda and minutes of Delhi Development Authority Meeting held on 29 March 2023 should be offered to all allottee/owners. Hon'ble LG in his direction dated 29<sup>th</sup> Jan 2023 has constituted a committee of with a clear direction to explore options for payment of rental amount to everyone. The calculations put as agenda before Delhi Development Authority and duly approved includes rent for all 336 flats. The authority after due deliberations enhanced the proposed rent to Rs.50,000/- and Rs. 38,000/- respectively for three Bedroom and two bed room flat. <b>All Allottee/ purchaser are equal and there should not be any disparity being violative of Article 14 of the Constitution of India.</b> On Point no 3.1, it should be mentioned as "The facilitation amount towards rent will be paid</p>

(ii) The facilitation amount towards rent will be paid for a period of 3 years or till the handing over of reconstructed flats, whichever is earlier.

(iii) The facilitation amount towards rent of the previous month will be released on or before the 7<sup>th</sup> of successive month.

(iv) Since this amount is in the form of facilitation towards rent, there shall be no clause for annual escalation for the same.

RWA demanded that rent be paid to each and every allottee irrespective of whether they are staying in the Signature View Apartment or not. It was clarified to RWA that the rent amount is actually a facilitation for enabling the allottees/owners staying at the said apartments to move to a safer residence

till the handing over of reconstructed flats" and after the elapse of three years the amount should be revised suitably considering the WPI. Once resident/owner/allottee agrees to contract terms and signs the tripartite agreement, **rent should be started within a month to enable them to move to safe location.** In no condition DDA should prolong the stay of any Allottee/owner to live in danger despite signing the tripartite agreement. Tagging and dragging of Allottee /owners with each other is wrong. Many such allottee/Owners have already vacated their flat and are willing to hand over the possession to DDA subject to realization of rent and execution of Document.

	<p>during the period of reconstruction and as such, this demand cannot be agreed to and the same is also not legally tenable.</p>	
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### 8. Proposal:

The following options will be subject to the prevailing laws and will be provided to the owners of the flats only if all the owners (all co-owners, if more than one) of the flats and also the bank/financial institution or other person having charge or encumbrance of the property, if applicable, agree to avail of either of the following options (Buy-back and reconstruction) with the following terms:

#### I. Buy-back option:

- a. This offer will be made only if the terms are acceptable to by each owner(s) seeking to avail of the buy-back option in advance.
- b. DDA will refund the Cost of Capital which will be the sum paid initially by the allottee of the flat to DDA, excluding the maintenance charges paid to DDA, calculated with simple interest at the rate of 10.6% per annum on it.
- c. DDA will refund stamp duty for registration of conveyance deed paid by the purchaser i.e., the allottee at the time of initial allotment of the flat.
- d. Interest on Cost of Capital will be paid reckoning it from the date of each payment made to DDA and until the date of approval of the proposal by the competent authority. Interest shall not be paid for the periods subsequent to approval of competent authority.
- e. Payment will be made only after:

- i. A deed of conveyance/reconveyance/sale is executed and registered by the owners (by all co-owners, if more than one) of the flats and also by the bank/financial institution or other person having charge or encumbrance of the property, if applicable, who choose this option in favour of DDA by which all rights are permanently transferred irrevocably in favour of DDA; and
- ii. An undertaking is given by each owner (by all co-owners, if more than one) of the flats and also by the bank/financial institution or other person having charge or encumbrance of the property, if applicable, who choose this option that on entering into the aforesaid agreement as stated at (i) above, the matter will be fully and finally settled, and that they will be left with no claim against DDA.
- iii. Tripartite agreements between owner of the flat and RWA are entered into with DDA by all 336 owners.

#### II. Reconstruction of Building:

- a. DDA will ask all the owners (all co-owners, if more than one) of the flats and also the bank/financial institution or other person having charge or encumbrance of the property, if applicable, who are opting for this option of reconstruction, to collectively agree to opt, in writing, for one among the two layout plans at **Annexure E** in which the following are the broad features:
  - i. To have a DDA block with 3 BHK units attached with CSP units located in the front along the road adjoining the larger side of the site utilizing additional FAR available and part of the additional FAR to be loaded on two blocks F and G in vertical manner for building 2 BHK/3 BHK flats.
  - ii. Where the dwelling units as per the available additional FAR were loaded on all 12 towers for 2 BHK/3 BHK flats along with a separate EWS/ CSP block with approximately 118 DUs.

If they so choose, DDA would initiate the process of reconstruction accordingly.

- b. Podium parking facilities will be made available in the reconstructed towers as per prevailing master plan norms and allottees who had been given one parking space would be entitled to purchase one additional parking space, if available, and those who had not been allotted any parking space, would be entitled to purchase two parking spaces, if available. The allotment of additional parking space will be made on e-auction basis.
- c. Reconstruction would be proposed to be undertaken for the owners only after:
  - i. A deed of conveyance/reconveyance/sale is executed and registered by the owners (by all co-owners, if more than one) of the flats and also by the bank/financial institution or other person having charge or encumbrance of the property, if applicable, who choose this option in favour of DDA by which all rights are permanently transferred irrevocably in favour of DDA in the event of the geospatial coordinates of the proposed newly constructed flats being likely to get changed from those of the initially allotted flats to each person, or if the said coordinates are not likely to be changed, then only when it is given in writing to DDA by the owners (by all co-owners, if more than one) of the flats and also by the bank/financial institution or other person having charge or encumbrance of the property, if applicable, that they have no objection if the property is demolished and reconstructed by DDA as may be possible for DDA; and
  - ii. An undertaking is given by each owner (by all co-owners, if more than one) of the flats and also by the bank/financial institution or other person having charge or encumbrance of the property, if applicable, who choose this option that on entering into the aforesaid agreement at (i) above, the matter will be fully and finally settled, and that they will be left with no claim against DDA including any claim for additional FAR.
  - iii. An undertaking is given by each owner (by all co-owners, if more than one) of the flats and also by the bank/financial institution or other person having charge or encumbrance of the property, if applicable, who choose this option that they will pay additional charges towards construction of balconies of width of 2 meter on payment of proportionate construction cost of the additional size of balcony, which they receive, and also stamp duty charges, if applicable, without objection, as and when demanded by DDA.

**Facilitation amount towards rent during reconstruction period:**

The facilitation amount towards rent (i.e. Rs.50,000/- per month and Rs. 38,000/- per month for HIG and MIG owners respectively), will be made effective only after:

- a. Competent authority approves the proposal, and
- b. The necessary documentation as outlined above is done, and
- c. A tripartite agreement between DDA, RWA and individual allottee is entered into, and
- d. All flats are vacated.

The facilitation amount towards rent will be paid for a period of three years or till the handing over of reconstructed flats, whichever is earlier. Since the rent amount is actually a facilitation for enabling the allottees/owners staying at the said apartments to move to a safer residence during the period of reconstruction, only the owners who are actually physically residing at the flats at present will be considered for payment of rent. The facilitation amount towards rent of the previous month will be released on or before the 7th day of the successive month. There shall be no clause for annual escalation for the same.

#### **RESOLUTION**

## Agenda Item.....

**Subject:** Options to be offered to allottees/ owners of Signature View Apartment at Mukherjee Nagar to provide relief in terms of Buy-back or Relocation to other flats or Reconstruction of the flats in light of the Report on Structural Safety of buildings submitted by experts of IIT, Delhi

2. **Background:**

- i. There exists a housing pocket at Mukherjee Nagar named 'Signature View Apartment' having 224 **HIG** flats and 112 **MIG** flats which was built by DDA through EPC mode. For the purpose of construction of flats, the site / pocket was divided in three group i.e. Group I comprising 150 Houses (Blocks H,I,J,K,L), Group II comprising 96 flats (Block D,E,F,G) and Group III comprising of 90 flats (Block A, B, C). All the pockets altogether has 12 Blocks / Towers and 336 flats.
- ii. Construction Work of Group I was awarded to M/s Winner Construction Pvt Ltd vide letter dated 18.05.2007. and construction work for Group II was awarded to the same M/s Winner Constructions Pvt. Ltd vide award letter dated 21.08.2007. Whereas work for construction of Group III was awarded to M/s Grover Construction Pvt. Ltd by our letter dated 18/05/2007. The works of all the three groups were completed around September/October 2010.
- iii. Most of the flats were allotted by DDA in draw conducted in 2010 and some remaining flats were offered in Housing Scheme launched in 2014 & 2017. As per record, 219, 04, 77, 05, 30 & 01 flats were allotted in the years 2011, 2013, 2014, 2015, 2017 & 2019 respectively. All the flats were allotted on freehold basis.
- iv. It is relevant to mention that maintenance charges @ 15% of construction cost of the flat was charged from each allottee for periodic repair work like grit wash, stair wall, railings, floorings (staircase and common landing), mudphaska (Roof + Mumty), sanitary lines repair of window chajjas and repair of Balconies etc. for 30 years. As per the report obtained from System Deptt., approx. Rs. 20.80 Crores were charged from the allottees of the Housing Pocket as one-time 'Maintenance Charges'.
- v. On receipt of complaint of poor quality of construction work of the buildings/ towers, an inquiry team was constituted in the year 2012. Thereafter, some repair work like removal of grit plaster panels to the tune of Rs. 5.66 crore was carried out by Engg. Deptt. in the year 2015-2016.
- vi. Despite the above repair work, the RWA in the year 2018 again made complaints about cracks in columns, beams of the buildings and frequent falling of plaster/ concrete etc. Engg. Deptt. got the site inspected by experts of National Council for Cement and Building Materials (NCCBM) on 22.10.2018. The NCCBM experts suggested for carrying out immediate repair work due to distress in terms of cracks spalling of cover concrete and corrosion of reinforcement in different RCC members. They further suggested that structural evaluation be done by structural design experts.
- vii. Based on the recommendations of NCCBM experts, further repair work was undertaken by Engg. Deptt. in the year 2019-2020 to the tune of Rs. 80 lakhs (Approx.). The repair work was undertaken out of the fund collected from each allottee at the time of allotment as one time maintenance charges.
- viii. Based on the 2<sup>nd</sup> recommendation of NCCBM, structural consultant of IIT, Delhi, Sh. Shashank Bisnoi was engaged to evaluate structural safety of the towers/buildings. As per suggestions of the structural consultant, testing of the material was done by Shriram Institute for Industrial Research (SIIR), Delhi. The



consultant of IIT, Delhi submitted his final report in November, 2022. The report suggests that distress in structure appears to be due to presence of chloride in the structure (higher than permissible) which is the cause of deterioration of concrete and corrosion of reinforcement. Operative portion of the report is enclosed as 'Annexure-A'. The report suggested the following:-

- a. The Towers D,E, I & L appear to be especially at high risk due to which, these must be vacated **immediately** and must be dismantled. There are 120 flats comprising 80 HIG flats and 40 MIG flats located in the above four blocks.
- b. Tower A,B,C,F,G,H, J, & K must be vacated as soon as possible and must be dismantled. There are 216 flats existing in the remaining eight blocks / tower.

### 3. Submission of Report to Hon'ble LG

- a. Since the report of the structural design expert was clear suggesting that all the towers be got vacated and dismantled, it was considered appropriate that the report be shared with the allottees/ owners of the buildings and notice be issued through MCD, as the buildings are falling under de-notified area. The Engg. Deptt., inter alia, recommended that in light of already existing diameter in the reinforcement and very feeble comprehensive strength of existing concrete in structure members, it is advised to demolish the Signature View Apartments at Mukherjee Nagar and reconstruct them or auction the plot for residential development to Private Developers entity for Group Housing. Before taking any action, the report along with opinions of Engineering & Legal Department was submitted to Hon'ble LG who directed as follows:

*In light of the above and after going through the available records on file, Hon'ble Lt. Governor has directed that the following actions be taken urgently to avoid any untoward incidents in the interest of public safety and responsible governance:*

- I. Sharing of entire study on structural condition with MCD for initiating proceedings under section 348/349 of DMC Act;
- II. Sharing of report on structural condition with RWA/ allottees/ residents of the **Signature View Apartments**, despite the same having already been shared in reply to an RTI;
- III. Immediate initiation of Criminal proceedings under the relevant provisions/ rules, against the contractors/ builders/ construction agencies;
- IV. Vigilance enquiry to identify all officers/ officials responsible for lapses/ misconduct in the construction of said buildings within 15 days and initiation of subsequent criminal action against the defaulting officials accordingly.
- V. A Committee consisting of Member Engineering, Commissioner (H) and CLA of DDA be constituted to interact with the RWA/ allottees/ residents concerned and explore options of:
  - a. Buy back on refund basis along with refund of registration charges; OR
  - b. Redevelopment of the entire property and provision of rental amount to the allottee/ residents till such time as the redevelopment takes place; OR
  - c. Exploring alternative rehabilitation in equivalent type of available inventory of DDA and provision of rental amount to the allottee/ residents till such rehabilitation takes place; OR
  - d. Any other feasible option of the rehabilitation of the allottees/ residents, offered by RWA to the committee, within 07 days.

Hon'ble LG also directed that for the future, DDA may ensure incorporation of mandatory clause in its tender documents, that in case of any eventuality of structural defects, due to poor construction/ material, comes to light, criminal action along with financial recovery, shall be initiated against the developer/ contractor. For the purpose, suitable legal provisions may be incorporated in the rules and acts that govern such contracts/ tenders.

#### 4. Action taken on directions given by Hon'ble LG

- (i) The entire report of experts of IIT Delhi on structural safety has been shared with Commissioner, MCD vide letter dated 27.01.2023 for initiating appropriate proceedings under Section 348 and 349 of DMC Act, 1957 in light of the findings of the report.
  - (ii) The report has also been shared with RWA/ allottee/ residents of the Signature View Apartments vide letter dated 25.01.2023.
  - (iii) Vigilance proceedings as well as criminal proceedings have been initiated by Vigilance Department of DDA against delinquent officials and contractor/ builder/ construction agencies. A letter has been written to CBI for initiating criminal proceedings against the Contractors and delinquent officials.
  - (iv) The Committee comprising EM, CLA and Commissioner (H) visited the site (the Apartment) to interact with the residents (allottees/owners) to have a first hand inputs from the residents/allottees. The views expressed by residents of each block of the apartment are mentioned at 'Annexure-B'. The Committee Members also obtained relevant inputs from Finance and Engineering and Architect Department. VC, DDA also held a meeting with Members of RWA/ Representatives of the Apartment on 07.02.2023. Based on the inputs of the Committee Members and other Departments viz-a-viz demands of the Association, VC, DDA vide Minutes of Meeting dated 07.02.2013 conveyed the RWA that following options may be considered by DDA for rehabilitation/ buy back of the allottee/ owners subject to the approval of the Competent Authority:-
- a. **Buy back of flats on line of relevant provisions stipulated in the RERA Act 2016**
- (i) **Methodology I:** Although the project was conceived and executed before RERA Act came into effect, DDA is willing to consider refund of the sale value, deposited by allottees with DDA for allotment of flat, to the respective allottee/ flat owner/ subsequent purchaser with simple interest of 10.6% (tentative) as stipulated in provision 15 of chapter 5 of the National Capital Territory of Delhi Real Estate (Regulation and Development) (General) Rules, 2016 dated 24<sup>th</sup> November, 2016. The said provision mandates that rate of interest payable by the promoter to the allottee shall be the State Bank of India highest marginal cost of fund based lending rates + 2%. Stamp duty charges which were incurred by the individual allottee for executing the CD in their favour may also be refunded by DDA but without any interest. Finance Department has provided details of tentative calculations/ financial implications w.r.t. implementation option of **buy back**. The summary of the calculation is as follows:
    - (i) Total Cost deposited (including registration money) by the allottees : Rs.272.50 Cr.
    - (ii) Registration Money/ Stamp duty charges @ 6% : Rs. 16.35 Cr.
    - (iii) Interest on item (i) @ 10.6% : Rs. 230.38 Cr.

(iv) Total Financial Outlay :  $272.50 + 16.35 + 230.38 = \text{Rs. } 519.40 \text{ Cr.}$

**b. Reconstruction of buildings and payment of rent to the allottees during the period of reconstruction –**

DDA may consider reconstruction of the dwelling units at its own cost after demolishing the existing structures in case allottees/ owners of the apartment accept this option. While doing so, DDA shall utilize entire FAR available on the land parcel in compliance of norms of MPD – 2021 and provisions of UBBL – 2016. Any additional DUs so created shall be property of DDA and DDA shall be free to use/dispose them off as per its own policies. During the period of reconstruction, DDA may pay monthly rent to only such allottee/owner of the flat who are to shift from the building to the alternate/rented accommodation due to demolition of towers/buildings. A team of DDA officers undertook a market survey of the nearby areas like Hudson Lane, Model Town, Mukherjee Nagar, Outram Lane, Kalyan Vihar, Kamla Nagar, Vijay Nagar, Permanand Colony etc. to determine average rent to be offered to the allottees/ owners. The team suggested the proposed rent as follows:

Category	Area (Sqm.)	Area (Sqft.)	Rent (per month in Rs)
HIG	120.03	1291.99	42635
MIG	92.99	1000	33030

**c. Relocation of allottees/ owners in vacant flat of DDA in lieu of flat owned by them in the apartment –**

DDA may consider allotting its vacant MIG/ HIG flats existing in Dwarka, Narela, Jasola to enable allottees/ owners of the apartment to immediately shift to these newly constructed flats if he/ she chooses this option. However, the above option is subject to the condition that differential cost (Current cost of the flat at new location minus current cost of flat/s at Mukherjee Nagar) be paid by the allottees to DDA. It was explained to the RWA that DDA has determined current cost of flat of Mukherjee Nagar based on the established/ approved formula of costing which is used for costing of the flat/s at any locality before they are offered to the public. The details of vacant flats are mentioned in the following table:

Category	Location	No. of Vacant flats	Range of Cost (in Cr)	Area (in sqm.)
HIG	Jasola, Pocket 9 B	150	2.08	162.41-177.26
MIG	Dwarka Sector 19B	200	1.23	120-130
MIG	Narela, A1-A4	400	1.01	91-94

As per request of the RWA, the established calculation method of DDA utilized for this purpose shall be shared. Details of Current Cost of flats located at signature view apartment: -

Particulars	Amount in Cr.* (Range of Cost)
Mukherjee Nagar HIG Flat	1.57 – 1.70
Mukherjee Nagar MIG Flat	1.07 – 1.12

\*The above is tentative average cost of the flat and is valid upto 31<sup>st</sup> March, 2023. The cost of the flat may vary on the basis of area of the respective flat.

5. The Association (RWA) raised certain observations with regard to methodology adopted for determining the market rent stating that the rent being offered is lesser than the rent the allottee has to pay in the surrounding areas. The RWA was asked to submit their observations/comments, if any, in writing. The RWA reverted with some contentions/objections/ issues vide its letter dated 15.02.2023. Contentions/ issues raised by the RWA were considered in a meeting held by VC, DDA on 23.02.2023 with officers of Engineering, Finance, Legal, Architect, Planning and Housing Departments. The decisions of the above meeting are reproduced hereunder:

**(a) Demand of higher rates of interest for choosing Buy Back Options:-**  
Criteria prescribed under the RERA Act, 2016 for refund was adopted by DDA as a possible way out with a legal mandate having a compassionate/ empathetic view despite the fact that provisions of the RERA Act are strictly not applicable in this case. Hence, the offer conveyed to the Allottees/ owners/ RWA vide MoM dated 07.02.2023 doesn't require any reconsideration.

**(b) Demand for Higher Rent to the Allottees during the period of re-construction:-**

Based on a detailed market survey of adjacent and comparable areas/ localities, DDA offered / conveyed a judicious and reasonable rent for relocation of Allottees/ Owners during the period of reconstruction. The rent offered by DDA may not be understood as compensation but as a means of facilitating their habitation during the reconstruction period. Juxtaposed against DDA's offer, RWA mentioned some high end Gated Societies / Apartments in certain elite locations demanding much higher rents. Considering the entire range of facts, demand of Association for re-fixation of rent on a higher side is not agreed to.

**(c) Re-construction of building:-**

DDA will consider adding its available 7 vacant commercial plots measuring to 0.67 hectare adjacent to the apartment for making an optimal, comprehensive and viable reconstruction project. Thus, offer conveyed to the allottees / owners under this option is quite reasonable which envisages construction of 336 flats of the same size to the existing allottees/ owners and the remaining FAR, permissible on the consolidated land/plot, will be utilized by DDA for construction of new flats. However, the contention of the Association was considered and it was found that allotment of flats of the Signature View Apartment was made as per the provision of Housing Regulations 1968. In case DDA reconstructs the entire buildings/ towers, process of allotment of flats of the reconstructed/ new flats to the existing allottees/ owners of the Apartment, will have to comply with the Regulations 1968. The said Regulation doesn't envisage sharing of additional FAR in favour of the allottees. Hence request for sharing of FAR is not agreed to.

6. It was decided by VC, DDA vide meeting dated 07.02.2023 that details of tentative calculations (refund with interest) in respect of each allottee be calculated and shared to RWA which in turn will share with each allottees/owner of the apartment so that they can weigh the given options and decide accordingly. However, RWA in its meeting with VC, DDA on 16.03.2023 demanded that DDA should offer (refund) fix unit price (for HIG/MIG flats) to the allottees/owners of the Apartment because such offer will be more

attractive to them instead of refund of cost of flat deposited by them to DDA along with interest. Thus, following **alternate methodology** is suggested to work out/offer fix unit price for the existing flats under **Buy-Back** option.:

**Methodology II-** RWA in its DDA has determined unit price for HIG/MIG flats for working out differential amount in case the allottee/s chooses to get themselves relocated to vacant DDA flats in Dwarka, Narela and Jasola. The above price of MIG/HIG flats was worked out for FY 2022-23 based on the approved formula of costing for disposal of flats at SVA, had any MIG/HIG remained available/vacant for allotment. Accordingly cost ranges of Rs. 1.57-1.70 Cr and Rs.1.07-1.12 Cr were determined by Finance Department for HIG and MIG flats at SVA respectively. If the above price is offered to them under Buy Back option in place of methodology adopted in line of the RERA provisions and mentioned in para 4(a) above, total financial outlay will be as follows-

No. of flats	Category	Average Cost(Cr)	Total Cost (Cr)
224	HIG	1.64	367.36
112	MIG	1.10	134.90
Total			495.54
Cost of stamp duty			16.35
Grand Total			518.61

- Since total financial outlay under Buy Back option in line with RERA provisions were calculated as Rs. 519.40 Cr (approx) as per details mentioned in para 4(a) above.

7. For relocation of allottees/ owners of Signature View Apartments to another vacant flat of DDA, indicative details are mentioned in sub para (c) of para 4 above.

8. Architect Department, DDA prepared Tentative Layout Plan to work out as to how reconstruction of buildings (in case allottee/owners/RWA agrees to reconstruction plan) may take place. The Architect Department has worked out three possible options for reconstruction of buildings/towers. While doing so, the department suggested to add/ include additional land measuring 0.67 hect. lying vacant adjacent to the boundary of the apartment to make a comprehensive viable project. A tentative layout plan submitted by the Architect Department is enclosed as 'Annexure-C'.

(a) The underlying theme of these option is that:

- DDA may consider reconstruction of 336 flats of the same size for allotment to existing allottee/ owners of the apartment in lieu of the existing flats that need to be demolished and any additional FAR permissible/ available (on the consolidated plot/ land parcel) as per the current norms of MPD 2021 shall be utilized by DDA for construction of additional flat/DUs and to be disposed off/ sold by DDA in terms of its policy.
- Out of 15% additional FAR permissible for constructing EWS/CSP Flats as mandatory requirement as per MPD-2021, half of the (50%) FAR shall be utilized for adding community service personnel (CSP) quarter to additional flats constructed/ disposed off by DDA as per its own policy.

(iii) The remaining 50% of additional FAR meant for constructing EWS Flats shall be set off/ earmarked against EWS Flats already constructed by DDA in the nearby site/s.

(iv) For constructing Dwelling Units on Residential Group Housing plot MPD 2021 puts a mandatory requirement for constructing EWS Flats on additional permissible FAR of the plot. However, any burden due to this obligation is not being put on the allottees/ owners and DDA is taking this responsibility as stated in para (iii) above.

(b) Accordingly, the Architect Department has submitted tentative architectural drawings indicating utilization of FAR on the consolidated plot (2.16 + 0.67 = 2.83 hect.). Aspects of utilization of FAR a respect of consolidated plot of area 2.83 hect. are outlined hereunder:

**Dwelling Unit : Details** (subject to change as per detailed design and implication of Fire norms & approval from other statutory bodies)

(i) **For existing allottees/ owners of the Apartment :-**

FAR to be utilized - 36823 sqm.

2 BHK Flats - 112

3 BHK Flats - 224

Total flats - 336 nos

(ii) **Additional Flats for disposal by DDA -**

FAR to be utilized - 19777 sqm.

2 BHK Flats - 08 nos (87.74 sqm approx.)

3 BHK Flats - 16 nos (120.5 sqm approx.)

3 BHK with CSP Unit - 128 nos (134 sqm + 32 sqm approx)

Total Flats = 152 nos (approx)

(c) Tentative Financial implications of the proposition as per the number of units indicated by Architect Department are shown in the table below:

Description	Expenditure (Rs. in Cr.)	Description	Revenue (Rs. in Cr.)
Tentative cost of Reconstruction (As intimated by Engg. Dept.)	For 336 HIG/MIG Flats = 138.97 For HIG flats for DDA = 44.39 For MIG Flats for DDA = 35.30 Total = 218.66	Sale of 08 Flats (2 BHK)	8*1.25 = 10Cr.#
Cost of Basement (Two Basements of 18000 sqm. each)	36000 x 33724 = 121.40 Cr.	-	-
Price of 0.67 hect. Plots/ land of DDA to be added.	128.30 Cr. **	Sale of 16 Flats (3 BHK)	16*2.10=33.6 Cr.##
Rent during	47.69 Cr.***	Sale of 128 Flats (3	128*2.4=307.2###

reconstruction (for 3 yrs)		BHK + CSP unit)	
Total	516.05	Total	350.8Cr.

\* As intimated by Engg. Deptt. vide note dated 04.02.2023.

\*\* As per the policy of DDA reserve price for auction of Residential Plot is equal to circle rate of the area/ locality. The Signature View Apartment falls in Category D and circle rate for Category D colonies/ areas is Rs.127680/- per sqm. If market value of 0.67 hect. is realized @1.5 times of Reserve Price =  $6700 \times 127680 \times 1.5 = 128.31$  Cr.

\*\*\* Rent has been calculated at the market rate suggested by team of Engg. Department as mentioned in para 4 (b). For HIG,  $224 \times 42635 \times 12 \times 3 = 34.38$  Cr., for MIG  $112 \times 33030 \times 12 \times 3 = 13.31$  Cr. Total Expenditure on Rent = Rs. 34.38 + Rs. 13.31 = Rs. 47.69 Cr.

# Suppose each 2 BHK flat is sold @ Rs.1.25 Cr. (Disposal cost of Vacant 2 BHK DDA Flats in Dwarka, falls in Category D = Rs.1.23 Cr. appx.)

## Suppose each 3 BHK flat@ Rs2.10 Cr (Disposal cost of Vacant 3 BHK DDA Flats in Jasola = Rs.2.08 Cr. appx.)

### Suppose 3 BHK + SQ flat is sold @ Rs.2.40 Cr.

Net loss in the reconstruction of buildings =  $516.05 - 350.8 =$  Rs. 165.25 Cr.

These are tentative calculations. Presently DDA disposes off its flats on cost basis without charging any profit. However, for disposal off additional DDA Flats to be reconstructed a different policy may be adopted to sell these flats at the market price to make reconstruction proposal revenue neutral. In case the project involves loss such loss can only be written off only with the approval of MoHUA/Gol. Thus every attempt should be made to make the reconstruction project Revenue Neutral.

#### 8. Comments of Legal Department:

The Legal Department of DDA opined on the draft agenda that the options may need to be prioritized from the point of view of DDA. It may need to be specified as to what would be done if all occupants do not agree to collectively opt for one of the choices. Also, while making the recommendation, it may be made clear that in case of alteration of the size or geographic coordinates including height of any of the apartments, there would be a need for fresh conveyance deeds and their registration. Also the said spaces may be difficult to allot in absence of backing by housing regulation.

S. No.	Comments of Legal Department	Stand of Management Wing
1.	If all occupants do not agree to collectively opt for one of the choices	All allottee/ owners need not to necessarily go for one option. Some allottee may choose buy-back or relocation other govt. flats whereas some may opt for reconstruction. In the case of the allottees choose for buy-back or relocation they will be asked to execute a conveyance deed in favour of DDA and such flats after reconstruction will be disposed off by DDA at the disposal cost prevalent at the relevant point in time.
2.	In case of alteration of size or geographic condition including	Architect department has been advised to conceptualize the reconstruction plan in

	<p>height fresh conveyance deed need to be executed in favour of the allottee/ owners.</p>	<p>such a manner that number and area of each existing flat may not vary to the extent possible. However, in case area of the flat varies due to larger balconies etc. optimal utilization of FAR as per the current building bye laws, it will be made clear to the allottee/ owners that they will have to pay construction charges, any other applicable charges. Further, a supplementary deed may be executed in favour of such allottees/ owners and stamp duty charges shall be borne by the allottees. As suggested by legal department, this will be made clear while communicating the options to the allottees. Further more in case there is any change in number or geographical location of the flat (which will be known only after detail architectural drawings are prepared), approval of MoHUA is will be sought for relaxation in the Housing Regulation.</p>
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**Observations of Finance Department:**

S. No.	Comments of Finance Department	Stand of Management Wing
1.	<p>Under both the buy-back option (as mentioned in para 4 (a)), it appears that the ownership of flats will vest with DDA. In such a case, DDA will have to formally enter into an agreement to purchase the flats &amp; on such purchase, there may be stamp duty implications. This may require amendment in the DDA regulations. This aspect may kindly be seen by the management wing and opinion of the legal department may be obtained in this case, if necessary.</p>	<p>In case of buy-back, the allottee shall be required to execute conveyance deed in favour of DDA before refund or monetary value of the flat at the prescribed price is paid to the allottee. In such case DDA will have to bear stamp duty charges as applicable. Housing Regulation 1968 deals with allotment of residential dwelling units/ flats only. Section 6 of DD Act 1957 empowers DDA to acquire and hold land or any property for the purpose of plan development of the city.</p>
2.	<p>A tripartite agreement shall be signed amongst DDA, allottee &amp; the banks/ financial institutions which has mortgage of flats. In this regard, it may kindly be seen whether the position has been ascertained from the banks/ financial institutions for the tripartite agreement which has</p>	<p>It will be responsibility of the allottee/ owner to take the Financial institution/ Bank on board for signing triparty agreement for reconstruction or buy-back or re-allotment of vacant DDA flat, as the case may be. It will be clearly communicated to the allottees while intimating them about the broader outlines of the options.</p>



	been proposed to be executed.	
3.	Under the buy-back options, a certificate may also be obtained from the allottees of the SVA that the buy-back price shall be in full and final settlement of all their claims & no damages or any other charges on this account shall be entertained in future. It may also be made clear in the buy-back agreement that the allottees will no longer have any right to claim for allotment of property in DDA in future against this flat.	Noted
4.	The range of the current disposal cost of HIG flats at SVA as mentioned in para 4 (c) may be read as Rs 1.57 to Rs 1.70 Cr instead of Rs 1.65 Cr. Consequently, the financial outlay as calculated in Methodology-II of the Buy-back option shall have the average cost Rs 1.64 Cr instead of Rs 1.61 Cr which will make total of 224 flats as Rs 367.36 Cr and the total financial outlay under this methodology shall be Rs 518.61 Cr.	Requisite amendments have been made in the draft agenda.
5.	It may also be seen that the total financial outlay under both the methodologies does not consider any interest on the registration amount & also the exact amount of registration cannot be ascertained. Therefore, the value of stamp duty reflected in para 4 (a) ii is only indicative.	Noted
6.	The reference of provision 15 of chapter 5 of the RERA Act 2016 as mentioned in para 4 (a) of the draft agenda could not be found in the Act. This may kindly be rechecked by the management wing.	It is mentioned in the National Capital Territory of Delhi Real Estate (Regulation and Development) (General) Rules 2016 as notified vide GSR 1085 (E) dated 24th November, 2016 and note in the provision of RERA Act. The requisite correction in para (4a) has been made.
7.	It may also be mentioned that the rent as stipulated in para 4(b) shall remain fixed during the entire construction period and the allottees	Requisite amendment has been made as per the suggestion of Finance Department.

	shall have no right to claim increase in rent.	
8.	Para 9 (iv) mentions the execution of supplementary deed for additional area. This is contradictory to the stand taken by DDA in para 4 (c) that 336 flats of the same size will be allotted to the existing allottees/ purchasers and the remaining FAR permissible on the consolidated land/ plot will be utilized by DDA for construction of new flats. In such a case, there may be no need for execution of supplementary deed.	All efforts will be made to prepare architectural drawings in such a manner that number and area of each flat remain the same. However, the association demanded provisioning of bigger balconies in their flats to be reconstructed contending that bigger balconies are not calculated as part of FAR as per UBBL, 2016 and they will be willing to pay the construction cost or any other charges as applicable. In the light of the fact that RWA is willing to pay the incurred cost, it was agreed in the meeting chaired by VC, DDA that in such a scenario Architect Department may have no objection for provisioning of bigger balconies provided this doesn't create any hindrance in the conceptualized project. Provision of supplementary deed is mentioned to meet such eventualities and hence not contradictory to any of the option.
9.	Further, there is no mention in para 4(c), that allottees/ owners who choose the rental option and go for reconstruction, then who shall bear the stamp duty/ registration money in such cases.	It will be made clear to them that they will have to bear stamp duty charges in case any additional area is added in the flat due to the optimal utilization of FAR or compliance of the UBBL, 2016.
10.	Under the reconstruction option, it may be clarified that allottees/ owners shall be given the allotment of plinth area equal to the original allotment free of cost & if the plinth area of the individual dwelling unit is changed, then the allottees would be required to pay the additional charges on account of cost and additional FAR.	Noted
11.	It may also be clear in the agenda that option once exercised by the allottee/ owner will not be changed under any circumstances.	Noted

9. DDA held several meetings with Representatives / Members of RWA of Signature View Apartment under the chairmanship of VC, DDA to firm up concrete options to be

offered within the broader contours of options outlined by Hon'ble LG. The aforesaid options are firmed up by taking inputs from the RWA and policy guidelines/ other legal provisions regulating the subject matter. Certain demands like provision of larger balconies and consideration of 2<sup>nd</sup> methodology under buy-back option have been added in the draft agenda for consideration of the authority. However, RWA vide their letter dated 28.03.2023 again requested Hon'ble LG to accept their demand for passing of benefit of additional FAR to the allottees/ owners on pro-rata basis, reimbursement of renovation work done by the residents, grant of refund of money with 15% compounding interest under the buy-back option enhancement of rent etc. A copy of the letter it is enclosed herewith as 'Annexure-D' for information. DDA has already communicated its stand on these demands.

#### 10. Proposal:-

(a) Out of the above 2 methodologies as mentioned in para 4(a) and para 6 of the agenda, only 1 methodology may be adopted for offering refund/ monetary value of the flat under buy-back option. **Directions of the authority is solicited on the issue as to which one methodology be adopted out of the above two.**

(b) 'In-principle' approval of the authority for formally communicating broader outlines of the options as contained in para 4 to 7 may be considered and approved subject to the following conditions: -

(i) The options if approved by the authority shall be communicated to the allottees/ owners.

(ii) Implementation of the options may commence only when all (336) allottees/ owners agrees to accept one of the options through a valid agreement entered between DDA and the individual allottee/ owner.

(iii) A fresh draft agenda shall be submitted to the authority once all 336 allottees agree to accept any one of the three options along with detailed architectural drawings **indicating exact financial implications**. In case the proposal, after detailed architectural drawings and options accepted by the allottees, turns out to have negative financial implications on DDA, the proposal shall be submitted to MoHUA for approval as it may involve writing off losses to DDA for which power lies with the Union of India.

(iv) Out of the above 2 methodologies under **Buy-Back** option, only one methodology shall be adopted for offering monetary value of the existing flats to all allottees/owners of SVA.

(v) In the case of allottees/ owners who have obtained loan from bank/ financial institutions against the flat, a tripartite agreement be signed among DDA, allottee/ owner and bank/ financial institutions which has mortgage of flat.

(vi) In case area of reconstructed flat happens to be higher to the allotted flat, a Supplementary Deed shall be executed by DDA in favour of the Allottee/ Owner of the existing flat whose stamp duty shall be borne by the (buyer)/allottee/Owner

(c) Once approved by the Authority, the concrete options will be formally communicated to each allottee separately as well as through the RWA.

Annexure A, B, C and D are placed opposite as attachment.

514880/2023/C/o Dir. (Housing-I/ Coordn.)



# Resident Welfare Association SIGNATURE VIEW APARTMENT

RWA Office, Signature View Apartment, DDA Flats, Mukherjee Nagar, Delhi-110009  
Phone: 011-42148021

IO (CL-II)  
O (CL-II)  
AO (CS)  
O (CS)  
Assistant

(H)-  
Dir-  
(H)-  
o Dr  
FA/1  
FA/1  
MCA-1  
SC-1  
IG-1  
AO-1  
SA-1  
SO-1  
PO-1  
C-1  
D-1  
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D-1

### Managing Committee

- Arunendra Kumar  
President
- Dr. Ashish Bijoria  
Vice President
- Gaurav Pandey  
Secretary
- Amit Dua  
Joint Secretary
- Dharmendra Kumar  
Treasurer
- Varun Kumar  
BR-A Block
- Roopesh Kukreja  
BR-B Block
- Sandeep Aggarwal  
BR-E Block
- Pradeep Boreja  
BR-F Block
- Mohit Monga  
BR-H Block
- Manu Gwari  
BR-I Block
- Balraj  
BR-J Block
- Mohit Bataa  
BR-K Block
- Mayank Monga  
BR-L Block

Ref. No.: 065/RWA/SVA

10 May 2023

Dated:

Shri Subhashish Panda IAS  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan  
Delhi

*Discussion of these issues as well as on points raised by HLL on 12th May at 2:30 pm*

*11/5/23*

Subject: Early closure of Rehabilitation plan of Signature View Apartments

*OSD*

*copy to PCH, EM, CCH, LA, Com. by*

Sir,

This is with reference to the IIT Delhi Report and the minutes of the subsequent meetings (30th January 7th February and 16th March 23) with RWA representatives, as requested to vacate the premises at the earliest in view of the offers made by DDA to facilitate the process, please note that more than 50 owners/ allottees/residents have vacated their flats and shifted at some safe place. These residents are now going through hardship as they continue to pay EMI's on bank loan and at the same time this additional burden of rent. Now these residents are regularly following up with us and seeking a clarity from DDA on closure of rehabilitation plan including payment of their monthly rental during reconstruction period.

Further in reference to the Agenda and minutes of DDA's authority meeting held on 29th March 23 [Agenda item no. 13/2023 and corrigendum to the minutes of Authority meeting dated 29th March 23], we wish to make following submission over and above the proposal approved by DDA authority:

#### 1. Buyback:

As per Methodology I: Buyback of flats online of relevant provisions stipulated in the RERA Act 2016

- a. Refund of cost of capital with simple interest @10.6% on Cost of Capital + Maintenance Charges plus stamp duty charges which were incurred by individual allottee for executing the CD
- b. Calculation of interest for the period - the date of payment made to DDA till the date of refund by DDA to allottee/owner of the flat



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# RESIDENT WELFARE ASSOCIATION

## SIGNATURE VIEW APARTMENT

RWA Office, Signature View Apartment, DDA Flats, Mukherjee Nagar, Delhi-110009  
Phone: 011-42148021

### Managing Committee

Amarendra Kumar  
President

Dr. Ashish Bijoria  
Vice President

Gaurav Pandey  
Secretary

Amit Dua  
Joint Secretary

Dharmendra Kumar  
Treasurer

Varun Kumar  
BR-A Block

Roopesh Kukreja  
BR-B Block

Sandeep Aggarwal  
BR-E Block

Pradeep Bareja  
BR-F Block

Mohit Monga  
BR-H Block

Manu Gawni  
BR-I Block

Balraj  
BR-J Block

Mohit Batra  
BR-K Block

Mayank Monga  
BR-L Block

Ref. No.: .....

Dated: .....

### 2. Reconstruction:

- a. Reconstruction of 336 DUs with complete amenities as per MPD 2021 norms and handing over the same to allottee/owner in a timebound manner. The project should be completed within 3 years by engaging a quality contractor who has track record of meeting the project timelines.
- b. Allotment of these flats on AS-IS, WHERE IS BASIS by constructing 12 towers.
- c. Additional Flats may be constructed on these 12 towers to avoid compromising the existing location of towers and to provide larger green area and open space to Residents.
- d. Carpet Area & Built-up Area of the reconstructed flats should not be reduced.
- e. Due to change in MPD norms, if the size of Plinth area increases, DDA should not recover any additional amount from allottee/owner of the flats.
- f. As per DDA minutes dated 16<sup>th</sup> Mar 23
  - i. As per current building by-laws, balconies up to the width of 2 mtrs. are free from FAR, hence DDA may provide the balconies as per current norms in the reconstructed flats.
  - ii. Unutilized permissible FAR of the consolidated plot, remains available, if any, after construction of the additional flats of DDA, may be added to the 336 flats to be reconstructed on pro-rata basis subject to prior undertaking by the respective allottees or the owners.

### 3. Rent during rehabilitation period:

Residents are thankful to DDA and hon'ble LG for decision in Authority meeting to give monthly rent to allottee/owner of the flat for rehabilitation in alternate/rented accommodation and for accepting the demand of increase of Rent from Rs. 42635/- to Rs. 50,000 for HIG and Rs. 33030/- to Rs. 38000/- per month of MIG flats.

Further Residents are requesting to consider the followings:

- a. In case of delay in handover of reconstructed flats, monthly Rent should be increased @10% pa. from 3<sup>rd</sup> year onwards.
- b. Advance monthly rent to allottee/owner of the flats by direct fund transfer in their bank account



# Resident Welfare Association

## SIGNATURE VIEW APARTMENT

RWA Office, Signature View Apartment, DDA Flats, Mukherjee Nagar, Delhi-110009  
Phone: 011-42148021

### Managing Committee

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President

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Vice President

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Joint Secretary

Dharmendra Kumar  
Treasurer

Varun Kumar  
BR-A Block

Roopesh Kukreja  
BR-B Block

Sandeep Aggarwal  
BR-E Block

Pradeep Barja  
BR-F Block

Mohit Monga  
BR-H Block

Manu Gawri  
BR-I Block

Balraj  
BR-J Block

Mohit Batra  
BR-K Block

Mayank Monga  
BR-L Block

Ref. No.: .....

Dated: .....

For the smooth closure of rehabilitation plan, RWA is requesting a formal binding document for execution of the agreement at the earliest. A timeline to be fixed so that Residents can opt these options and sign the agreement. Further RWA is also requesting to nominate a dedicated team who will be stationed in Signature View Apartment premise to undertake this responsibility for smooth execution of the process.

As every day in delay adds to agony and pain of the residents, we seek your urgent support for expedited closure and execution. We are observing multiple cracks on columns and beams following recent earthquake instances. However, in absence of any firm proposal and execution of rehabilitation from DDA, residents have no option but live in risk every day.

Would appreciate your final approval and early closure of the request.

Yours Sincerely

For RWA, Signature View Apartments

*Amarendra Kumar*  
President

*Gourav Pandey*  
Secretary

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DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR(HOUSING)  
VIKAS SADAN, INA, NEW DELHI 110023

No.HOUS/PCH/007/2023/C(H)/MISC/DIR(H)/1017

DATED:17-5-2023

Minutes of the meeting of DDA officials with representatives of RWA of Signature View Apartment, Mukherjee Nagar held on 16.05.2023 at 04.00 PM under the chairmanship of VC, DDA with regard to firming up of options for buyback and reconstruction and other related issues

List of participants is annexed.

At the outset, Principal Commissioner (Housing) apprised about the minutes of the last Authority Meeting held on 29.03.2023 with regard to Signature View Apartment and the representation of the RWA of Signature View Apartment received vide No. 065/RWA/SVA dated 10.05.2023 vide which RWA had requested clarification and decisions on a number of issues. All issues raised by RWA as well as the views of DDA were discussed in detail and decisions were taken as follows:

1. **Buyback:**

- a. It was communicated to RWA that DDA is agreeable to their demand of refund of Cost of Capital with simple interest @ 10.6% on Cost of Capital as per RERA norms and that DDA was not agreeable to refund of maintenance charges as the maintenance charges were taken to maintain the building and have also been spent by DDA in maintenance of the building, so the same are not liable to be refunded to individuals. With regard to Stamp Duty, it was conveyed that stamp duty needs to be paid by the purchaser of property as per rules and the residents have been enjoying its benefit for the last so many years. Further, in case of Buyback, DDA will have to pay Stamp Duty for registering back the property in its name.



However, RWA raised objections on this aspect and stated that in the last Authority meeting, the Authority agenda had contained this provision at Methodology I for buyback and DDA should not go back on this. Officials of DDA pointed out that the Authority had approved Methodology II vide which price of such flats would be worked out at current rates and the allottees of MIG/HIG flats would be offered buyback option at the uniform rate. Further, it was also pointed out, maintenance charge was not part of Methodology I.

Thereafter, it was decided that since refund of stamp duty was part of Methodology I, DDA agrees to refund the same subject to the same being approved by competent authority.

- b. Regarding calculation of interest for the period, it was conveyed to RWA that DDA is agreeable to their demand for interest to be paid from the date of payment made to DDA till the date on which competent authority approves the proposal. Further, interest would be reckoned from various dates of payments vis-à-vis the amounts paid to DDA and no interest will accrue after the proposal is approved by the competent authority. Payments will however be released on tripartite agreements being entered into with DDA by all 336 allottee/owners.

## 2. Reconstruction:

- a. It was conveyed that DDA is agreeable to the project being completed within a period of 3 years by hiring a contractor through competitive and transparent bidding process with adequate financial capacity and sufficient experience being built into the RFP as eligibility condition while meeting all norms of MPD 2021.
- b. As far as, RWA's demand of allotment of these flats on AS-IS, WHERE IS BASIS is concerned, DDA conveyed that efforts shall be made on best endeavour basis

to retain the existing layout subject to requirements of prevailing MPD 2021 norms, UBBL 2016 and existing fire safety rules.

c. With regard to various options of layout plan for re-construction, two options were offered to RWA as under out of which RWA was requested to select one:

- I. To have a DDA block with 3 BHK units attached with CSP units located in the front along the road adjoining the larger side of the site utilizing additional FAR available and part of the additional FAR to be loaded on two blocks F and G in vertical manner for building 2 BHK/3 BHK flats.
- II. In response to RWA's request at para 2(b) of allotment of these flats on AS-IS, WHERE IS BASIS, an option was offered wherein the dwelling units as per the available additional FAR were loaded on all 12 towers for 2 BHK/3 BHK flats along with a separate EWS/ CSP block with approximately 118 DUs.
- III. It was also conveyed that podium parking facilities will be made available in the reconstructed towers and allottees who had been given one parking space would be entitled to purchase one additional parking space and those who had not been allotted any parking space, would be entitled to purchase two parking space.

It was decided that details of the layout plans of these two choices as above at I and II would be provided by Architect wing of DDA to RWA so that RWA can quickly finalize its choice and convey the same to DDA for placing the matter before the Authority.

- d. As far as RWA's demand for not reducing the carpet area and built-up area of the reconstructed flats was concerned, it was conveyed that DDA was agreeable to same.
- e. In regard to RWA's demand that there should not be any recovery on account of increase in the plinth area as per change in the MPD 2021 norms, where by the dimensions of the built-up of common areas have to be increased, it was conveyed to RWA that taking a compassionate view of the matter for a case of reconstruction as a mitigative mechanism, DDA is agreeable to the request of RWA.

- f. RWA was informed that as far as their request for Balconies of width of 2 metre is concerned, the same can be provided by DDA on payment of proportionate construction cost for the additional size of balcony.
- g. With regard to RWA's request for passing unutilized additional FAR onto the allottees, RWA was informed that their request has been considered and found not feasible and hence DDA cannot agree to the same.
3. As far as the matter of rent was concerned, RWA was informed of the following:

That the facilitation amount towards rent will be made effective once competent authority approves the proposal and a tripartite agreement between DDA, RWA and individual allottee is entered into. This facilitation amount shall be payable from the vacation of the last flat (as all allottees may not vacate on the same day and date) or one month after entering into tripartite agreement, whichever is later.

- I. The facilitation amount towards rent will be paid for a period of 3 years or till the handing over of reconstructed flats, whichever is earlier.
- II. The facilitation amount towards rent of the previous month will be released on or before the 7<sup>th</sup> of successive month.
- III. Since this amount is in the form of facilitation towards rent, there shall be no clause for annual escalation for the same.

RWA demanded that rent be paid to each and every allottee irrespective of whether they are staying in the Signature View Apartment or not. It was clarified to RWA that the rent amount is actually a facilitation for enabling the allottees/owners staying at the said apartments to move to a safer residence during the period of reconstruction and as such, this demand cannot be agreed to and the same is also not legally tenable.

4. The matter of registration of RWA with DDA was also discussed and it was decided that RWA should get itself registered with DDA at the earliest and complete all codal formalities within a week so that the agreement can be

the draft agreement and other related undertakings, it was decided that once the same is finalized within the next 10 days, it will be shared with RWA for its comments/ feedback.

5. It was decided that the minutes of the meeting with the RWA be shared with them at the earliest whereupon, RWA would revert on the same to DDA in a time bound manner so that the Authority agenda could be quickly prepared for placing the same before the Authority.

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

  
(HARISH)

Director (Housing)-I

Copy to:

1. OSD to VC
2. Engineer Member
3. Finance Member
4. Pr. Commissioner (Housing)
5. Chief Architect
6. Commissioner (Planning)
7. Commissioner (Housing)
8. RWA's representatives of Signature View Apartment

  
(HARISH)

Director (Housing)-I

514871/ 23/O/o Dir. (Housing-I/ Coordn.)

Attendance Sheet

VC, DDA chaired a meeting with the allottees and DDA officers in the matter of Signature View Apartment on 16<sup>th</sup> May 2023 at 4.00 PM in the Conference Hall 'B' Block 1st floor, Vikas Sadan. The meeting was attended by the following :

S.No	Name & Designation	Department	Mobile No.	Signature
1.	D. C. GOSW	EM/DDA		
2.	Vijay Singh	FM/DDA		
3.	Ch. Dash	PC (H)		
4.	Ravi Kant, CE NZ	DDA	9871167700	
5.	Vineet Jain	Comm (H)	9821181167	
6.	Harleen Bahl	Chief Architect	9891442558	
7.	Kauser Fidos	ACA (NZ & H/Code)	8826902688	
8.	Manish Verma	AC (Vg)	9818726121	
9.	ALKA ARYA	Dir (P4) Zone C & G	9891158596	
10.	Sanjay Kujur	DD (P18) zone-C & G	8527331118	
11.	Sanjay Singh	Signature View App H.		
12.	R. Kumar	SVA Resident	9570058080	
13.	Dr. A. and B. BHAT	SVA Resident	9810002731	
14.	Dr. V. S. Chaudh	SVA Resident	9868009618	
15.	Dr. B. K. Chaudhry	SVA Resident	9968313730	
16.	GAURAV PANDAY	SECTY - RWASVN	9811453651	
17.	Amarendra Kr. Lalak	SVA	9810897069	
18.	Amarendra Kumar	SVA	9810519480	
19.	<del>XXXXXXXXXX</del>			

20/19	Ashish Aggarwal	Add. CLA	—	Kulve M
22/20	Tony Thomas	OCB to VC, DD	—	494-1
22/21	K. S. Ramprasad	Comm. (P.P.) DDA		K. S. Ramprasad
23/22	Dilip Parole	Mumbai, DDA		Dilip
24/23	Harish Kumar	DICHA 2		Harish
25/24				
26/25				
27/26				
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68

# Resident Welfare Association

## SIGNATURE VIEW APARTMENT

ANNEXURE-D

RWA Office, Signature View Apartment, DDA Flats, Mukherjee Nagar, Delhi-110009  
Phone: 011-42148021

### Managing Committee

Amanendra Kumar  
President

Ashish Bijoria  
Vice President

Anurav Pandey  
Secretary

Amit Dua  
Joint Secretary

Dharmendra Kumar  
Member

Ravi Kumar  
BR-A Block

Rupesh Kukreja  
BR-B Block

Sandeep Aggarwal  
BR-E Block

Pradeep Bareja  
F Block

Mohit Monga  
BR-H Block

Anu Gawri  
BR-I Block

Dalraj  
BR-J Block

Mohit Batra  
K Block

Mayank Monga  
L Block

Ref. No.: 066/RWA/SVA

22 May 2023  
Dated: .....

Without prejudice

Shri Subhashish Panda IAS  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan  
Delhi

Subject: Minutes of Meeting of DDA officials with representatives of RWA of Signature View Apartment, Mukherjee Nagar held on 16.05.2023 at 04:00PM under the chairmanship of VC, DDA with regard to firming up options for buyback and reconstruction and other related issues

Sir,

Kindly refer to above mentioned subject, we want to state as under: -

**1. Buy back:**

- a. Kindly provide flat wise buyback price as per the stipulated formula in Methodology 1. This will help owners/allottee to take informed decision and to assess the acceptability of the Proposal.
- b. Allottee/Owners opting for buy back should be immediately relieved by DDA by executing suitable document and making full and final payment calculating the interest up to the payment date. Any proposal to keep them further in lurch is highly deplorable.
- c. The mechanism as suggested for the interest calculation and payment date needs to be reworked.

**2. Reconstruction of buildings and payment of rent to the allottees during the period of reconstruction**

- a. Amount of monthly Rent to be mentioned as approved in the Authority meeting.
- b. Rent as approved per the agenda and minutes of Delhi Development Authority Meeting held on 29 March 2023 should be offered to all allottee/owners. Hon'ble LG in his Direction dated 29<sup>th</sup> Jan 2023 has constituted a committee of with a clear direction to explore options for payment of rental amount to everyone. The Calculations put as agenda before Delhi Development Authority and duly approved includes rent for all 336 flats. THE Authority after due deliberations enhanced the proposed rent to Rs 50,000/- and Rs 38,000/- respectively for three Bedroom and two bed room Flat. All Allottee/purchaser are equal and there should not be any disparity being violative of Article 14 of the Constitution of India.



# Resident Welfare Association

## SIGNATURE VIEW APARTMENT

RWA Office, Signature View Apartment, DDA Flats, Mukherjee Nagar, Delhi-110009  
Phone: 011-42148021

### Managing Committee

Amarendra Kumar  
President

Dr. Ashish Bijoria  
Vice President

Gaurav Pandey  
Secretary

Amit Dua  
Joint Secretary

Dharmendra Kumar  
Treasurer

Varun Kumar  
BR-A Block

Roopesh Kukreja  
BR-B Block

Sandeep Aggarwal  
BR-E Block

Pradeep Bareja  
BR-F Block

Mohit Monga  
BR-H Block

Manu Gawri  
BR-I Block

Balraj  
BR-J Block

Mohit Batra  
BR-K Block

Mayank Monga  
BR-L Block

Ref. No.: .....

Dated: .....

- c. On Point no 3.l, it should be mentioned as "The facilitation amount towards rent will be paid till the handing over of reconstructed flats" and after the elapse of three years the amount should be revised suitably considering the WPI.
- d. Once resident/owner/allottee agrees to contract terms and signs the tripartite agreement, rent should be started within a month to enable them to move to safe location. In no condition DDA should prolong the stay of any Allottee/owner to live in danger despite signing the tripartite agreement. Tagging and dragging of Allottee/owners with each other is wrong. Many such allottee/Owners have already vacated their flat and are willing to hand over the possession to DDA subject to realization of rent and execution of Document.
- e. On point 2.g it is again requested to consider our request for passing unutilized FAR on to allottees/ owners because we are victims of the poor construction by DDA and already on the receiving end due to vacating, dismantling, relocation and reconstruction despite no fault of us and trusting DDA.
- f. DDA should stop from increasing the numbers of Additional DU to be constructed at site.

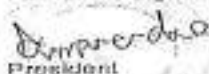
We request you to add above 2 points and sub-points on authority meeting agenda for approval from Hon'ble Chairman. Please send us final proposal, draft agreement, undertaking, consent forms and schematic design of proposed reconstruction plan within 7 days of the approval.

As the monsoon season is approaching, residents are now more worried due to no clear plan for rehabilitation. As every day in delay adds to agony and pain of the residents, we seek your urgent support for expedited closure and execution.

Thank you for understanding that residents are forced to live due to non-executable plan for rehabilitation and appreciate your support to residents.

Yours Sincerely

For RWA, Signature View Apartments

  
President

  
Secretary

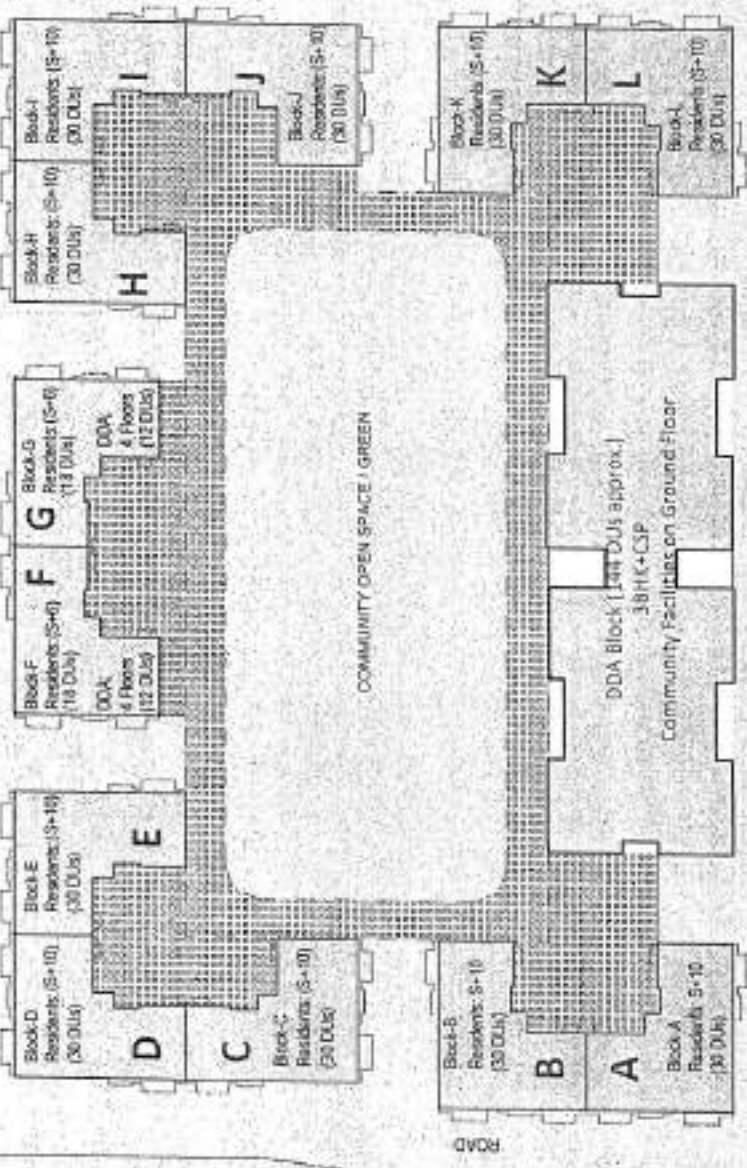


MP REG ROAD

BANDA BAHADUR MARG

INSTITUTIONAL LAND

ROAD



COMMUNITY OPEN SPACE / GREEN

GREEN / SERVICES EAST OF MUKHERJI MARG

OPTION-1

CONCEPTUAL BLOCK PLAN

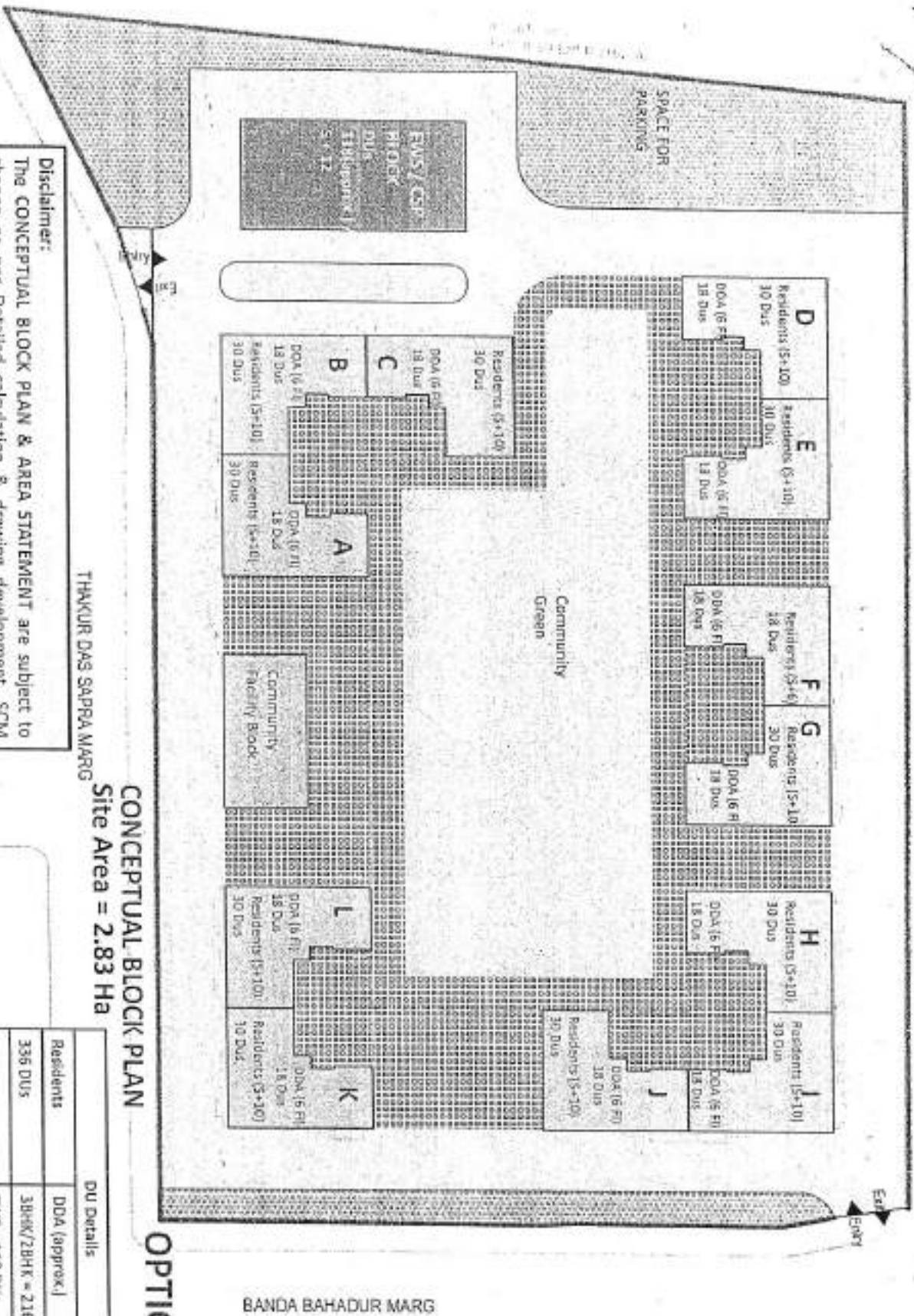
Site Area = 2.83 Ha

THAKUR DAS SAPRA MARG

DU Details	
Residents	DDA (approx.)
336 DUs	3BHK with CSP unit = 144 DUs
	3BHK/2BHK = 20 DUs
<b>Total: 336 DUs</b>	<b>Total: 168 DUs</b>

**Disclaimer:**  
The **CONCEPTUAL BLOCK PLAN & AREA STATEMENT** are subject to change as per Detailed calculation & drawing development, SCM approval, provision of Fire norms vide CFO approval, approval from DUAC, AAI, EIA and other statutory bodies.

HIG HOUSING at Mukherjee Nagar (Signature View Apartments)



THAKUR DAS SAPRA MARG

BANDA BAHADUR MARG

**CONCEPTUAL BLOCK PLAN**

Site Area = 2.83 Ha

**OPTION-2**

**Disclaimer:**  
 The **CONCEPTUAL BLOCK PLAN & AREA STATEMENT** are subject to change as per Detailed calculation & drawing development, SCM approval, provision of Fire norms vide CFO approval, approval from DUAC, AAI, EIA and other statutory bodies.

DU Details	
Residents	DDA (approx.)
336 DUS	3BHK/2BHK = 216 DUS
	EWNS = 118 DUS
<b>Total: 336 DUS</b>	<b>Total: 334 DUS</b>

ITEM NO. 25/2023

**Subject: Policy for Government allotment/Bulk allotment.**

HAC/F21/0001/2023/AO/AO(HAC) (HAU-IV)

**1. Introduction**

Allotment of built-up flats/dwelling units are regulated by the provisions of **DDA (Management and Disposal of Housing Estate) Regulations, 1968**. In the current scenario of the Real Estate Sector, DDA is facing stiff competition from private builders/developers to sell its large inventory of built up flats. Since 2014, all Housing Schemes launched by DDA have received poor response. DDA is having a huge unsold inventory in various developing areas. DDA has also been offering/bulk allotment of flats to Government Departments for their use as residential staff quarters. Several organizations such as Delhi Police, CRPF, CISF and BSF have availed the opportunity and purchased bulk flats for their employees at various locations in Delhi. Delhi Police has purchased 484 LIG flats at Sector G2, Narela, 501 MIG flats at Sector A1-A4, Narela, and 22 flats at Sector -35, Rohini, CRPF has purchased 962 LIG flats at Sector G8, Narela, BSF has purchased 906 LIG flats at Siraspur, and CISF has purchased 747 LIG flats at Rohini, Sector 34, Pocket 2, etc. Similarly, PNB has been allotted 26 MIG flats at Sector 16B, Dwarka.

Efforts have been made from time to time to make suitable changes in the Housing Regulations to smoothly dispose-off the inventory of flats. In this regard the recent amendments made in Housing Regulation, 1968 published vide gazette notification S. No. ~~753~~ dated 17.02.2023 as Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022 (**Annexure A**) is noteworthy. It enables DDA to sell its unsold flats to all persons/applicants and **government entities** without any restrictions in terms of ownership of flat/plot in Delhi, and to offer the unsold flats on 'First Come First Serve' (FCFS) basis. In light of the recent amendments, DDA has stepped up its efforts in offering its inventory for bulk allotment to various Government entities and letters have been issued to various Ministries/Departments and other Government Organizations.

**2. Background**

- i. Public Works Department (PWD)/GNCTD vide its letter dated

15.12.2022 (**Annexure B**) had requested DDA for details of 3 BHK/HIG flats at Jasola which it was looking to purchase for use as Govt. Staff Quarters. DDA offered its HIG flats at Jasola to PWD on the basis of costing details finalized by Housing Finance branch for Financial Year 2022-23 vide letter dated 13.01.2023 (**Annexure C**).

ii. On the basis of these details furnished by Housing Department to PWD, in-principle approval of Hon'ble LG was taken by PWD on 31.03.2023. Accordingly, 10% of booking amount totaling to Rs. 8,33,40,516/- has been made to DDA by PWD vide RTGS on 31.03.2023 (**Annexure D**).

iii. Subsequently, PWD vide its letter dated 19.04.2023 (**Annexure D**) requested for allotment of these 40 flats to PWD. Thereafter, the matter was referred to Finance for its views with regard to costing before final approval of VC. Finance Department has opined that as per policy, costing has to be done at current price when demand cum allotment letter (DAL) is issued and since, the DAL in this case would be issued in FY 2023-24, the costing should be made accordingly and for any change to this, approval of the Authority needs to be taken as per Regulation 6 of DDA Housing Regulations, 1968 which states "the hire-purchase price or the disposal price, as the case may be, shall be such price, as may be determined by the Authority."

iv. There have been a number of new developments like online FCFS (First Come First Serve) scheme, bulk allotment to Govt. entities (Govt. to Govt. transaction), etc. which necessitate a proper policy formulation to take care of emerging scenarios. It is felt that the costing of a flat should be made on the date, a department exercises its choice of a flat(s) along with deposit of 10% of the total cost prevalent at the time of booking. Accordingly, the demand cum allotment letter to PWD for sale of these 40 HIG flats at Jasola should be issued as per the pricing made in FY 2022-23 which was communicated to them earlier in accordance to which they have made the Booking Amount.

v. The action as (iv) is necessitated due to the following reasons:

- a. It is a bulk allotment by DDA to a Govt. department (Govt. to Govt.) and not a regular housing scheme allotment.
- b. The allotment of flats is made to a govt. "entity", i.e., PWD in a "developing area" i.e., Jasola wherein more than 25% of the stock remain unsold after the Special Housing Scheme 2021 (Draw held in April, 2022). In Jasola more than 86% inventory of flats remain unsold.
- c. PWD has paid the booking amount of Rs. 8,33,40,516/- i.e., 10% of the total cost of these 40 flats as communicated to them vide the Housing Department vide its letter dated

13.01.2023, (after the costing was finalized by Finance wing).  
d. PWD has accordingly obtained the administrative approval and expenditure sanction on the same along with in-principle approval of Hon'ble LG.

vi. Further to avoid any confusion in future with regard to the Financial Year for determining costing of the flat it is imperative that Demand cum allotment letter be issued within 15 days of the deposit of the booking amount by the Government Department and it should be ensured that demand cum allotment letter be issued in the same financial year in which the booking amount is paid.

**3. Proposal**

In view of the above, the following are proposed:

- i. In view of the payment of 10% Booking Amount by PWD on 31.03.2023, we may issue demand cum allotment letter on the basis of costing of these 40 HIG flats at Jasola in FY 2022-23 which was communicated to PWD on 13.01.2023 (Annexure C).
- ii. In case of Government Allotment/Bulk Allotment i.e. bulk allotment to an "entity" within the meaning of Regulation 2 (30d) of the amended DDA (Management and Disposal of Housing Estates) Regulations, 1968, 10% of the cost of the flats as booking amount is to be paid for confirmation of booking.
- iii. The costing of flats of that financial year will be applicable in which the 10% Booking Amount is paid to DDA by the Government Department. However, Housing Management and Housing Accounts will ensure that the Demand cum allotment letter be issued within 15 days of the deposit of the booking amount by the Government Department and further it should be ensured that demand cum allotment letter be issued in the same financial year in which the booking amount is paid.
- iv. VC, DDA will be the competent authority for deciding the terms and conditions of Government Allotment/Bulk Allotment to 'entity' within the meaning of Rule 2 (iv)(30d) of Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations 2022 (Annexure-A).

**RESOLUTION**

**DELHI DEVELOPMENT AUTHORITY  
NOTIFICATION**

New Delhi, the 17th February, 2023

**S.O. 753(E).**—In exercise of the powers conferred by sub-section (1) of section 57 of the Delhi Development Authority Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations further to amend the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968, namely:-

1. **Short title and commencement.**- (1) These regulations may be called the Delhi Development Authority (Management and Disposal of Housing Estates) Amendment Regulations, 2022.
  - (2) They shall come into force on the date of their publication in the Official Gazette.
2. In the Delhi Development Authority (Management and Disposal of Housing Estates) Regulations, 1968 (hereinafter referred to as the said regulations), in regulation 2,-
  - (i) for clauses (4) and (4a), the following clause shall be substituted, namely:-  
'(4) "Allottee" means a person or an entity to whom a property has been allotted by way of sale;'
  - (ii) for clauses (5) and (5a), the following clause shall be substituted, namely:-  
'(5) "Applicant" means a person or an entity who has sent an application through physical mode putting his or her or its representative's signature or affixing thumb impression thereon or through online mode;'
  - (iii) for clauses (16) and (16a), the following clause shall be substituted, namely:-  
'(16) "Eligible person" means a person or an entity who is entitled to purchase the property in accordance with conditions of the scheme and in terms of these regulations;'
  - (iv) after clause (30a), the following clauses shall be inserted, namely:-  
'(30b) "Developing area" means an area or locality wherein more than 25 per cent. Flats or dwelling units under a housing scheme remain unsold;'  
'(30c) "Unsold flats" means flats which could not find buyer after closing of a scheme and shall also include surrendered or cancelled flats;'  
'(30d) "Entity" means,-  
a) the Central Government or State Government or Union territories administration including subordinate or attached offices under their administrative control;  
b) autonomous body and public sector undertakings constituted by the Central Government or State Government or Union territories administration or partly by the Central Government and partly by one or more States Government or Union territories administration; and  
c) local bodies;'  
'(30e) "Closing of Scheme" means six months from the conduct of draw of lots of the scheme;'
3. In the said regulations, for regulations 7 and 7(a), the following regulation shall be substituted, namely:-  
**"7. Eligibility of Allotment.**- A dwelling unit or flat in the Housing Estates of the Authority shall be allotted to a person who or his/her spouse or any of his/her dependent relations including unmarried children who do not own in full or in part on freehold or lease hold basis, a residential plot/s' area exceeding 67 square metres cumulatively or flat/s' or build up house/s' having carpet area exceeding 67 square metres cumulatively in the urban area of Delhi, New Delhi and Delhi Cantonment.  
  
Provided that nothing in this regulation shall affect allotment of unsold flat or dwelling unit located in developing area to any person or entity by way of sale."
4. In the said regulations, for regulation 28, the following regulation shall be substituted, namely:-  
**"28. Draw of Lots.**- The allotment of property to eligible applicants shall be made by draw of lots under supervision of the Committee and where the number of eligible applicants exceeds the number of properties, lots shall be drawn to the extent of the number of properties available plus 100 per cent. thereof, if available serve as a waiting list."

5. In the said regulations, after regulation 28, the following regulation shall be inserted, namely:-  
"28(a). In addition to the mode specified in regulation 28, in case of unsold flats in a developing area, the allotment of property may be done through online mode on 'First Come First Serve' basis to the eligible applicants."

[F. No. F/1/0027/2019/CORD/-Housing (Coordn.)]

D. SARKAR, Commissioner-cum-Secy.

Note : The principal regulations were published in the Gazette of India, Part II, Section 3, Sub-section (ii) vide number S.O. 1457(E) dated the 27.04.1968 and subsequently amended vide number S.O. 1699(E) dated 25.07.2011.



GOVERNMENT OF NCT OF DELHI  
PUBLIC WORKS DEPARTMENT, SECRETARIAT  
(Estate Branch)  
3<sup>rd</sup> level, "A" WING, MSO BUILDING  
I.P. ESTATE, NEW DELHI

No. F.9(35)/GPPA/Housing/2022-23(145)/11961-11962  
CD No-057718322

Dated: 15-11-2023

To,

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

Sub: Regarding request for details of built-up houses of DDA at Sector-9B, Jasola, New Delhi.

Sir,

I am directed to refer the above-mentioned subject and to say that PWD is facing shortage of Govt Accommodations (especially in Central/New Delhi and South Delhi area). To mitigate the demand of prospective applicants for Govt Residences in South Delhi Area, we are currently looking for 3BHK/HIG built-up houses for the purpose of use of as Government Staff Quarters.

It has been learnt that DDA has constructed 3BHK/HIG multi-storey residences at Sector-9B, Jasola, New Delhi and some of these built-up flats/residences reportedly are vacant. It is, therefore, requested to kindly inform the number of 3BHK/HIG built-up houses located at Sector-9B, Jasola, New Delhi, are available for sale alongwith their consideration price, covered/plinth area (in sq.metre) and other relevant details/formalities/terms and conditions.

Sh. Ashish Kumar, Dy. Secretary, PWD (Mobile: 9871665511) may be contacted, in case of any query/clarification, in this issue.

Yours faithfully

( SHASHI KAUSHAL )  
Special Secretary, PWD

Copy to: Commissioner (Housing), DDA, INA, New Delhi.



DC/35/23/SFS

DELHI DEVELOPMENT AUTHORITY  
SFS Housing, D Block,  
Vikas Sadan, INA, New Delhi-23

No.F1(Misc.)2023/JLPWD/ 7-46

Date 13/11/23

To,

The Special Secretary, PWD,  
Govt. of NCT of Delhi,  
Public Work Department, Secretariat,  
3<sup>rd</sup> Floor, A Wing, MSO Building,  
I.P. Estate, New Delhi.

Subject:- Regarding request for details of built-up Houses of DDA at Sector-9B, Jasola, New Delhi.

Respected Sir,

This has reference to your letter no.P9(15)GIPRA/Housing/2022-23/dsl/11961-11962 dated 15.12.2022 on the subject cited above. Vide which, it was requested to provide the information the number of 3BHK/HIG built-up houses located at Sector-9B, Jasola, New Delhi alongwith consideration price, covered/plinth area (in Sq.metre) and other relevant details/formalities/terms and conditions for the purpose of Government Staff Quarters.

In this regard, please find enclosed herewith the list of 46 vacant flat located in Sector 9B, Jasola alongwith the requisite details.

Encl:- As above

Yours sincerely

*[Signature]*  
13/11/23  
Director(Housing)-1

57

Years 2022-2023

Flats at pocket-9B, Jaspola  
450 (Rs/Sqm)

es

54,631 (Rs/Sqm)

Interest Per  
Month

73.084

0.5 GST

18.00%

10%

24

/

or

tn.Fac

0.25

0.6 O/M

5% Dep Chg

15%

(CY/SG

25 B.

C/O 215 HIG Multistoried houses of Pocket-9B, Jaspola  
F.21(21.7)2020/HAC/DDA  
Tower-1

chome/ lot No.	Covered Area	CY	SG	Plinth Area (in Sqm)	(PAR+Gri d Charges)X Plinth Area	Surcharge @ 10% on Const. Cost(13)+ Land Cost(14) only	Total Cost=10+11 +12+13+14 upto 31.03.2023	Floor
1	2	3	4	5	6	7	8	9
1013	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	1st
1014	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	1st
1021	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	2nd
1023	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	2nd
1024	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	2nd
1031	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	3rd
1033	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	3rd
1034	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	3rd
1043	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	4th
1044	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	4th
1051	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	5th
1053	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	5th
1061	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	6th
1064	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	6th
1071	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	7th
1073	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	7th
1074	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	7th
1081	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	8th
1083	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	8th
1084	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	8th
1091	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	9th
1094	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	9th

1103	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	10th
1111	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	11th
1113	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	11th
1114	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	11th
1121	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	12th
1123	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	12th
1124	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	12th

Tower-2

2014	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	1st
2021	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	2nd
2031	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	3rd
2034	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	3rd
2042	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	4th
2051	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	5th
2054	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	5th
2061	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	6th
2064	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	6th
2071	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	7th
2081	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	7th
2084	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	8th
2091	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	8th
2094	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	9th
2101	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	9th
2114	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	10th
2124	162.41	0	0	162.41	89,47,167	18,28,188	2,08,35,129	11th
				162.41	89,47,167	18,28,188	2,08,35,129	12th

503735/J23/SFS

55

-19r

GOVERNMENT OF NCT OF DELHI  
PUBLIC WORKS DEPARTMENT,  
12<sup>TH</sup> FLOOR, MSO BUILDING, 1<sup>ST</sup> ESTATE  
NEW DELHI-110002

F.09(35)/GPRA/Housing/2022-23/4818-20

Dated: 19.04.2023/-

To.

✓ Director (Housing)-1  
Delhi Development Authority  
SPS Housing-Block  
Vikas Sadan, INA, New Delhi-110023

Sub: -Payment of Built-up Houses of DDA at Sector-9B, Jasola, New Delhi.

Sir,


Kindly refer to your letter no. 3/321/0001/2022/GEN/JL-O/n DD(SFS) dated 16.12.2022 and subsequent letter no. FL(Misc)/2023/JL/PWD/446 dated 13.01.2023 regarding details of built-up Houses of DDA at Sector-9B, Jasola, New Delhi.

In this connection, the Public Works Department, Govt. of NCT of Delhi has already been released a booking amount of Rs. 8,33,40,516/- (Rupees eight crore thirty-three lakhs forty thousand five hundred and sixteen only) i.e. 10% of the total cost of Rs. 83,34,05,160/- on account of purchase of 40 built-up DDA flats at Sector-9B, Jasola, New Delhi through RTGS on 31.03.2023 (Details attached).

It is therefore requested that, the allotment of 40 built-up flats at Sector-9B, Jasola, New Delhi may kindly be processed in favour allottee "Executive Engineer, M-421 (South-East Building Maintenance Division), Public Works Department, Govt. of NCT of Delhi".

Yours faithfully,

Encl: As above.

  
Assistant Housing Commissioner (PWD)

Copy for kind information to: -

- (i) PS to SS (PWD), PWD Secretariat, 3<sup>rd</sup> Floor, MSO Building, ITO, Delhi
- (ii) PS to Secretary (PWD), PWD Secretariat, 3<sup>rd</sup> Floor, MSO Building, ITO, Delhi

31.03.23

Name of Payee - Delhi Development Authority (DDA)  
C.H. to General Pool Accomodation (4216)

CPWA-28

HAND RECEIPT

(Central P.W.A. Code Paragraphs 212, 218, 234)  
(To be used as sample form of voucher for all miscellaneous and advances  
for which none of the special forms 24, 25, 26, 27 is suitable)

Division - M-323

Cash Book Voucher No. R/83340516

(1) Pay by \*Cheque/Cash Rupees

Sub-Division - 3232

Dated - 31.03.2023

(Rupees Eight Crore Thirty Three Lakh  
Thousand Five Hundred Sixty Only) by cash  
(2) Paid by me\*

Received from the Sub-Division Officer-in-Charge of

Sum of Rs. 8,33,40,516/-

(Rupees Eight Crore Thirty Three Lakh  
Thousand Five Hundred Sixty Only)

Executive Engineer  
Central & New Delhi Building (M-323)  
P.W.D. A-Block, 1st Floor  
Chakrabarti Chowk, Connaught Place  
New Delhi-110054

Name of work\* or purpose for which payment is made

On Account of payment to be made for the purchased 40 Nos. i.e. 3 BHK/HIG Multi-  
Storey ready build DDA flats for GPRA at PK-8B, Jaspal New Delhi. In principle  
approval has been given by Hon'ble Dy. C.M. vide UN No. 12443 dt. 28.12.2022 and as per  
final approval of Hon'ble Lt. Govt.

Entered in vide memo dated 31.03.23

(Amount in vernacular)

Dated this - 31.03.23

Witness

Signature of Payee



The officer authorising payment should indicate the amount in figures and in words (by scoring out of the word cheque or cash) as the case may be.

\*The person actually making the payment should affix his/her payment certificate\* (2)

In case of works the accounts of which are kept by sub-heads, amount charged to each sub-head to be specified by disbursing officer.

Payment should be attested by some known person whose name and address is given by a mark seal or thumb impression.

**ITEM NO. 26/2023**

Sub:- Proposed change of Landuse of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of Five lane Toll Plaza (RFID System) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E.

PLG/MP/0142/2022/F-20/O/o DIRECTOR (PLG)ZONE E AND O

**1.0 BACKGROUND:**

- 1.1 Erstwhile SDMC has been entrusted to install RFID based Electronic Toll Collection System at 13 Road Entry Points (covering 65 Toll Lanes) to the NCT of Delhi in compliance to the directions of Hon'ble Supreme Court of India order dated 22.08.2016
- 1.2 Accordingly, erstwhile SDMC requested DDA to provide an area measuring 7205 sq.m for installing 5 Lane Toll Plaza (RFID System) for cashless collection of Toll Tax and Environment Compensation Charge (ECC) (Annexure A).
- 1.3 In the meeting held on 30.06.2022 (Annexure B), it was informed by IL Department, DDA to MCD that "the use of land in question is Zonal Green, for change of landuse, equivalent land is to be developed as Green by MCD".

Accordingly, MCD identified a piece of land at village Ghumanhera, available with MCD & proposed it for development as Green, Details of this site are as under:

Location	Area (in sq.m)	Landuse (as per ZDP of Zone L)	Boundaries
Village Ghumanhera, South West Delhi falling in Planning Zone-L	8092 sq.m	Agricultural and Green Belt	North : Green field South: Village Road East: Village Road West: Green Field

**2.0 EXAMINATION:**

- 2.1. The said site is under the possession of Horticulture Division-IX, DDA and falls in Pocket B of "Modified Layout Plan of Integrated Freight Complex Gazipur".
- 2.2. Landuse and details of the site is as follows:

Location	Use Premise (as per LOP)	Landuse (as per MPD 2021)	Landuse (as per ZDP of Zone E)	Boundaries (as per ZDP of Zone E)
Ghazipur old location, currently MCD Toll Tax (NH-24)	Recreational	Commercial C2: Wholesale & Warehousing	Recreational (Community Park/ Park/ Multipurpose/ GR)	North : Delhi Meerut Expressway South: Ghazipur Dairy Farm East: Delhi- UP Border West: Dr. Hedgewar Marg

### 3.0 Decision of the Technical Committee:

The proposal was discussed in the 2<sup>nd</sup> Technical Committee meeting held on 03.05.2023 and the Technical Committee approved the Proposed change of Landuse of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of Five lane Toll Plaza (RFID System) at Ghazipur in Zone E for processing under Section 11-A of DD Act, 1957. The copy of Agenda and minutes of Technical Committee are annexed as **Annexure 'C'**.

### 4.0 PROPOSAL:

Based on the recommendation of Technical Committee at Para 3, the Change of Landuse is proposed with the following details:

Location	Requested Area	Landuse (as per ZDP of Zone E)	Landuse Changed to	Boundaries (as per ZDP of Zone E)
Ghazipur old location, currently MCD Toll Tax (NH-24)	7205 sqm	Recreational (Community Park/ Park/ Multipurpose/ GR)	Transportation (Toll Plaza)	North : Delhi Meerut Expressway South: Ghazipur Dairy Farm East: Delhi-UP Border West: Dr. Hedgewar Marg

The location of the site proposed for Change of Landuse marked in the part Zonal Development Plan of Zone E is annexed as **Annexure D**.

### 5.0 RECOMMENDATIONS:

The proposal as given in Para 4.0 above is put up for consideration of Authority for processing the Change of Landuse and inviting objection / suggestions from the public as per provisions under Section 11-A of DD Act, 1957.

**RESOLUTION**



OFFICE OF THE DIRECTOR LOCAL  
BODIES  
(TOLL TAX DEPARTMENT)

14<sup>TH</sup> FLOOR, DR. SPM CIVIC CENTRE  
MINTO ROAD, JLN MARG, NEW DELHI-110002  
E-mail ID: [psdtolltax@gmail.com](mailto:psdtolltax@gmail.com)  
(PH- 011-23226422)



No: ADC/TT/HQ/2020-21/D- 467

Dated 02/08/2021

Sh. Sada Shiv  
Deputy Director (IL)  
Delhi Development Authority  
Institution Land Branch  
A-216, Vikash Sadan, INA, New Delhi-110023

Sub: - Allotment of land for setting up of RFID system at Gazipur Main location currently the MCD Toll Tax (NH-24) for collection of Toll Tax.

Sir,

May please refer your letter no F.23 (03) 19/IL/1931 on dated 06.07.2021 on the subject cited above wherein you have requested to provide justification for the required land, Detailed Project Report, Details on Budgetary provision for the proposed RFID system at Gazipur.

In this regard, it is submitted that at Gazipur (Main) location currently the MCD Toll Tax and ECC collection is being made from the service road occupying the single right most lane at NH-24. With the system up gradation plan with RFID and the growing traffic volumes the collection of Toll Tax and ECC with only a single lane is not possible and is creating traffic jams. NHA vide letter no. NHA/PIU-G2B/DME-I/12038/MCD/2019/E-1198 dt 25 Aug 2019 conveyed that a 5 lane independent toll plaza adjacent to NH-09 ROW on DDA land may be constructed. Therefore there is an extreme need of 5 lanes toll plaza for smooth collection of Toll Tax but at that site there is no space available on the existing carriage way of NH-24. Accordingly, it has been decided in consultation with NHA to acquire the adjacent additional land at that location which comes under jurisdiction of DDA. Further objective of SDMC for installation of RFID System at Gazipur Toll Plaza is to provide congestion free traffic and maintain smooth flow of traffic along the border. The development of modernized RFID System Toll Plaza provides aesthetic view, smooth flow of traffic and creates good impression among the visitors coming to Delhi.

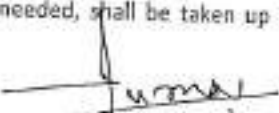
Further it is worthwhile to specify here that in reference to letter of Assistant Director (Plg.) Zone E, DDA vide letter No. F.3921/2015-MP/Vol.- II/D-43 dated 15.01.2021 the site has been inspected by the EE (TT) alongwith Authority Engineer (TT) and it is found that the said Toll Plaza exists at NH-24 and there is heavy traffic on NH-24 so it is not possible to install the RFID system at other site. The SDMC, after allotment of land by DDA, shall take up the matter with Horticulture Department and comply with their guidelines in this regard. Accordingly the SDMC revisited proposed area layout plan of Gazipur Main Toll Plaza. As per fresh proposed layout plan for installation of RFID system at the said Toll Plaza, the requirement of land has been reduce to 7205 Sq.Mtr. insteadp of 13655 Sq.Mtr.



Moreover as desired by Dy. Director (IL) DDA, the Detailed Project Report (DPR) for the proposed RFID System at Gazipur old is also enclosed herewith as Annexure-A & the detailed layout plan as Annexure-B. The expenditure for development of land and installation of RFID System shall be charged out of ECC income head of account.

In view of above, it is requested to expedite the allotment of land measuring 7205 Sq. Mtr (for setting up of RFID System at Gazipur Main Toll Plaza) to SDMC on the concessional rates i.e. Government to Government on priority as there is no other site/ land is available. It is pertinent to mention here that permission for tree cutting, if needed, shall be taken up by SDMC.

End: As above.

  
(Hemant Kumar Fauzdar)  
Additional Dy. Commissioner (Toll Tax)  
South Delhi Municipal Corporation

Copy for kind information to:-

1. OSD to Vice Chairman, DDA
2. Sh. Neeraj Bharti, Commissioner (Land Disposal), DDA
3. Commissioner, SDMC
4. Addl. Commissioner (Toll Tax), SDMC
5. Addl. Commissioner (Landscape), 11<sup>th</sup> Floor, DDA Vikash Minar, New Delhi-110002.
6. Director (Plg.) E&O Zone, DDA, Vikash Minar, New Delhi-110023.



MUNICIPAL CORPORATION OF DELHI  
(TOLL TAX DEPARTMENT)  
14<sup>TH</sup> FLOOR, DR. SPM CIVIC CENTRE  
MINTO ROAD, JLN MARG, NEW DELHI-110002  
E-mail ID: adc.tolltax@mcd.nic.in  
(PH- 01123226422)



पत्रिका (संख्या)  
दिनांक 28/07/2022  
437

No: ADC/TT/HQ/2022/D- 293

Dated 21/07/2022

The Director (IL),  
Delhi Development Authority  
Room No. 207, Second Floor  
A-block, Vikash Sadan, INA  
New Delhi-110023

✓ The Commissioner (Planning) - II  
Delhi Development Authority  
5<sup>th</sup> Floor, Vikas Minar  
IP Estate  
New Delhi- 110002

383  
27/07/2022

Sub: - Allotment of land for setting up of RFID system at Gazipur Main location currently the MCD Toll Tax (NH-24) for collection of Toll Tax

Sir,

This is in reference to the meeting held on 30.06.2022 in the matter of allotment of 7205 sqmtr. of land to Municipal Corporation of Delhi (MCD) for setting up of RFID system. In the meeting it was informed by the Director (IL) DDA, that the land use of land in question is zonal green, for change of land use, equivalent land is to be developed as green by MCD.

In this regard, it is hereby informed that a piece of land in Mustkil no.: 88 (part 4 & 7), village Ghumanhera, district South West Delhi measuring about 8092 sqm. is available with Municipal Corporation of Delhi (MCD) which is proposed to be developed as green. Plan of the land mentioning Geo-Coordinates is attached herewith.

In view of above, it is requested that the allotment of Land measuring 7205 sq. mtr. to MCD for setting up of RFID System at Gazipur Main Toll Plaza may be processed on priority.

Hemant Kumar Fauzdar  
Additional Dy. Commissioner (Toll Tax)  
Municipal Corporation of Delhi

End:- As above alongwith TSS of land at Ghazipur Main

Copy for kind information to:-

- 1. Commissioner, MCD
- 2. Addl. Commissioner (Toll Tax), MCD

AC (P) - III  
Dir (P) Zone E 80  
27/07/2022  
Pl. proceed  
MR. 28/07/2022  
A.D. (Plg.) / E  
28/07/2022 Plg. Astt. Nema.  
29/07/2022

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TOPOGRAPHICAL SURVEY MAP OF GAZIPUR MAIN TOLL PLAZA



PROJ. DATA

N	9995.501	E	4938.417
N	10064.122	E	4638.615
N	10053.261	E	4528.630
N	9920.469	E	4594.684
N	9883.777	E	4780.141
N	9963.595	E	4930.295

PROJ. DATA

Scale	1:1000
Projection	UTM
Zone	48N
Datum	WGS 84
Units	Meters
Author	Autodesk
Version	2023

PROJ. DATA

PROJ. NAME: GAZIPUR MAIN TOLL PLAZA

PROJ. NO.: 22005/2023/AD(P/C ZONE O)

PROJ. DATE: 2023

PROJ. STATUS: IN PROGRESS

PROJ. LOCATION: GAZIPUR MAIN TOLL PLAZA

PROJ. AREA: 3007.2473 SQ METER

PROJ. SCALE: 1:1000

PROJ. PROJECTION: UTM

PROJ. ZONE: 48N

PROJ. DATUM: WGS 84

PROJ. UNITS: METERS

PROJ. AUTHOR: AUTODESK

PROJ. VERSION: 2023

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT





दिल्ली विकास प्राधिकरण  
मुख्य योजना विभाग  
छठी मंजिल, विकास भवन  
आई. पी. एस्टेट, नई दिल्ली - 110002  
फ. नो. : 011-23370507

ई. फाइल. PLG/MP/0043/2023/F-1/36

दिनांक: 26.05.2023

### बैठक का कार्य-वृत्त

विषय: Minutes of the 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2023 held on 03.05.2023.

The 2nd Technical Committee Meeting of DDA for the year 2023 was held on 03.05.2023 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Viltas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

बिरोल अमित  
26/05/2023  
शिखा भार्गव  
निदेशक (योजना), मुख्य योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.)-I / III, DDA
13. Addl. Commr. (Plg.)-II, DDA
14. Addl. Commr. (Plg.) - A, B, C, G, F & NCRPB, DDA
15. Addl. Commr. (Plg.)-IV, DDA
16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
18. Chief Town Planner, MCD
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic), Delhi
21. Land & Development Officer, (L&DO)
22. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL
3. Representative from IOCL
4. Representative from Power Grid Corporation of India Ltd.

Item No. 03/2023

Confirmation of the Minutes of 1st Technical Committee meeting held on 16.02.2023.  
PLG/MP/0006/2023/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 1<sup>st</sup> Technical Committee held on 16.02.2023 were confirmed as circulated.

Item No. 04/2023

Proposal for Change of Land Use in Master Plan for Delhi (MPD-2021) & Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV sub-station in Village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)"  
PLG/LP/0001/2023/N/CLU-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Commissioner (Plg) - IV. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11-A of DD Act, 1957. However, the final Change of Land Use will be processed only after all the statutory clearances have been sought.

Item No. 05/2023

Planning permission for Fuel station on Private Land Kh. No. 43/23, village-Bakoll, GT Road, Delhi  
PLG/LP/0001/2023/P-II/FS-O/o DY.DIRECTOR(PLG)LAND POOLING-I

The agenda item was deferred with the recommendation that the *Regulations for setting up of Fuel Stations on Privately Owned lands* be modified as per extant provisions w.r.t. Fuel Stations provided by Indian Road Congress and National Highway of India.

Item No. 06/2023

Proposal for Planning permission for CNG station on Private Land Kh. No. 20/4/3, Village Nangli Poona, Delhi.  
PLG/LP/0003/2021/P-II/FS-O/o DY.DIRECTOR(PLG)LAND POOLING-I

The agenda was presented by Addl. Commissioner (Plg) - IV. The agenda item was approved for rejection as the proposed site does not conform to para 3 (iv) and (vii) of the *Regulations for setting up of Fuel Stations on Privately Owned lands* dated 08.03.2019.

Item No. 07/2023

Planning Permission for CNG Station on Private Land Khasra No. 28//22/1, 23/1 and 37/2 min, Village Tikri Kalan, Delhi.  
PLG/LP/0010/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda item was deferred with the recommendation that the *Regulations for setting up of Fuel Stations on Privately Owned lands* be modified as per extant provisions w.r.t. Fuel Stations provided by Indian Road Congress and National Highway of India.

**Item No. 08/2023**

Proposal for Planning permission for CNG station on Pvt. Land Khasra No. 16//20, Village Surhera Delhi.  
PLG/LP/0012/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Commissioner (Plg) - IV. The agenda item was approved for rejection as the proposed site does not conform to para 3 (vii)b of the *Regulations for setting up of Fuel Stations on Privately Owned lands* dated 08.03.2019.

**Item No. 09/2023**

Proposed Change of Land use of land measuring 7205 sq.m for construction of Five lane Toll Plaza (RFID System) at Ghazipur Delhi-UP Border falling in Planning Zone E and compensating land at Ghumanhera, South-west Delhi falling in Planning Zone L.  
PLG/MP/0142/2022/F-20/-O/o DIRECTOR (PLG)ZONE E AND O

The agenda was presented by Director (Plg), Zone E & O, DDA. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

**Item No. 10/2023**

Regarding planning permission for alignment of following 3 transmission lines falling in Zone N,P-I P-II & O.

- i. 400 kV D/C Maharaniabagh - Narela Transmission Line
- ii. 765 kV D/C Khetri - Narela Transmission line
- iii. LILO of 765 kV S/C Meerut - Bhiwani Transmission line at Narela sub-station.

PLG/LP/0001/2020/P-II/INFR

The agenda was presented by Addl. Commissioner (Plg) - IV. It was decided that before finalizing the route alignment of "400 kV Maharaniabagh - Narela transmission line", officials of Power Grid Corporation of India Ltd. to participate in the Joint Site Inspection to be convened on 04.05.2023 for finalization of DMRC Metro route alignment of Rithala - Narela Corridor, as the Power Grid Line & DMRC metro both are passing through Zone P-I.

In this regard, a Letter dated 08.05.2023 was received from General Manager, Power grid wherein it has been mentioned that in the Joint Site Inspection held on 04.05.2023, it was found that Power grid transmission line shall cross over the DMRC metro line between Tower Loc. No. 42 & 43 near Sec - G2, DDA flat, Narela.

Further, it has been informed that the Power Grid Corporation of India Ltd. has already planned to raise the tower heights to maintain electrical clearance at the crossover locations.

In view of above, the proposal contained in the agenda item was approved, subject to the necessary statutory clearances from DMRC and NGT.

The meeting ended with the vote of thanks to the chair.

**ANNEXURE-I**

List of participants of 2<sup>nd</sup> Technical Committee meeting for the year 2023 - 03.05.2023.

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing), DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commr. (Plg.)-I / III, DDA
7. Addl. Commr. (Plg.)- II, DDA
8. Addl. Commr. (Plg.)- IV, DDA
9. Addl. Commr. (Plg.)-A, B, C, G, F & NCRPB, DDA
10. Addl. Chief Architect, VC Office
11. Director (Plg), MP & DC
12. Director (Plg), Zone E & O
13. Director (Plg), Land Pooling
14. Dy. Director (Plg), MP & DC
15. Dy. Director (Plg), Narela Project
16. Dy. Director (LS), DDA

Representatives of the following Organizations has also attended the meeting:

1. MCD
2. TCPO
3. L&DO
4. CPWD
5. Delhi Fire Service
6. Traffic Police
7. Power Grid Corporation of India Ltd.
8. IOCL
9. IGL



AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:- Proposed change of Landuse of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of Five lane Toll Plaza (RFID System) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E.

1.0 BACKGROUND:

1.1 Erstwhile SDMC has been entrusted to install RFID System at 13 Road Entry Points (covering 65 Toll Lanes) to the National Capital Territory of Delhi in compliance to the directions of Hon'ble Supreme Court of India order dated 22.08.2016 (in the court case M.C. Mehta Vs. Union of India & Ors. W.P. © No. 13029/1985). The project is being monitored by the PMO and EPCA.

1.2 Letters dated 07.03.2019 and 12.06.2019 has been received from erstwhile SDMC and Toll Tax Department respectively, stating that, **(Annexure A)**:

*"At Ghazipur (Old) location, currently the MCD Toll Tax and Environment Compensation Charge (ECC) is being collected from the service road occupying the single left lane at NH-24.*

*With the system upgradation plan with RFID and the growing traffic volumes, the collection of Toll Tax & ECC, with only a single lane is not possible and is creating traffic jams, therefore, there is a need of 05 lanes for smooth collection work but in the site there is no space available on the existing carriageway of NH24.*

*The matter was discussed with the NHAI Chairman on 30th August, 2018 and further deliberated on 31st August 2018 with their technical team, it was recommended by NHAI to acquire the adjacent additional land at that location and which we believe it comes under your Jurisdiction."*

Accordingly, erstwhile SDMC requested DDA to provide 1986 sq.m of land at Pocket-B, IFC Ghazipur, on concessional rates i.e. Government to Government for the purpose of installation of RFID system (2 lanes) for the collection of MCD Toll Tax and Environment Compensation Charge (ECC).

1.3 The proposal of developing 2 lanes toll plaza adjacent to NH-24 was reviewed by NHAI and on their recommendations, erstwhile SDMC vide letter dated 20.09.2019 revised the proposed area to 13655 sq.m for the purpose of installing RFID System (5 lanes) **(Annexure B)**.

1.4 Planning Zone E vide letter dated 15.01.2021, requested Toll Tax Department to identify a different site for the proposed facility as the site under consideration falls in "Recreational" Landuse and as per the examination of Landscape and Horticulture Department, DDA, huge no. of trees i.e. 465 approx. will be needed to cut due to the proposed activity **(Annexure C)**.

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- 1.5 In response, Toll Tax Department vide letter dated 03.06.2021 intimated that,  
*"it is not possible to install the RFID System at different site for the proposed activity and regarding existing trees on site, erstwhile SDMC after allotment of site, shall take up the matter with Forest Department"* (Annexure D) and  
 a new proposal was submitted along with Detailed Proposal Report (DPR) for the requirement of area measuring 7205 sq.m of land, for Installing RFID System (5 lanes) at Ghazipur vide letter dated 02.08.2021 (Annexure E).
- 1.6 Further, vide meeting held on 30.06.2022, it was informed by IL Department, DDA to MCD that *"the use of land in question is Zonal Green, for change of landuse, equivalent land is to be developed as Green by MCD"*.

Accordingly, MCD identified a piece of land located at village Ghumanhera, District South West, measuring about 8092 sq.m, available with MCD and proposed it for development as Green (Annexure F). Details of this site are as under:

Location	Area (in sq.m)	Landuse (as per ZDP OF Zone L )	Boundaries
Village Ghumanhera, South West Delhi falling in Planning, Zone-L	8092 sq.m	Agricultural and Green Belt	North : Green field South: Village Road East: Village Road West: Green Field

## 2.0 EXAMINATION:

- 2.1. The site under reference falls in Pocket B of **"Modified Layout Plan of Integrated Freight Complex Gazipur"**. Further it is to submit that, other than above mentioned layout plan, no-plans are available in Planning Zone-E (Annexure G).
- 2.2. Landuse and details of the site is as follows (Annexure G and H):

Location	Use Premise (as per LOP)	Landuse (as per MPD 2021)	Landuse (as per ZDP of Zone E)	Boundaries (as per ZDP of Zone E)
Ghazipur old location, currently MCD Toll Tax (NH-24)	Recreational	C2 Wholesale & Warehousing	Recreational (Community Park/ Park/ Multipurpose/ GR)	North : Delhi Meerut Expressway South: Ghazipur Dairy Farm East: Delhi- UP Border West: Dr. Hedgewar Marg

## 2.3. As per the report of LM Department, DDA, (Annexure J)

"as per the land record available in this office, the land w/r falls in Kh. no. 560 of village Gazipur, which is acquired and possession taken over land to DDA. The land w/r has already been transfer to Horticulture Dept. HD-7, DDA for green development."

Also, "As per the court case register available in this branch there is no entry find regarding kh no. 560 of Village Khichripur".

## 2.4. TSS has been provided by Toll Tax Department, MCD, (Annexure K)

## 3.0 INFORMATION REQUIRED AS PER THE MOUD, GOI LETTERS DATED 07.04.2015 AND 04.09.2015 IS ANNEXED AT L.

## 4.0 PROPOSAL:

In view of the above, Change of Landuse is proposed for an area measuring 7205 sq.m from 'Recreational (Community Park/ Park/ Multipurpose/ GR)' to 'Transportation' at Pocket-B, IFC Gazipur, under Section 11A of DD Act, 1957.

The boundary of the site is based on TSS provided by MCD. The proposal for the Change of Land Use is as follows (Annexure M) :

Location	Requested Area	Landuse (as per ZDP of Zone E)	Landuse Changed to	Boundaries (as per ZDP of Zone E)
Ghazipur old location, currently MCD Toll Tax (NH-24)	7205 sqm	Recreational (Community Park/ Park/ Multipurpose/ GR)	Transportation (Toll Plaza)	North : Delhi Meerut Expressway South: Ghazipur Dairy Farm East: Delhi-UP Border West: Dr. Hedgewar Marg

## 5.0 RECOMMENDATIONS:

The proposal at para 4 above is placed before the Technical Committee for processing under Section 11A of DD Act 1957 for consideration of the Authority.



Director (Plg.)  
Zone E & O



Asst. Dir. (Plg.)  
Zone E



Planning  
Assistant

The point wise information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 as follows:

Sl. No	Point	Information
1	Whether the land is government or private and who is the land owning agency?	Govt. Land & owned by DDA
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Municipal Corporation of Delhi (MCD)
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Officials from DDA inspected the site on 23.05.2022.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed 5 lane toll plaza will help in channelizing the traffic movement at above said location.
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
6	What will be proposal's impact / implications on general public e.g. Law & order etc. ?	No negative impact is envisaged.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending on the land mentioned in proposal.
8	Background note indicating the current situation/provisions.	As mentioned in Para 1.0 above - Background
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	Earlier, erstwhile North DMCs proposal of change of land use for the sites at Gandhi Maidan and Dargal Maidan from 'Recreational' to 'Transport' were approved by DDA vide Notification No. SO 2956 (E) dated 09.04.2015 respectively.
10	What were the specific recommendations of the Authority with regard to the proposal	The proposal is to be placed before the Authority after the approval of Technical Committee
11	How and why the proposal was initiated?	MCD intends to construct a 5 lane Toll Plaza, on the plot measuring 7205 sq.m, owned by DDA. Presently, the site is vacant and landuse is "Recreational (Community Park/ Park/ Multipurpose/ GR)" as per Zonal Development Plan of Zone E. Hence, change of landuse is required to take up the construction of Toll Plaza.

12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact envisaged as the subject land is used for construction of 5 lane Toll Plaza to curtail the traffic condition on Ghazipur Main toll Plaza (near existing single lane Toll Plaza).
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	The public at large will be benefited as it will smoothen the traffic flow at Ghazipur Main Toll Plaza.  In long term, after the construction of 5 Lane Toll Plaza, traffic condition at this point will be channelized, this will help in reducing traffic Condition in the area.
14	How the proposal will benefit in the development and economic growth of the city.	Effective collection of Toll Tax with RFID System will help in maintenance of road infrastructure in the city. The proposed 5 Lane Toll Plaza (RFID System) will also allow the traffic to move faster, which saves fuel and reduces carbon emissions.
15	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi	There is no specific relation with policy/proposal in other metropolitan cities. The proposal is specific to the need / requirement of Delhi.
16	What will be the public purpose served by the proposed modification.	5 Lane Toll Plaza (RFID System), which will smoothen the traffic flow at Ghazipur Main Toll Plaza.
17	What is the number of people/families/households likely to be affected by the proposed policy.	<ul style="list-style-type: none"> <li>• People of Delhi will get smooth traffic flow at Ghazipur Main Toll Plaza</li> <li>• After the construction of 5 Lane Toll Plaza, traffic condition at this point will be channelized, which will help in reducing traffic Condition in the area.</li> </ul>
18	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	<p>i) The current Landuse of the site is Recreational.</p> <p>ii) MCD has requested for 7205 sq.m of land for 5 lane Toll Plaza (RFID System) in pocket-B Ghazipur site vide letter dated 02.08.2021.</p> <p>iii) In order, to develop the site as per the</p>

		request of MCD, Change of Landuse is required.
19	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The modification / Change of LandUse proposal is as per the procedure laid down in DDA Act, 1957.
20	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	The proposal has been requested by MCD and to be discussed in Technical Committee of DDA in which Officers / Officials of DDA, MCD, TCPO, MoHUA are invited.
21	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	The issue of Change of Land Use is not related to any guidelines/ order of DoPT, Ministry of Finance and other Nodal Ministries/ Departments.
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Name: Sh. P. Dinesh Designation: Chief Town Planner, MCD Contact No.: 011-23226323, Name: Sh. Hemant Kumar Fauzdar Designation: Addl. Dy. Commr. (Toll Tax) Contact No. : 9873239773



Item No: 27/2023

SUB: ATRS ON THE ISSUES RAISED BY HON'BLE AUTHORITY MEMBERS DURING MEETINGS OF THE DELHI DEVELOPMENT AUTHORITY ON 28.02.2023 AND 29.03.2023.

F.2(01)2023/MC/DDA

MEETING DATE: 28.02.2023

Other points raised by the Hon'ble Members of the Authority

S.No	SUBJECT	ACTION TAKEN REPORT
(I)	<p><u>Shri Vijender Gupta</u></p> <p>1. Timelines should be fixed for completion of large DDA projects which are important for the development of Delhi. The sports complex under construction at Sector-33, Rohini should be inaugurated in January, 2024. Timelines for inauguration of other sports complexes under construction should also be fixed.</p>	<p>In the sports complex under construction at Sector-33, Rohini, only building work has been awarded. Work is in progress and likely to be completed by December, 2023. Obtaining fire NOC, connection from DJB, BSES, testing and commissioning may take another two months, i.e, upto February, 2024. The work of open play fields, swimming pool and other development works have been identified and estimation of these are under process. These works shall be executed after award of works and are likely to be completed by June, 2024.</p> <p>The sports complexes at Sectors 8 &amp; 19, Dwarka are likely to be completed by December, 2023. Obtaining fire NOC, connection from DJB, BSES, testing and commissioning may take another two months, i.e, upto February 2024.</p> <p>Sports complex at Sector-23, Dwarka is likely to be completed by December, 2023, except area of open play fields and parking which is temporarily occupied by NHAI. Obtaining fire NOC, connection from DJB, BSES, testing and commissioning may take another two months, i.e, upto February, 2024, except area temporarily occupied by NHAI.</p> <p>Golf course at Sector-24, Dwarka is likely to be completed by December, 2023, except club house building. Obtaining fire NOC, connection from DJB, BSES, testing and commissioning may take another two months, i.e, upto February, 2024. Club house building is likely to be completed by June,</p>



		2024.				
	2. All encroachments along the right of way, including religious structures should be removed.	<p>If any encroachment is observed, same is removed by fixing demolition programme with the help of police force.</p> <p>Details of demolition programmes carried out by DDA from 01.01.2023 till date are as follows:</p> <table border="1"> <thead> <tr> <th>No of demolition programmes</th> <th>Area reclaimed</th> </tr> </thead> <tbody> <tr> <td>61</td> <td>316.08 acres</td> </tr> </tbody> </table>	No of demolition programmes	Area reclaimed	61	316.08 acres
No of demolition programmes	Area reclaimed					
61	316.08 acres					
	3. A policy should be framed for management of stray cattle.	Pertains to MCD.				
(II)	<p><u>Shri Somnath Bharti</u></p> <p>1. No further unauthorized construction should be allowed.</p>	Every effort is being made to prevent any unauthorized construction.				
	2. Policy be framed for dealing with construction that have come up within 100 meters of protected monuments.	Pertains to ASI.				
(III)	<p><u>Shri O.P Sharma</u></p> <p>1. DDA roads and parks which require maintenance should be repaired on priority.</p>	<p>The repair work of roads taken up during financial year 2023-24 are as follows.</p> <p>1.Road repair work at GGIP University, Vishwas Nagar completed and footpath work is under progress.</p> <p>2. Road repair work at Manglam Road, Karkardooma near FC-18 is under progress.</p> <p>3.Road repair work near Leela Hotel at CBD Shahdara has been done. However, for balance road work at CBD Shahdara, tender has been re-invited, financial bids opened and work will be started soon.</p> <p>4. The repair work of road between Deepak Memorial and Shanti Mukund Hospital is at tendering stage.</p> <p>5. The following road repair works at I.P. Extension are at tendering stage:</p> <p>a. Himvarsha Apartment Road</p> <p>b. Arya Nagar Apartment Road</p> <p>c. Vidhi Apartment Road</p> <p>d.National Victor School Road</p> <p>e. CBSE office and Mayo School Road</p>				

	<p>f.DCP office road</p> <p>6. The following road repair works at Ghazipur are at tendering stage:</p> <p>a) Bhavapur road along U.P. border.</p> <p>b) Ghazipur sabji mandi road.</p> <p>7. LED lighting on road of I.P. Extension, Vishwas Nagar and Mangalam Road is at completion stage.</p> <p>8. Karkardooma Community Centre and linked roads have already been handed over to EDMC.</p> <p>DDA parks are in general maintained. However, Hon'ble Member may convey the names of specific parks where improvement or maintenance is required.</p>
2. Encroachments from ROW of Shanti Swaroop Bhatnagar Marg should be removed on priority.	To ascertain the exact alignment of RoW, Total Station Survey (TSS) has been conducted on 03.06.2023. The survey of jhuggis falling on the RoW will be done. Thereafter, eligibility of these households will be verified for relocation to EWS flats at Narela on payment of beneficiaries contribution after obtaining approval of the competent authority. Subsequently, the RoW will be cleared enabling complete construction of Shanti Swaroop Bhatnagar Marg.
3. Development of greens by DDA should be publicized in the media.	A campaign in print and social media starting from World Environment Day on 05.06.2023 has been planned.
4. Suitable action should be taken by DDA since the ownership documents for the property demolished by DDA at Welcome Colony have now been made available.	<p>The demolition on 20.11.2020 was carried out on khasra nos. 164/38, 165/38, 166/38, 169/38, 170/38 and 171/38 of Revenue Estate Chiragah Shumali to remove encroachment on Government/DDA land. In the said demolition programme, land measuring 2500 sq. yards was reclaimed and 1000 sq. yards was sealed as highly inflammable chemicals were stored there.</p> <p>The owner/occupant who claimed ownership of the said land was given personal hearing on 25.05.2022 and he submitted some additional documents from the office of custodian of Evacuee Property, GNCTD to claim his ownership.</p>

		<p>A letter dated 23.06.2022 followed by reminder dated 18.08.2022 was sent to Evacuee Property Cell (EPC), GNCTD for examination of the document. The reply of the EPC, GNCTD has been received vide letter dated 07.12.2022 and the matter is under examination in light of the following:</p> <ol style="list-style-type: none"> <li>1. The revenue records indicate that owner/occupant who claimed ownership of the said land was unauthorized encroacher.</li> <li>2. The ownership of the land of Revenue Estate Chiragah Shumali in which the said property falls vests with DDA as per Nazul Agreement, 1937.</li> <li>3. The EPC did not provide all documents related to allotment such as Sanad.</li> <li>4. It has been observed that during transfer of 30.5 acres of land in Chiragah Shumali along G.T Road to MCD vide Resolution No 43 dated 22.01.1962, area measuring 1.70 acres was under unauthorized occupation of Mrs Bashi Bai, widow of Pokhar Dass and civil suit was pending. Therefore, said area was not transferred to MCD. The details/status of the court case are being sought.</li> <li>5. As per Jamabandi of 1961-62, the said land was mentioned under the ownership of Sarkar Daulat Madar and Sh. Ajiuddin was mentioned as Pattedar in column no 6 of the said Jamabandi.</li> </ol>
	5. Vacant land near Karkardooma should be allotted before it gets encroached.	The land under reference forms part of Influence Zone Plan (IZP) prepared for the TOD scheme.
	6. DDA to provide a list of villages/colonies falling in Zone O and O(R).	As per MPD 2021 there is only one 'O' zone. The concept of 'O' and 'O(R)' zones is in draft MPD 2041 which is under consideration for approval. Once it is approved, survey would be done to identify list of colonies in both the zones.

MEETING DATE: 29.03.2023

(IV)	<p><u>Item No. 05/2023</u></p> <p><b>Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 16.11.2022.</b> F.2(06)2022/MC/DDA/Pt.</p> <p><u>Shri Vijender Gupta</u></p> <p>i) For preparing a policy for conversion of damage properties in Nazul Estates to freehold, categorization of various types of leases should be done and relief on payment of damages for regularization of properties needs to be considered.</p> <p><u>Shri O.P Sharma</u></p> <p>i) Though he has taken up matters regarding Shanti Swaroop Bhatnagar marg and Vishwas Nagar since the last eight years, these matters are still unresolved. Despite the orders of Hon'ble Lt. Governor, encroachments on ROW of Shanti Swaroop Bhatnagar marg have not yet been removed. At Vishwas Nagar, encroachments have only been removed partially.</p> <p>Hon'ble Lt. Governor directed that a joint site inspection of DDA and DUSIB be organized with Hon'ble Member and report submitted in the matter.</p>	<p>Hon'ble LG has directed that an amnesty scheme on the lines of Samridhi Scheme of MCD be prepared for recovery of damage charges.</p> <p>The scheme is being formulated and the same shall be placed before the Authority in the next meeting.</p> <ol style="list-style-type: none"> <li>1. Joint site inspections with DUSIB held. A site inspection was also carried out in the presence of Sh. O.P Sharma, Hon'ble Member on 31.03.2023.</li> <li>2. As per Zonal Development Plan (ZDP), there is a road having 24m RoW which connects Nallah Road on one side and Patparganj Road on the other side. The road has been constructed from Nallah Road upto red light of Chitra Vihar which has been named Shanti Swaroop Bhatnagar Marg. The road could not be constructed upto Patparganj Road due to encroachment by a JJ cluster, namely, East Guru Angad Nagar which as per DUSIB is an identified JJ basti bearing cluster code no. 584. As per list, a total of 177 jhuggis exist on the said JJ cluster.</li> </ol>
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	<p>ii) Matter regarding renewal of expired leases in Nazul Estates had been sent to MoHUA after approval of the Authority. However, the matter remains unresolved.</p>	<ol style="list-style-type: none"> <li>3. A meeting was held under the chairmanship of V.C., DDA on 17.04.2023. It was decided that the road alignment demarcation be done.</li> <li>4. Accordingly, a joint site inspection with concerned stakeholders was conducted on 01.06.2023 and approx. 165 structures were found existing on the encroached land of RoW.</li> <li>5. To ascertain the exact alignment of RoW, Total Station Survey (TSS) has been conducted on 03.06.2023. The survey of jhuggis falling on the RoW will be done. Thereafter, eligibility of these households will be verified for relocation to EWS flats at Narela on payment of beneficiaries contribution after obtaining approval of the competent authority. Subsequently, the RoW will be cleared enabling complete construction of Shanti Swaroop Bhatnagar Marg.</li> </ol> <p>The agenda regarding renewal of expired leases of residential and mixed land use was approved by the Authority vide item no 63/2019 and the same referred to MoHUA for approval. MoHUA had from time to time raised queries and asked information which was suitably replied by DDA. Eventually it was directed by MoHUA to enhance the conversion charges by linking it with the circle rate/ CII taking into account rates prevailing in other cities also where Nazul land exist.</p> <p>Accordingly, a presentation was made by FM, DDA regarding finalizing the conversion charges in respect of residential properties</p>
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iii) New Sanjay Amar colony has been brought under both PM-UDAY and Jahan Jhuggi Wahan Makaan schemes. Action Taken Report has been submitted without consulting him in the matter.

before Hon'ble LG. However, some observations were made by Hon'ble LG and directed to revise the presentation accordingly.

Further, a presentation was made before Hon'ble LG on 26.04.2023 regarding 23 Nazul estates and it was directed that a window for a period of four months regarding renewal and conversion of expired leases of residential as well as mixed land use may be opened.

In this regard policy is being formulated and will be submitted before the Authority.

1. The total number of unauthorised colonies that are overlapping with JJ clusters as per the information received from DUSIB stands at 45, including New Sanjay Amar Colony.

2. The issue of overlapping of unauthorized colonies with JJ clusters was placed before the Committee constituted under chairmanship of Hon'ble LG to recommend the process of conferring/ recognizing ownership or transfer/mortgage right to the residents of unauthorized colonies in Delhi. In the meeting of the committee on 12.10.2022, it was decided that VC, DDA will hold meeting with land owning agencies and work out options to be placed before the committee to decide the further course of action. Meeting with the land owning agencies under the chairmanship of Vice Chairman, DDA was held on 28.10.2022 with a follow up meeting on 25.11.2022.

3. On the request of the Forest Department, GNCTD, a circular dated 07.12.2022 was issued wherein 09 unauthorised colonies, where Forest Department is the land owning agency, were masked from the PM-UDAY portal and directions were issued to cancel CD/ AS executed/ issued in these unauthorised colonies.

4. Further, a meeting was held under the chairmanship of Principal Commissioner (PM-UDAY), DDA on 08.02.2023, wherein it was observed that though there does not appear to be clear legal bar for implementation of the National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulation, 2019 in areas of overlap, it is important to ensure that the implementation of the PM-UDAY Scheme should not affect the viability of the remaining area of the JJ clusters and accordingly, possible options for implementation were worked out.

5. As per the decision taken in the meeting held on 09.03.2023 under the chairmanship of VC, DDA, options for implementation have been worked out and forwarded to Planning Department for further examination. Planning Department has provided their comments, wherein the viability of the JJ clusters falling partially within and partially outside the UC boundary for implementation of ISR scheme has been recommended to be evaluated on the basis of physical and financial evaluation in respect of the projects.

6. Therefore, as regards the 18 cases where the JJ clusters are falling completely within the UC boundary, presently there appears no legal impediment under the provisions of the National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Act, 2019 regarding conferment/recognition of property rights, if the application is found eligible under the said Act/Regulation as well as in terms of subsequent government instructions.

7. The matter will accordingly be placed before the committee headed by Hon'ble LG as mentioned at para no. 2 above.

<p>iv) Two sites are available for development of stack parking near Hanuman mandir, Yamuna Bazar.</p> <p>Hon'ble Lt. Governor directed that a joint site inspection of DDA and MCD be organized with Hon'ble Member</p>	<p>As decided, a joint site inspection was organized on 19.05.2023, wherein Hon'ble Authority Member was present along with officers/officials from MCD and DDA.</p> <p>During the site visit, five sites were visited which included three sites identified by Planning Department, DDA as per the earlier visit on 14.02.2023 and two sites suggested by Hon'ble Authority Member.</p> <p>After the site inspection, it was observed that four sites are next to ASI protected monument(s)/site(s) such as Red Fort, Salimgarh Fort, Shahjahanabad City Wall and Lothian Cemetery. However, all the five sites fall within the 100m radius of these protected monuments/sites. Hence, none of the sites are suitable for stack parking in view of heritage structures.</p> <p>However, MCD can explore the possibility of development of surface parking at two sites i.e., (i) vacant area in ayurvedic dispensary for cars and (ii) land adjacent dhalao (earlier DEMS office) for two wheelers.</p>
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## Other points raised by Hon'ble Members of the Authority

(V)	<p><u>Shri Vijender Gupta</u></p> <p>i) DDA can earn substantial revenue by disposing left out plots in developed areas and consider change of land use of plots for enhancing their saleability in market.</p>	<p>Disposal of plots through e-auction is a continuous process and as mentioned by Hon'ble Authority Member necessary action for disposal of left out plots in developed areas will be taken.</p>
(VI)	<p><u>Shri Somnath Bharti</u></p> <p>i) DDA roads should be handed over to PWD or MCD.</p>	<p>Some roads of various sectors of Dwarka zone have been handed over and remaining are under process of handing over.</p> <p>Details of estimated deficiency charges and amounts paid for Dwarka Zone to MCD are attached at Annexure 'A'</p>
	<p>ii) A fake unauthorized colony by the name of Begumpur Post Office, within Begumpur park, has been registered under the PM-UDAY scheme.</p>	<p>Both Begumpur Village (South), New Delhi, 110017 (Registration no 63-ELD) and Begumpur Post Office Malviya Nagar New Delhi, 110017 (Registration no 41-LOP) had been included in the list of 1731 UCs published in The National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019. Layout map of Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD) had been received. However, no layout map of Begumpur Post Office Malviya Nagar, New Delhi-110017 (Registration no 41-LOP) was available.</p> <p>The layout map of Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD) includes the area falling under Begumpur Post Office Malviya Nagar, New Delhi-110017 (Registration no 41-LOP).</p> <p>The boundary of 41-LOP Begumpur was subsumed in the boundary of 63-ELD Begumpur Village. Hence, ownership rights are being conferred under PM-UDAY Scheme for Begumpur Village (South), New Delhi 110017 (Registration no 63-ELD). No such rights are being issued in respect of Begumpur Post Office Malviya Nagar, New Delhi 110017 (Registration no 41-LOP).</p>

<p>(VII)</p>	<p><u>Shri O.P Sharma</u></p> <p>i) Near Karkardooma TOD project, behind Deepak Nursing Home, approx 50 to 60 acres prime DDA land is being encroached. Hon'ble Lt. Governor directed that the matter be examined and report submitted within three days.</p>	<p>Demolition programme for removal of encroachment was carried out on 26.04.2023 to 28.04.2023 and 04 temporary tin structures and unauthorized cultivation were removed. After demolition, approx. 36 bigha 13 biswa land has been reclaimed of village Karkardooma and Mandawali Fazalpur. Out of 80 bigha, details of remaining land of village Karkardooma and Mandawali Fazilpur under encroachment are as follows:</p> <table border="1" data-bbox="861 716 1508 1108"> <thead> <tr> <th>Village</th> <th>Area under Encroachment</th> <th>Nature of encroachment/Status</th> </tr> </thead> <tbody> <tr> <td>Karkardooma</td> <td>10Bigha</td> <td>Under Court Stay</td> </tr> <tr> <td>Mandawali Fazilpur</td> <td>2Bigha</td> <td>JJ cluster and 30 nos. of Court cases are there on the land.</td> </tr> <tr> <td>Mandawali Fazilpur</td> <td>7Bigha</td> <td>Construction</td> </tr> </tbody> </table> <p>A joint inspection was carried out on 25.05.2023 in the presence of Hon'ble Authority Member. Hon'ble Authority Member requested to remove unauthorized encroachment from DDA land and repair of the road. The land under reference falls within the intense zone of TOD development of Karkardooma and Anand Vihar and is required to be planned as an integral part of IZP. TSS of the land will be done and all encumbrances removed.</p>	Village	Area under Encroachment	Nature of encroachment/Status	Karkardooma	10Bigha	Under Court Stay	Mandawali Fazilpur	2Bigha	JJ cluster and 30 nos. of Court cases are there on the land.	Mandawali Fazilpur	7Bigha	Construction
Village	Area under Encroachment	Nature of encroachment/Status												
Karkardooma	10Bigha	Under Court Stay												
Mandawali Fazilpur	2Bigha	JJ cluster and 30 nos. of Court cases are there on the land.												
Mandawali Fazilpur	7Bigha	Construction												
	<p>ii) DDA roads in his constituency have not been maintained for several years. Whenever repairs are conducted, the quality of work is very poor. A list of DDA roads in his constituency be provided.</p>	<p>The repair work of roads taken up during financial year 2023-24 are as follows.</p> <ol style="list-style-type: none"> <li>1.Road repair work at GGIP University, Vishwas Nagar completed and footpath work is under progress.</li> <li>2. Road repair work at Manglam Road, Karkardooma near FC-18 is under progress.</li> <li>3.Road repair work near Leela Hotel at CBD</li> </ol>												

		<p>Shahdara has been done. However, for balance road work at CBD Shahdara, tender has been re-invited, financial bids opened and work will be started soon.</p> <p>4. The repair work of road between Deepak Memorial and Shanti Mukund Hospital is at tendering stage.</p> <p>5. The following road repair works at I.P. Extension are at tendering stage:</p> <ol style="list-style-type: none"> <li>Himvarsha Apartment Road</li> <li>Arya Nagar Apartment Road</li> <li>Vidhi Apartment Road</li> <li>National Victor School Road</li> <li>CBSE office and Mayo School Road</li> <li>DCP office road</li> </ol> <p>6. The following road repair works at Ghazipur are at tendering stage:</p> <ol style="list-style-type: none"> <li>Bhavapur road along U.P. border.</li> <li>Ghazipur sabji mandi road.</li> </ol> <p>7. LED lighting on road of I.P. Extension, Vishwas Nagar and Mangalam Road is at completion stage.</p> <p>8. Karkardooma Community Centre and linked roads have already been handed over to EDMC.</p>
	<p>iii). DDA plots are not being disposed of through auction, as in some cases the highest bids received during auction are rejected by a Committee.</p>	<p>Chapter III of Nazul Rules, 1981, provides disposal of plots/properties through auction. Further, the H1 bids are normally accepted subject to confirmation by Vice-Chairman, DDA.</p> <p>However, it was observed that there are large variation in the bids received in terms of amount quoted and number of bidders in comparison to the bids of other plots of the same area. To avoid such anomaly it was decided that a methodology of calculation of <b>Threshold value</b> be put in force and, thereafter, a circular dated 28.06.2019 was issued for examination of the H1 bids with the approval of the then VC, DDA.</p> <p><b>Threshold value (t)</b> is computed on the basis of <b>average premium rate per square meter (m)</b> of disposed off plots of similar category in the same</p>

region in last one year (including bids of current phase of auction), safety coefficient (x) and standard deviation (s).

Formula for calculation of threshold value ( t) is as follows:-

$$t = m - x*s$$

It is pertinent to mention here that the H1 bids of the plots/ properties higher than threshold value are accepted by the competent authority, i.e., VC, DDA. However, the H1 bids which are lower than threshold value are referred to the Threshold Committee. The Threshold Committee analyzes each and every aspect of the bid such as locational advantage, competitiveness of the bid, prone to encroachment, transport connectivity, history of the auction of the plot/ property for which bid is under consideration, etc., and, thereafter, decision regarding acceptance/ rejection of the bid is taken.

Last year DDA has disposed off 546 plots/ properties in 4 phases of e-auction, i.e., Phase 14th to Phase 17th. In the aforesaid phases of e-auction, bids have been received in respect of 687 plots/properties, out of which only 97 H1 bids were not accepted by the Threshold Committee. The phase wise details of the bids are as under:-

Phase	No. of plots/properties where bid received	No. of plots/properties where bid accepted by Competent Authority	No. of plots/properties where bid rejected by Competent Authority	Reasons for rejection	
				By threshold Committee	Single bid
14 th	106	93	13	10	3
15 th	166	133	33	28	5
16 th	191	131	60	42	18
17 th	224	189	35	17	18
Total	687	546	141	97	44

	iv) It was directed that a joint site inspection of TOD Karkardooma project be organized along with Hon'ble Member.	The joint site inspection of TOD Karkardooma project shall be fixed with the consent of Hon'ble Member.
	v) It was further directed that DDA to check the ownership status of roads near IP University for early repair of the same by the concerned agency.	The ownership of the road near IP University is with DDA and repair work of said road has already been completed.

ANNEXURE 'A'Details of estimated deficiency charges and amounts paid for Dwarka Zone to MCD

S. No	Sectors	Amount proposed by MCD (in Lakhs)	Amount paid (in Lakhs)	Amount Sanctioned (in Lakhs)	Deficiency Estimate under scrutiny (in Lakhs)	Remarks
1	Sec-1	-73.22	-	21.88	51.34	-
2	Sec-1A (Nasirpur)	247.88	-	-	247.88	-
3	Sec-2	413.37*	-	-	-	Estimate yet to be agreed due to abnormally on higher side
4	Sec-3	606.00*	-	-	-	Estimate yet to be agreed due to abnormally on higher side
5	Sec-4	241.15	-	-	241.15	-
6	Sec-5	296.28	-	-	296.28	-
7	Sec-6	356.27	327.42	28.85	-	Physically handed over to MCD on 12.04.23
8	Sec-7	94.14	94.14	-	-	Physically handed over to MCD on 23.02.23
9	Sec-8 Blk-(B,C&D)	443.64	443.64	-	-	-
10	Sec-8 Blk-A	489.01	-	-	489.01	-
11	Sec-9	2395.28	-	-	2395.28	-
12	Sec-10	342.57	159.14	28.73	154.70	-
13	Sec-11	28.15 538.62*	22.70	5.45	-	* Estimate for upto 24 mtr RoW roads yet to be agreed due to abnormally on higher side
14	Sec-12	514.89	-	-	514.89	-
15	Sec-13	574.94	-	-	574.94	-
16	Sec-14	187.92	106.60	-	81.32	-
18	Sec-16 (A&B)	157.74	157.74	-	-	Physically handed over to MCD on 20.02.23
19	Sec-16B, SRT Flats	138.14	138.14	-	-	Physically handed over to MCD on 29.02.23
20	Sec-17	1114.21	1088.62	25.59	-	-
21	Sec-18	167.81	156.77	11.04	-	-
22	Sec-19A	159.93	-	-	159.93	-
23	Sec-19B	366.47	-	37.72	328.75	-
28	Sec-22	435.48	120.54	29.88	285.06	-
30	Sec-23A	325.51	325.51	-	-	-
31	Sec-23B	689.68	644.61	-	45.07	-
32	Master Plan Roads of Entire Dwarka	35000*	-	-	-	Estimate yet to be agreed due to abnormally on higher side
	<b>Total</b>		<b>3785.57</b>	<b>189.14</b>	<b>5865.60</b>	

**Agenda laid on table (14.06.2023)**

<b>S. NO.</b>	<b>ITEM NO.</b>	<b>SUBJECT</b>	<b>DEPARTMENT</b>
1.	28/2023	Proposal for change of land use in Master Plan for Delhi (MPD-2021) and Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)". (F.No.PLG/LP/0001/2023/N/CLU)	PLANNING

\*\*\*\*\*

**ITEM NO. 28/2023**

**Subject:** Proposal for Change of Land Use in Master Plan for Delhi (MPD-2021) & Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in Village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)".

**File No.:** PLG/LP/0001/2023/N/CLU(Comp. No. 58537)

**1.0 Background:**

- 1.1 Power Grid Corporation of India Limited (PGCIL) through its 100% owned subsidiary Powergrid Narela Transmission Limited (PNTL) is constructing a transmission system to bring renewable power to Delhi. In this regard, PGCIL through letter dt. 19.04.2023 informed that a land block measuring 39.603 acres in Village Auchandi, Zone N has been identified for construction of 765/400 kV substation (Copy of the request letter submitted by PNTL annexed as **Annexure A**).
- 1.2 PGCIL vide letter dt. 31.03.2023 informed that the land measuring 31.5833 acres and 8.02 acres were purchased by PNTL directly from the private landowners on mutual consent basis on 28.12.2022 and 22.03.2022 respectively. Thus the total land available with PNTL for the construction of the aforementioned sub-station is 39.603 acres (16.027 Ha. approx.) for which change of land use has been requested.

**2.0 Recommendation of the Technical Committee Meeting held on 03.05.2023:**

The proposal regarding change of Landuse for construction of 765/400 KV electrical substation decision was discussed in 2nd technical committee meeting held on 03.05.23 vide Agenda item No.04/2023. The decision of the Technical committee is as under:

*"The agenda was presented by Addl. Commissioner (Plg.)-IV. After detailed deliberations, the agenda item was approved and recommended for further processing under section 11-A of DDA Act, 1957. However, the final Change of Land Use will be processed only after all the statutory clearances have been sought."*

(The copy of Technical Committee meeting agenda along with decision is enclosed as **Annexure B**).

**3.0 Examination:**

- 3.1 The land identified by PGCIL for construction of 765/400 KV substation falls in Green Belt, Village Auchandi in Zone N as per the Master Plan for Delhi (MPD-2021) and notified Zonal Development Plan for Zone N (**Annexure-C**). There is no Layout Plan prepared/ available for this area. Village Auchandi is rural and has not been declared as Development area of DDA.



- 3.2 At present, the site is accessible through approx. 15 meter wide existing road, part of which also falls in Haryana (outside the NCT Boundary).
- 3.3 ESS is not a permitted activity in Agriculture/Green Belt as per MPD-2021 (**Annexure- D**). Hence, Change of Land Use as per the provisions of Delhi Development Act 1957, is required to be processed.
- 4.0 Information as per the MoUD (now MOHUA), GoI letters dt. 07.04.2015 , 04.09.2015 and 17.06.2016 regarding amendment to MPD-2021 and change of landuse cases. The information as per MoUD (now MoHUA) letters dated 07.04.2015 , 4.09.2015 and 17.06.2016 as received from PGCIL is annexed as **Annexure E**.

#### 5.0 Proposal:

Based on the recommendation of Technical committee at para 2, The Proposal for Change of Land Use of land measuring 39.603 acres (16.027 Ha) at Village Auchandi, in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3) " under section 11A of Delhi Development Act, 1957 with details are as under:

Location	Area	Land use as per ZDP for Zone-N & MPD-2021	Land use in ZDP for Zone N & MPD-2021 change to	Boundaries
Village Auchandi Zone N	Approx. 39.603 Acres (16.027 Ha. approx.)	Agriculture/ Green Belt (A-2)	Utility (U-3 Electric Sub-Station)	North: Agriculture land South: Agriculture land East: Canal West: National Capital Territory of Delhi boundary

The Layout Plan of the proposed site is annexed as **Annexure-F**.

#### 6.0 Recommendation:

The proposal contained in Para 5.0 above is placed before the Authority for processing the Change of Landuse and inviting objections/suggestions from the public as per provisions under Section 11 A of the DD Act, 1957.

RESOLUTION

Ref. No.: NR1/Narela Project/CLU

Date: 19.04.2023

To,

The Director (Land Pooling),  
Delhi Development Authority,  
14<sup>th</sup> Floor, Vikas Minar,  
IP Estate, New Delhi-110002

**Subject: Submission of check list for Change of Land Use for establishing 765/400kV Substation as per Ministry of Urban Development, Govt. of India**

Sir,

POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited) is establishing a 765/400kV Substation at village Auchandi, Delhi (with associated lines) under "Transmission System Strengthening Scheme for evacuation of power from Solar Energy Zones in Rajasthan (8.1 GW) under Phase-II Part G & G1".

Proposal for issuance of NOC for construction of transmission lines (765kV Khetri-Narela Line, LILO of 765kV Meerut- Bhiwani Line and 400kV Maharanibagh - Narela Line) & change of land use have already been submitted to DDA.

In line with the above, we are hereby submitting the check list for Change of Land Use for establishing 765/400kV Substation as per Ministry of Urban Development, Govt. of India for the land area of 39.603 acres registered in the name of POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited).

This is for your information & necessary action please.

Thanking You,

Yours Truly,

3 17/04/23

(A K Dixit)

Chief General Manager

Mob. 9873549025

Email: akdixit@powergrid.in

*N. J. Singh*  
21/4/23

N. J. Singh, AD (CP) CLP

400/220 के.वी. जी.आई.एस. महारानी बाग उपकेंद्र, बहलोलपुर खादर (सराय काले खां बस स्टैंड के सामने), नई दिल्ली-110013

400/220 kV GIS Maharani Bagh Substation, Behlolpur Khader (In Front of Sarai Kale Khan ISBT), New Delhi-110013

उत्तरी क्षेत्र-I मुख्यालय, एस.टी.ओ. नं. संख्या 5 से 10, सेक्टर-16ए, फरीदाबाद-121002 (हरियाणा) दूरभाष : 0129-2666500, मो. : +91-7043032001

Northern Region-I HQ, SCO Bay No. 5 to 10, Sector-16A, Faridabad-121002 (Haryana) Tel.: 0129-2666500, Mob. : +91-7043032001

CIN : L40101DL1989GOI038121 | Website : www.powergridindia.com

## ANNEXURE-B



दिल्ली विकास प्राधिकरण  
मुख्या योजना विभाग  
छठी मंजिल, विकास मीनार  
आई. पी. एस्टेट, नई दिल्ली - 110002  
फ. नो. : 011-23370507

ई. फाइल. PLG/MP/0043/2023/F-1/36

दिनांक: 26.05.2023

### बैठक का कार्य-वृत्त

विषय: Minutes of the 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2023 held on 03.05.2023.

The 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2023 was held on 03.05.2023 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिखा भागवत  
26/05/2023  
(शिखा भागवत)

निदेशक (योजना), मुख्या योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.)-I / III, DDA
13. Addl. Commr. (Plg.)-II, DDA
14. Addl. Commr. (Plg.) - A, B, C, G, F & NCRPB, DDA
15. Addl. Commr. (Plg.)-IV, DDA
16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
18. Chief Town Planner, MCD
19. Sr. Architect, [HQ-1], CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic), Delhi
21. Land & Development Officer, (L&DO)
22. Director, Fire Service, GNCTD

#### Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL
3. Representative from IOCL
4. Representative from Power Grid Corporation of India Ltd.

**Item No. 03/2023**

**Confirmation of the Minutes of 1st Technical Committee meeting held on 16.02.2023.  
PLG/MP/0006/2023/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

Since no observations/comments were received, the minutes of the 1<sup>st</sup> Technical Committee held on 16.02.2023 were confirmed as circulated.

**Item No. 04/2023**

**Proposal for Change of Land Use in Master Plan for Delhi (MPD-2021) & Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV sub-station in Village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)"  
PLG/LP/0001/2023/N/CLU-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Commissioner (Plg) - IV. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11-A of DD Act, 1957. However, the final Change of Land Use will be processed only after all the statutory clearances have been sought.

**Item No. 05/2023**

**Planning permission for Fuel station on Private Land Kh. No. 43/23, village-Bakoli, GT Road, Delhi  
PLG/LP/0001/2023/P-II/FS-O/o DY.DIRECTOR(PLG)LAND POOLING-I**

The agenda item was deferred with the recommendation that the *Regulations for setting up of Fuel Stations on Privately Owned lands* be modified as per extant provisions w.r.t. Fuel Stations provided by Indian Road Congress and National Highway of India.

**Item No. 06/2023**

**Proposal for Planning permission for CNG station on Private Land Kh. No. 20/4/3, Village Nangli Poona, Delhi.  
PLG/LP/0003/2021/P-II/FS-O/o DY.DIRECTOR(PLG)LAND POOLING-I**

The agenda was presented by Addl. Commissioner (Plg) - IV. The agenda item was approved for rejection as the proposed site does not conform to para 3 (iv) and (vii) of the *Regulations for setting up of Fuel Stations on Privately Owned lands* dated 08.03.2019.

**Item No. 07/2023**

**Planning Permission for CNG Station on Private Land Khasra No. 28//22/1, 23/1 and 37/2 min, Village Tikri Kalan, Delhi.  
PLG/LP/0010/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda item was deferred with the recommendation that the *Regulations for setting up of Fuel Stations on Privately Owned lands* be modified as per extant provisions w.r.t. Fuel Stations provided by Indian Road Congress and National Highway of India.

Item No. 08/2023

Proposal for Planning permission for CNG station on Pvt. Land Khasra No. 16//20, Village Surhera Delhi.

PLG/LP/0012/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Commissioner (Plg) - IV. The agenda item was approved for rejection as the proposed site does not conform to para 3 (vii)b of the *Regulations for setting up of Fuel Stations on Privately Owned lands* dated 08.03.2019.

Item No. 09/2023

Proposed Change of Land use of land measuring 7205 sq.m for construction of Five lane Toll Plaza (RFID System) at Ghazipur Delhi-UP Border falling in Planning Zone E and compensating land at Ghumanhera, South-west Delhi falling in Planning Zone L.

PLG/MP/0142/2022/F-20/-O/o DIRECTOR (PLG)ZONE E AND O

The agenda was presented by Director (Plg), Zone E & O, DDA. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 10/2023

Regarding planning permission for alignment of following 3 transmission lines falling in Zone N,P-I P-II & O.

- i. 400 kV D/C Maharaniabagh - Narela Transmission Line
- ii. 765 kV D/C Khetri - Narela Transmission line
- iii. LILO of 765 kV S/C Meerut - Bhiwani Transmission line at Narela sub-station.

PLG/LP/0001/2020/P-II/INFR

The agenda was presented by Addl. Commissioner (Plg) - IV. It was decided that before finalizing the route alignment of "400 kV Maharaniabagh - Narela transmission line", officials of Power Grid Corporation of India Ltd. to participate in the Joint Site Inspection to be convened on 04.05.2023 for finalization of DMRC Metro route alignment of Rithala - Narela Corridor, as the Power Grid Line & DMRC metro both are passing through Zone P-I.

In this regard, a Letter dated 08.05.2023 was received from General Manager, Power grid wherein it has been mentioned that in the Joint Site Inspection held on 04.05.2023, it was found that Power grid transmission line shall cross over the DMRC metro line between Tower Loc. No. 42 & 43 near Sec - G2, DDA flat, Narela.

Further, it has been informed that the Power Grid Corporation of India Ltd. has already planned to raise the tower heights to maintain electrical clearance at the crossover locations.

In view of above, the proposal contained in the agenda item was approved, subject to the necessary statutory clearances from DMRC and NGT.

The meeting ended with the vote of thanks to the chair.

**ANNEXURE-I**

List of participants of 2<sup>nd</sup> Technical Committee meeting for the year 2023 - 03.05.2023.

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing), DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commr. (Plg.)-I / III, DDA
7. Addl. Commr. (Plg.)- II, DDA
8. Addl. Commr. (Plg.)- IV, DDA
9. Addl. Commr. (Plg.)-A, B, C, G, F & NCRPB, DDA
10. Addl. Chief Architect, VC Office
11. Director (Plg), MP & DC
12. Director (Plg), Zone E & O
13. Director (Plg), Land Pooling
14. Dy. Director (Plg), MP & DC
15. Dy. Director (Plg), Narela Project
16. Dy. Director (LS), DDA

Representatives of the following Organizations has also attended the meeting:

1. MCD
2. TCPO
3. L&DO
4. CPWD
5. Delhi Fire Service
6. Traffic Police
7. Power Grid Corporation of India Ltd.
8. IOCL
9. IGL

ITEM NO.: /2023

विषय- Proposal for Change of Land Use in Master Plan for Delhi (MPD-2021) & Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in Village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)"

PLG/LP/0001/2023/N/CLU(Comp. No. 58537)

#### 1.0 Background:

- 1.1 Power Grid Corporation of India Limited (PGCIL) through its 100% owned subsidiary Powergrid Narela Transmission Limited (PNTL) is constructing a transmission system to bring renewable power to Delhi. In this regard, PGCIL through letter dt. 19.04.2023 informed that a land block measuring 39.603 acres in Village Auchandi, Zone N has been identified for construction of 765/400 kV substation.
- 1.2 CGM Maharanibagh, PGCIL vide letter dt. 26.12.2022 requested for change of land use of Kh. No. 33/21, 34/16, 34/17, 34/18, 34/19, 34/20, 34/21, 34/22, 34/23, 34/24, 34/25, 35/15, 35/16, 35/17, 35/23, 35/24, 35/25, 36/3, 36/4, 36/5, 36/6, 36/7, 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 37/9, 37/10, 38/1 and Kh. No. 37/11, 37/12, 37/13, 37/14, 37/17, 37/18, 37/19 & 37/20 measuring 8.02 acres in Village Auchandi for establishment of 765/400 kV sub-station.
- 1.3 Further, as per PGCIL letter dt. 31.03.2023 it was informed that the lands measuring 31.5833 acres and 8.02 acres were purchased by PNTL directly from the private landowners on mutual consent basis on 28.12.2022 and 22.03.2022 respectively. Thus the total land available with PNTL for the construction of the aforementioned sub-station is 39.603 acres (16.027 Ha. approx.) for which change of land use has been requested.(copy of the relevant documents submitted by PNTL annexed as Annexure A).

#### 2.0 Examination:

- 2.1 The land identified by PGCIL for construction of 765/400 KV substation falls in Green Belt, Village Auchandi in Zone N as per the Master Plan for Delhi (MPD-2021) and notified Zonal Development Plan for Zone N (Annexure-B). There is no Layout Plan prepared/ available for this area. Village Auchandi is rural and has not been declared as Development area of DDA.
- 2.2 At present, the site is accessible through approx. 15 meter wide existing road, part of which also falls in Haryana (outside the NCT Boundary). However, a proposed 30 m ROW road as approved by 4<sup>th</sup> Technical Committee Meeting dt. 04.04.22 vide Item No. 16/2022 bifurcates the proposed site in two parts (Annexure- C). Therefore, if the proposal is approved the proposed road may require modification.
- 2.3 Information with respect to MoUD's (MoHUA) Letter No. K-13011/3/2012-DD-I, No.K-13011/3/2012-DD-IB & Letter No. K-13011/3/2012-DD-IB dated 04.09.15, 07.04.15 and 17.06.2016, respectively. (Annexure-D)

- 2.4 ESS is not a permitted activity in Agriculture/Green Belt as per MPD-2021 (Annexure-E). Hence, Change of Land Use as per the provisions of Delhi Development Act 1957, is required to be processed.
- 2.5 The clarification regarding land status of the Khasra Nos. under reference, has been sought from LM Deptt. DDA.

### 3.0 Proposal:

The Proposal for Change of Land Use of land measuring 39.61 acres at Village Auchandi, in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3) " under section 11A of Delhi Development Act, 1957 with details are as under:

Location	Area	Land use as per ZDP for Zone-N & MPD-2021	Land use in ZDP for Zone N & MPD-2021 change to	Boundaries
Village Auchandi Zone N	Approx. 39.603 Acres (16.027 Ha. approx.)	Agriculture/ Green Belt (A-2)	Utility (U-3 Electric Sub- Station)	North: Agriculture land South: Agriculture land East: Canal West: Zone N Boundary/ NCT boundary

The Layout Plan of the proposed site is annexed as Annexure-F.


### 4.0 Recommendation:

The proposal contained in Para 3.0 above is placed before the Technical Committee for its consideration and approval. Thereafter the proposal shall be processed under Section 11 A of the DD Act, 1957 and public notice shall be issued for inviting objections/suggestions.

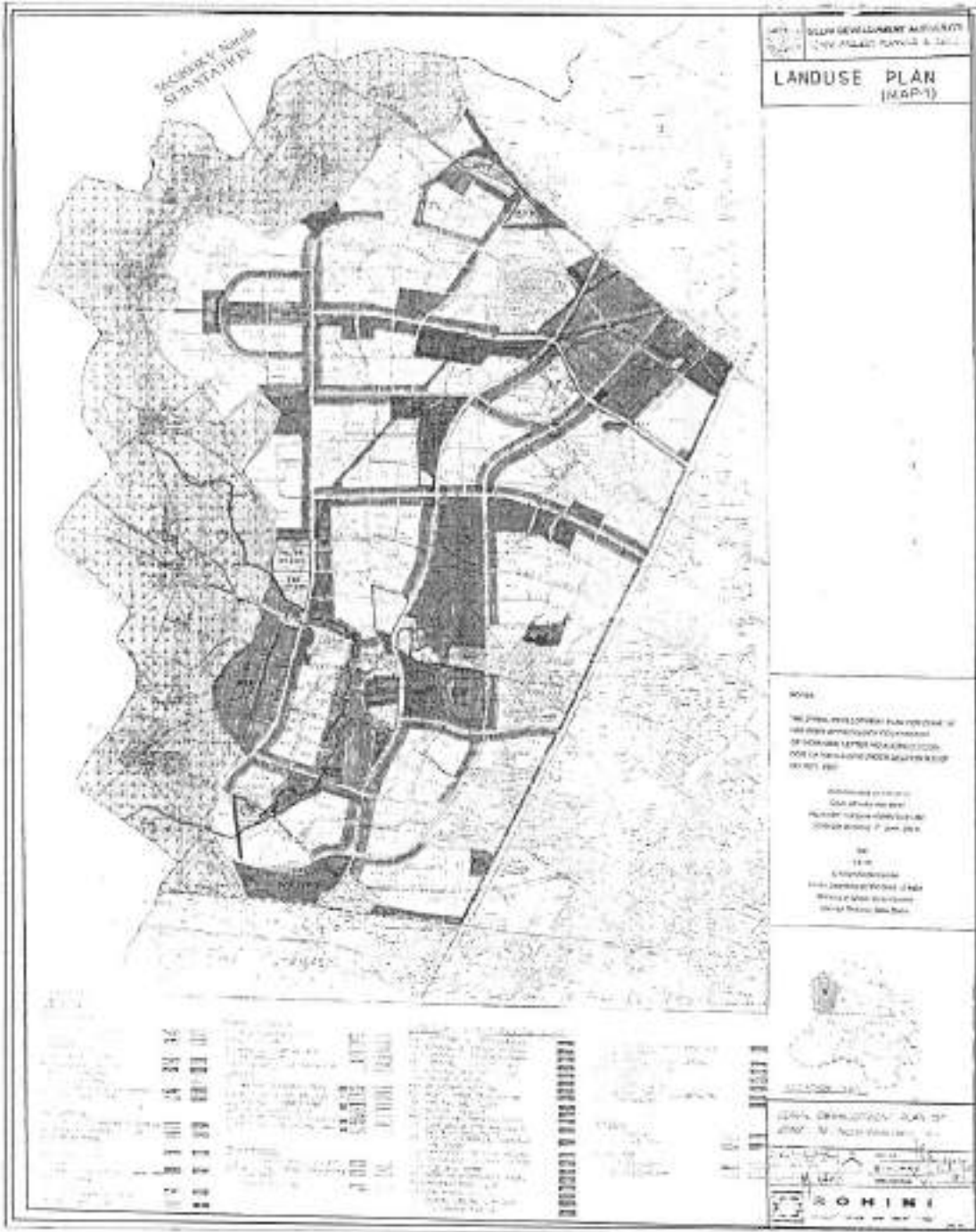
  
Assistant  
Director (Plg.)  
Zone N

  
Dy. Director (Plg.)  
Land Pooling

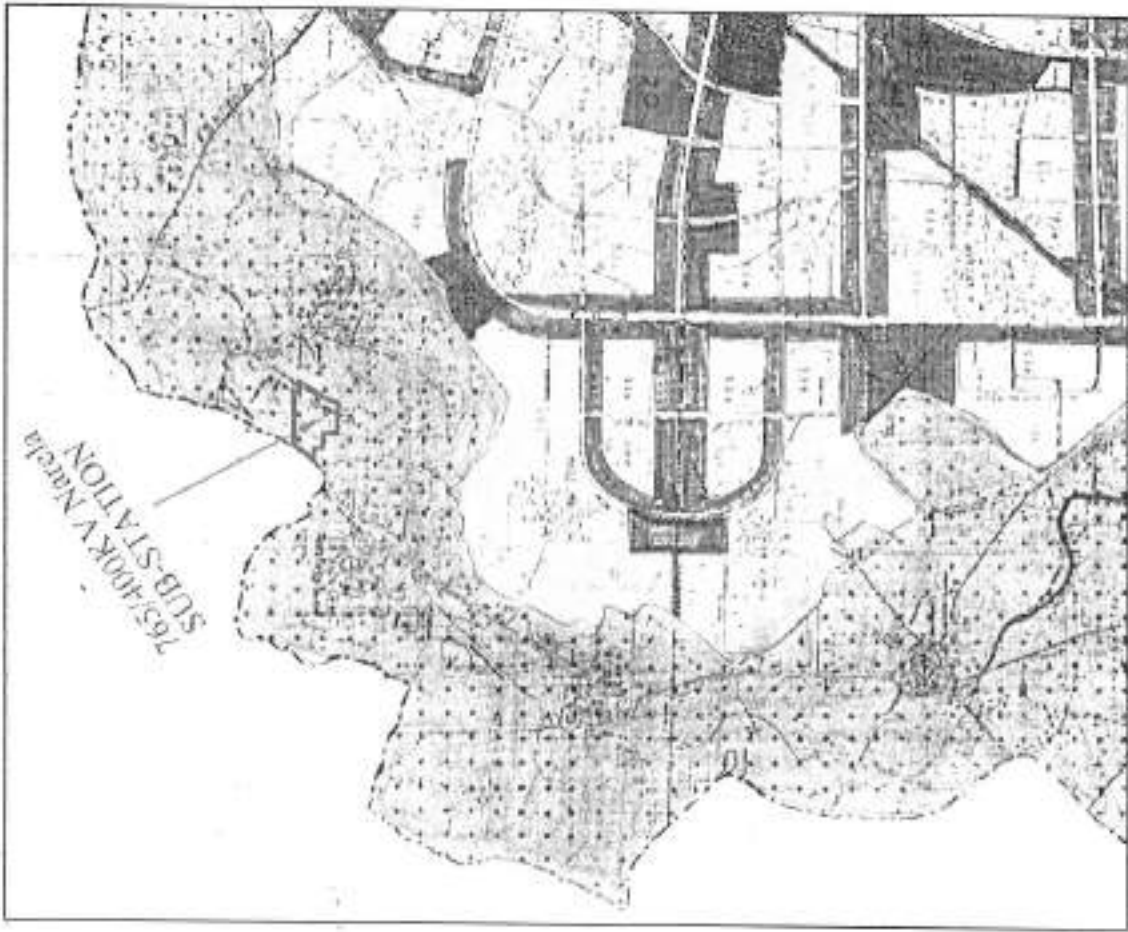
  
Director (Plg.)  
Land Pooling

  
Additional  
Commissioner (Plg.)-  
IV

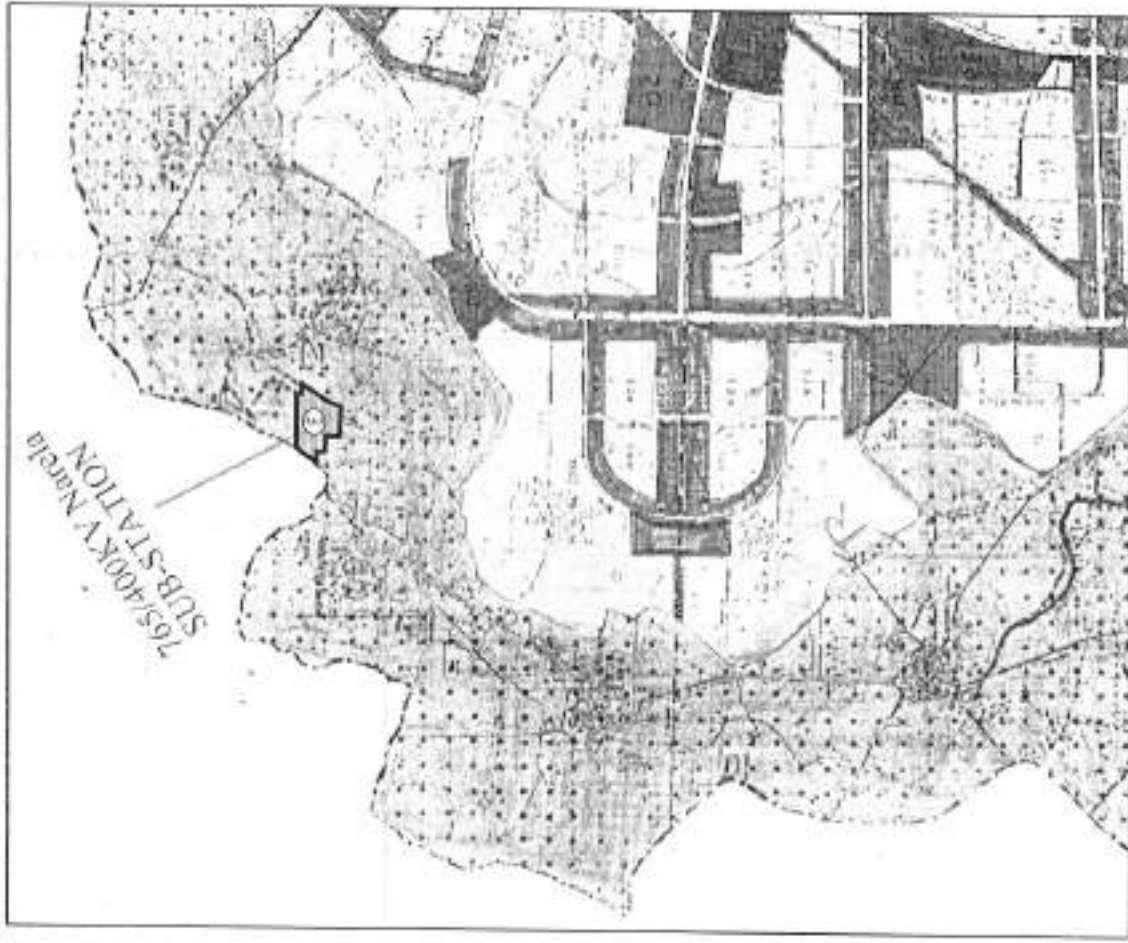




528755/2023/AD(PLG-LP/ZONE N)



Existing Landuse in ZDP for Zone-N - Agriculture/Green Belt (A-2)



Proposed Landuse in ZDP for Zone N-Utility (U-3 Electric Sub-Station)

MASTER PLAN FOR DELHI - 2021



APPROVED BY THE GOVERNMENT OF INDIA  
 DEPARTMENT OF URBAN AFFAIRS  
 NEW DELHI

PREPARED BY THE NATIONAL CAPITAL TERRITORY  
 DEPARTMENT OF URBAN AFFAIRS  
 NEW DELHI

<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>CO HIGHWAY, MARKET, BUSINESS AND COMMERCE</li> <li>CC OFFICE</li> <li>CC COMMUNITY CENTRE</li> <li>CC POLYTECHNIC/TECHNICAL COLLEGE</li> <li>CC SHOPPING &amp; WAREHOUSES</li> <li>CC FIELD STORAGE AND DE-POSITS</li> <li>CC HOTELS</li> </ul>	<p><b>INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li>VI MAJOR INDUSTRIAL SERVICE AND REPAIR INDUSTRY</li> </ul>	<p><b>RECREATIONAL</b></p> <ul style="list-style-type: none"> <li>RI REGIONAL PARK</li> <li>RI CITY PARK, DISTRICT PARK, COMMUNITY PARK</li> <li>RI HISTORICAL MONUMENTS</li> </ul>	<p><b>TRANSPORTATION</b></p> <ul style="list-style-type: none"> <li>T1 AIRPORT</li> <li>T2 TERMINAL, SERVICE ROAD, LIGHT RAIL/BIKE TRACK</li> <li>T3 DISCUSSION RAIL, METRO, ROAD</li> </ul>	<p><b>UTILITY</b></p> <ul style="list-style-type: none"> <li>U1 WASTE TREATMENT PLANT (ETC.)</li> <li>U2 SEWERAGE TREATMENT PLANT (ETC.)</li> <li>U3 ELECTRICITY (POWER HOUSE, SUB-STATION, ETC.)</li> <li>U4 SOLID WASTE (LANDFILL, LANDFILL ETC.)</li> <li>U5 BARR</li> </ul>	<p><b>GOVERNMENT</b></p> <ul style="list-style-type: none"> <li>G1 PARLIAMENT CHAMBER AND PARLIAMENT BUILDING</li> <li>G2 GOVERNMENT OFFICE/ COURT</li> <li>G3 GOVERNMENT LAND (FOR DEVELOPMENT)</li> </ul>	<p><b>PUBLIC &amp; SEMI-PUBLIC FACILITIES</b></p> <ul style="list-style-type: none"> <li>PH HOSPITAL</li> <li>EDUCATIONAL AND RESEARCH UNIVERSITIES/UNIVERSITY CENTRE COLLEGE</li> <li>SCS SOCIAL, CULTURAL, SPORTS CENTRAL, COMPLEX CENTRE</li> <li>PC POLICE/ POLICE HEADQUARTERS</li> <li>PS POST OFFICE STATION / DELIVERY MANAGEMENT CENTRE</li> <li>RS SCHOOL</li> <li>DRS DRUG STORE/ DISPENSARY</li> <li>TRS TRANSPORT SERVICE CENTRE</li> <li>PS SPORTS FACILITIES / COMPLEX / STADIUM / SPORTS CENTRE</li> </ul>	<p><b>AGRICULTURE / GREEN BELT AND WATER BODY</b></p> <ul style="list-style-type: none"> <li>AW PLANT NURSERY</li> <li>AW AGRICULTURE / BEEHIVE BOLT</li> <li>AW FISH AND WATERBODIES</li> </ul>	<p><b>UNDEVELOPED AREA</b></p>
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Table 9.4: Permission of Use Premises in Sub Use Zones

S. No.	Use Zone	Activities Permitted
1.	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, <sup>1</sup> [Low Density Residential Plots], Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note). Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue <sup>2</sup> [subject to development control conditions mentioned in Table 5.4 and Clause in Chapter 17.0].
2.	Regional Park	Ridge, Residential Flat (For watch & ward), Picnic Hut, Park, Shooting Range, <sup>3</sup> [Bio-diversity Park], Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest.  Approved Farm Houses sanctioned prior to 01.08.90 <sup>4</sup> [or subsequently if approved by <sup>5</sup> [concerned municipal body], as per the policy applicable for regularization of the existing farm houses subject to necessary clearances from the Central Empowered Committee of Supreme Court and the Ridge Management Board of GNCTD are allowed.]
3.	City park	Aqua park/water sports park, Arboretum, <sup>6</sup> [Bio-diversity Park], Botanical Garden, National Memorial (approved by Cabinet/ Govt. of India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park.  30% of the area shall be developed with plantation of native species.
4.	District Park	District Park, Theme park, <sup>7</sup> [Bio-diversity Park], Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures.

<sup>1</sup> Modified vide S.O. 1199(E) dated 10-05-2013<sup>2</sup> Added vide S.O. 2555(E) dated 26-10-2012<sup>3</sup> Added vide S.O. 2532 (E) dated 19-10-2012<sup>4</sup> Modified vide S.O. 1199(E) dated 10-05-2013<sup>5</sup> Modified vide S.O. 3173(E) dated 12-12-2014<sup>6-7</sup> Added vide S.O. 2532 (E) dated 19-10-2012

		<p>Restaurant in a District Park having an area above 25 Ha. subject to following:</p> <ol style="list-style-type: none"> <li>Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.</li> <li>Restaurant plot shall have no physical segregation from the rest of the District Park area.</li> <li>The building shall be a single storey structure with max. FAR of 5 and height not more than 4m. without any residential facility and to harmonize with the surroundings.</li> <li>In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens.</li> <li>30% of the area shall be developed as dense plantation.</li> </ol>
5.	<b>Community Park</b>	Park, Children Park, Open-air food court, Playground etc.
6.	<b>Multipurpose Ground</b>	Public meeting ground, Public address podium, Social functions, Soft drink and snack stalls etc.

**Notes:**

- The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,
- Interpretation Centre and Administrative office is permissible only in Heritage Areas.
- <sup>1</sup>[iii] Multi-gyms would be permissible in parks having an area of one ha. and would have built-up area upto 225 sq.m.]

**<sup>2</sup>[9.7 BIO-DIVERSITY PARK**

The activities and development control norms permitted in Bio-diversity Parks are as under:

- Orchards, Specialized Parks like Butterfly Parks, Fernarium etc. Facilities for Flora & Fauna, Water Harvesting Structures, Open Air-Theatre, Food courts, Scientific Laboratories, Interpretation Centre, Administrative Office, Camping Site, Amenity Structures - Toilet Block, Pump Room, Electric Room, Guard Room and Equipment Room.
- Maximum Permissible Area of built structures shall be 0.5% of Biodiversity Park area or 10000 sqm., whichever is less.
- Building within the Bio-diversity parks would be restricted to 2 storeys with a maximum height of 12 m for sloping roof structures and should meet "green building" criteria (Griha 4 star rating).
- Parking may be provided in the lots of 20 to 25 ECS at different locations, as per requirement.]

<sup>1</sup> Added vide S.O. 2890(E) dated 23-09-2013

<sup>2</sup> Added vide S.O. 2532 (E) dated 19-10-2012



POWERGRID

L300 Pooling

पावर ग्रिड कॉर्पोरेशन ऑफ इंडिया लिमिटेड  
(एकमात्र सरकार का उद्योग)POWER GRID CORPORATION OF INDIA LIMITED  
(A Government of India Enterprise)

Ref. No.: NR1/Narela Project/CLU

Date: 19.04.2023

To,

The Director (Land Pooling),  
Delhi Development Authority,  
14<sup>th</sup> Floor, Vikas Minar,  
IP Estate, New Delhi-110002**Subject: Submission of check list for Change of Land Use for establishing 765/400kV Substation as per Ministry of Urban Development, Govt. of India**

Sir,

POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited) is establishing a 765/400kV Substation at village Auchandi, Delhi (with associated lines) under "Transmission System Strengthening Scheme for evacuation of power from Solar Energy Zones in Rajasthan (8.1 GW) under Phase-II Part G & G1".

Proposal for issuance of NOC for construction of transmission lines (765kV Khetri-Narela Line, LILO of 765kV Meerut- Bhiwani Line and 400kV Maharani Bagh - Narela Line) & change of land use have already been submitted to DDA.

In line with the above, we are hereby submitting the check list for Change of Land Use for establishing 765/400kV Substation as per Ministry of Urban Development, Govt. of India for the land area of 39.60<sup>8</sup> acres registered in the name of POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited).

This is for your information & necessary action please.

Thanking You,

Yours Truly,  
3-19/04/23  
(A K Dixit)

Chief General Manager

Mob. 9873549025

Email: akdixit@powergrid.in

*N. Kish*  
21/4/23  
N. Kish, AD (CLP) LP

400/220 के.वी. जी.आई.एस. महारानी बाग उपकेंद्र, बहलोलपुर खादर (सराय काते खां बस स्टैण्ड के सामने), नई दिल्ली-110013

400/220 kV GIS Maharani Bagh Substation, Behlulpur Khader (In Front of Sarai Kale Khan ISBT), New Delhi-110013

उत्तरी क्षेत्र-I मुख्यालय, एस.सी.ओ. बे संख्या 5 से 10, सेक्टर-16ए, फरीदाबाद-121002 (हरियाणा) दूरभाष : 0129-2666500, मो. : +91-7043032001

Northern Region-I HQ, SCO Bay No. 5 to 10, Sector-16A, Faridabad-121002 (Haryana) Tel.: 0129-2666500, Mob. : +91-7043032001

CIN : L40101DL1989GOI036121 | Website : www.powergridindia.com

**DDA Land Use Change Proposal Check List (as per Ministry of Urban Development Letter Dt. 04.04.2015, 04.09.2015 & 17.06.2016)**

S. No.	Description	Status/Remark
1	Whether the land is government or private and who is the land-owning agency?	Land is private in nature and POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited) is the land-owning agency.
2	On Whose request the change of land use case or modification to MPD-2021 has been initiated ?	POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited). Substation was approved under Section 68(1) of Electricity Act, 2003, Copy attached.
3	Whether a Responsible Officer from DDA (Give details) was Deputed for Inspection of Site And a copy of inspection report be provided.	Yes, Site Inspection was done by DDA officials on Dt. 11.04.2023.
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	For establishment of 765/400 kV Electrical Substation associated with Power evacuation from Solar Energy Zones in Rajasthan (8.1 GW) Phase-II, Part-G. Renewable power, increasing demand and reliability
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Request for change of land use for establishment of 765/400 kV Electrical Substation has been submitted
6	What will be proposal's impact/implications on general public eg . Law & order etc.?	No adverse implications. Project is of national importance.
7	Whether any court cases are ongoing on the land mentioned in proposal ? Full details be attached.	No (Copy of Registry of Land attached)
8	Background Note indicating the current situation/provisions;	Land Purchased from Private Land Owners, copy of registry submitted
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	



अधिकारी सुभार दीक्षित / A.K. DIXIT  
 मुख्यालय / Chief General Manager  
 पावर ग्रिड कॉर्पोरेशन ऑफ इंडिया लिमिटेड  
 Power Grid Corporation of India Limited  
 (भारत सरकार का उद्यम) / (A Govt. of India Enterprise)  
 400220 मी.टी. बी.आई.एस. महाराजी बघ सबस्टेशन, बहेरपुर खेड़ा  
 400220 kV GIS Maharaaj Bugh Substation, Behrampur Kheder  
 शासन ब्लॉक का उत्तर बंगला के सामने, नई दिल्ली - 110013  
 Near Saral Behn Khan ISBT, New Delhi-110013

10	What were the specific recommendations of the Authority with regard to the proposal;	
11	How and why the proposal was initiated;	Change of Land use from agriculture land to for establishment of Electrical Sub-station.
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, the substation shall strengthen the availability and reliability of electrical power in Delhi Region, bring renewable power as per approved scheme by Government of India
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Yes, the substation shall strengthen the availability and reliability of electrical power in Delhi Region
14	How the proposal will benefit in the development and economic growth of the city;	Power demand of Delhi is increasing and being capital needs uninterrupted power. The Substation is being constructed to evacuate renewable power from solar park in Rajasthan for Delhi. Thus play vital role in reducing carbon footprint in Delhi.
15	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi;	Mostly Government land is taken including from DDA for POWERGRID Dwarka & Tugalakabad Substation. However land of this magnitude was not available with DDA in proposed area. Each state/ province has separate policy. But all policies are for cheaper and reliable power for domestic and commercial customers.
16	What will be the public purpose served by the proposed modification;	Availability of cost effective and renewable power for the industrial/ commercial and domestic customers in the city.
17	What is the number of people/ families/ households likely to be affected by the proposed policy;	There shall not be any adverse effect over people/ families/ households.
18	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
19	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No
20	Whether the departments/ organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The necessary approvals have been accorded by concerned Ministries/ Departments. NOC received from Delhi Government


 अधिकारी द्वारा जारी किया गया है।  
 ३०१ ३३३-३३३ / ३३३ ३३३-३३३  
 पावर ग्रीड कॉर्पोरेशन ऑफ इंडिया लिमिटेड  
 Power Grid Corporation of India Limited  
 (भारत सरकार का संगठन) / (A Govt. of India Enterprise)  
 ४००२२० ई ई, जी.आई.डी.सी., महाराज बाघ, बुधवार की रोड,  
 ४००२२० W/GIS Maharaaj Bagh Substation, Budhwar Ki Road  
 नया दिल्ली ई ई ११००१३, ई ई ११००१३ - ११००१३  
 Near Sarai Khair Khan ISD T, New Delhi-110013



22	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Sh. A.K. Dixit, Chief General Manager, POWERGRID Narela Transmission Limited (100% Wholly owned subsidiary company of POWERGRID)
23	What is the change proposed in MPD-2021/ change of land use cases?	The land use to be changed from agriculture to establishment of Electrical Substation.
24	Why is the change proposed i.e. the context and justification?	An electrical sub-station is need of Delhi State and scheme is approved by concerned Ministries of Govt of India.
25	With the proposed changes/amendments who are going to be benefitted? A tentative statistics or details who will be benefitted should be given.	All general public, industrial customers, commercial establishments shall be benefitted from the project.
26	How they are going to be benefitted from the proposed amendment/change?	The land shall be used for establishment of electrical utility.
27	Any other relevant statistics, details,information,etc, which will be useful from the point of view of press release for information to the public at large shall also be given.	All general public, industrial customers, commercial establishments shall be benefitted from the project. Publication in paper for purchase of land and Substation was made



अखिलेश कुमार दीक्षित / A.K. DIXIT  
मुख्य महाप्रबन्धक / Chief General Manager

पावर ग्रिड कॉर्पोरेशन ऑफ इंडिया लिमिटेड  
Power Grid Corporation of India Limited  
(भारत सरकार की प्रकल्प) / (A Govt. of India Enterprise)  
400220 क.वी. वी.एन.एन. महाराज बाघ सबस्टेशन, बहलपुर खोदर  
400220 KV GIS Maharaja Bagh Substation, Bahalpur Khoder  
सराय काले खाँ बस स्टैंड के समीप, नई दिल्ली - 110013  
Near Sarai Kale Khan ISBT, New Delhi-110013



Delhi Development Authority (DDA)

Land Area = 39.603 Acres  
 North = Agriculture land  
 South = Agriculture land  
 East = Canal  
 West = NCT of Delhi Boundary



Subject :-

Change of Land Use in MPD-2021 & ZDP, Zone N of Land Measuring 39.603 Acres Required for Construction of 765/400 kv Sub-station in Village Auchandi

