

AGENDA ITEMS

FOR THE

MEETING

OF THE

DELHI DEVELOPMENT AUTHORITY

DATE: 18.01.2022

TIME: 12.00 P.M.

VENUE: THROUGH VIDEO CONFERENCING

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

No. F.2(01)2021/MC/DDA/08

Dated: the 14th January, 2022

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Tuesday, the 18th January, 2022 at 12.00 noon under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA.

The meeting will be held through video conferencing. Details of the link for NIC video conferencing are as under:

<https://desktop.vc.nic.in/flex.html?roomdirect.html&key=rDif1QWPcE>

VC ID: 1357139

Password: 9708

Kindly connect the Link 30 minutes before the scheduled time of the meeting.

You are requested to kindly attend.



(D. Sarkar)

Commissioner-cum-Secretary

Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Manish Kumar Gupta

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri D. C. Goel
Engineer Member, DDA
5. Shri Kamran Rizvi
Addl. Secretary, Ministry of Housing and 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

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Shri P.K. Gupta
Addl. Chief Secretary (UD), GNCTD
3. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA
4. Dr. Ashish Chandra Verma
Principal Secretary (Finance)
5. Smt. Rinku Dhugga
Secretary (L&B), GNCTD
6. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
7. Shri Sanjay Goel
Commissioner, North Delhi Municipal Corporation
8. Shri Vikas Anand
Commissioner, East Delhi Municipal Corporation
9. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Smt. Ankita Mishra Bundela
Secretary to Lt. Governor, Delhi
2. Ms. Sakshi Mittal
Special Secretary to Lt. Governor, Delhi
3. Shri Shinde Deepak Arjun
Special Secretary to Lt. Governor, Delhi
4. Smt. Richa
Addl. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

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

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(01)2022/MC/DDA/09

Dated: the 14th January, 2022

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for **Tuesday, the 18th January, 2022 at 12.00 noon** under the Chairmanship of Hon'ble Lt. Governor/Chairman, Delhi.

The meeting will be held through video conferencing. Details of the link for NIC video conferencing are as under:

<https://desktop.vc.nic.in/flex.html?roomdirect.html&key=rDif1QWPcE>
VC ID: 1357139
Password: 9708

All concerned officers are requested to kindly attend the meeting at VC's Conference Hall, B-Block, Vikas Sadan.


(Rajiv Matta)
Dy. Director (Meetings)
14/01/2022

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Land Management/Systems)
4. Commissioner (Land Disposal-I & PM-UDAY)
5. Commissioner (Land Disposal)-II & Land Pooling)
6. Commissioner (Planning)
7. Chief Architect
8. Commissioner (Personnel)
9. Commissioner (Housing)
10. Chief Accounts Officer
11. Addl. Commissioner (Planning)-I
12. Addl. Commissioner (Landscape)
13. Financial Advisor (Housing)
14. Director (PR)

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	01/2022	Confirmation of minutes of the meeting of the Delhi Development Authority held on 24.11.2021 through video conferencing. F.2(10)2021/MC/DDA	CCS
2.	02/2022	Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 24.11.2021. F.2(10)2021/MC/DDA/Pt.	CCS
3.	03/2022	Inclusion of multi-storied flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of multi-storied flats for Hon'ble Members of Parliament (Lok Sabha). F.16(01)2021/MP	PLANNING
4.	04/2022	Proposed change of land use of an area measuring 10236.69 sq.m. from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase-III. F.21(5)2013/MP	PLANNING
5.	05/2022	Rates for premium of land for the block period of two financial years 2020-22 in respect of Institutional land/plots allotted by DDA to Govt./local bodies. F.1(Misc.)2016/IL	LAND DISPOSAL
6.	06/2022	Amendment in the Recruitment Rules for the post of Engineer Member, Delhi Development Authority – suggestions under Section 56 of the DD Act, 1957 reg. F.7(34)2018/PB-I/Pt.	PERSONNEL
7.	07/2022	Information to the Authority under Rule 17 of DDA Budget & Accounts Rules, 1982. F.32(06)2020/II	FINANCE
8.	08/2022	Extension of time upto 30.06.2022 for applicability of existing rates in respect of following: i) Additional FAR for residential properties, Coop. Group Housing, Mixed Use/Commercial streets and commercial properties (excluding hotel and parking plots) arising out of MPD-2021; and ii) Use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs. F.2(14)2020-21/AO(P)/DDA	FINANCE
9.	09/2022	Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23. F.4(3)91/Budget/RBE/2021-22	FINANCE

ITEM NO. 01/2022

**Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 24.11.2021.
F.2(01)2022/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 24.11.2021 were circulated vide office circular No. F.2(9)2021/MC/DDA/254 & 255 dated 1.12.2021 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 24.11.2021 are submitted as circulated for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Delhi Development Authority held on 24.11.2021 were confirmed as circulated.

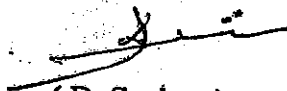
DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

No. F.2(9)2021/MC/DDA/ 254

Dated: 01.12.2021

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 24.11.2021 through video conferencing. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Manish Kumar Gupta

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri D. C. Goel
Engineer Member, DDA
5. Shri Kamran Rizvi
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 Adesh Kumar Gupta
Municipal Councillor, North Delhi Municipal Corporation
12. Shri Kailash Sankla
Municipal Councillor, South Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Shri P.K. Gupta
Addl. Chief Secretary (UD), GNCTD
3. Shri Manish Kumar Gupta
Member (Admin & Land Management), DDA
4. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA
5. Shri Sandeep Kumar
Secretary (Finance), GNCTD
6. Smt. Rinku Dhugga
Secretary (L&B), GNCTD
7. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
8. Shri Sanjay Goel
Commissioner, North Delhi Municipal Corporation
9. Shri Vikas Anand
Commissioner, East Delhi Municipal Corporation
10. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Smt. Ankita Mishra Bundela
Secretary to Lt. Governor, Delhi
2. Ms. Sakshi Mittal
Special Secretary to Lt. Governor, Delhi
3. Shri Shinde Deepak Arjun
Special Secretary to Lt. Governor, Delhi
4. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

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

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 24.11.2021 at 11.45 a.m. through video conferencing.

Following were present:

CHAIRMAN

Shri Anil Bajjal
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 Somnath Bharti, MLA
- 6 Shri O P Sharma, MLA
- 7 Shri Adesh Kumar Gupta, Municipal Councillor, North DMC
- 8 Shri Kailash Sankla, Municipal Councillor, South DMC

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri Praveen Gupta
Addl. Chief Secretary (UD), GNCTD
- 2 Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA

- 3 Shri Sandeep Kumar
Secretary (Finance), GNCTD
- 4 Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
- 5 Shri Sanjay Goel
Commissioner, North Delhi Municipal Corporation
- 6 Shri Vikas Anand
Commissioner, East Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Smt. Ankita Mishra Bundela
Secretary to Lt. Governor
- 2 Smt. Sakshi Mittal
Special Secretary to Lt. Governor
- 3 Shri Anoop Thakur
Private Secretary 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.

Item No. 88/2021

Confirmation of minutes of the meeting of the Delhi Development Authority held on 14.09.2021.

F.2(9)2021/MC/DDA

Amendments in the minutes of the meeting of the Delhi Development Authority held on 14.09.2021 suggested by Shri Somnath Bharti, Hon'ble Authority Member vide his email dated 13.11.2021 and Commissioner (Planning), DDA vide her note dated 20.10.2021 were approved and the minutes of the meeting of the Authority were confirmed incorporating these amendments.

Item No. 89/2021

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.09.2021.

F.2(9)2021/MC/DDA/Pt.

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 14.09.2021 were noted with the following observations:

Shri Vijender Gupta

- i) Problems under the PM-UDAY scheme being faced by inhabitants of colonies falling on the alignment of proposed Master Plan roads which could not be constructed be resolved in a time bound manner.

Shri Somnath Bharti

- i) Since the norms for allotment of land for senior secondary/secondary schools of the Directorate of Education, GNCTD are at variance with MPD-2021 norms, the matter regarding allotment of DJB land at Jangpura for a school should be brought before the Authority for consideration.
- ii) Vacation of stay orders with regard to Khasra No. 277, village Hauz Khas be pursued.
- iii) Allotment of land for hospital at Vikas Puri be considered. Change of land use of land. be explored.
- iv) A site visit be organized to examine feasibility of developing community facilities on the vacant plot at Gautam Nagar.

Shri O P Sharma

- i) Rules for PM-UDAY should be amended to enable individuals in unauthorized occupation of government land without any requisite documents to register under the scheme. Proposal be sent to Govt. of India.
- ii) Policy for renewal of all expired leases be expedited.
- iii) Allotment of land for CNG stations to government agencies be expedited in view of the exceedingly high pollution levels in Delhi.

- iv) Efforts be made to vacate the stay orders on the matter pertaining to 60 ft. ROW at Vishwas Nagar on priority.
- v) Options be explored to rehabilitate encroachers on ROW of Shanti Swaroop Bhatnagar marg.

Item No. 90/2021

Proposal regarding change of land use of an area measuring 10,000 sq.m. from 'Commercial' to 'Residential' located at Community Centre, Anand Vihar, falling in Planning Zone-'E'.

F.20(1)2019-MP

Shri Vijender Gupta observed that the proposed change of land use from 'Commercial' to 'Residential' be reviewed as it would be a loss of revenue for DDA.

Shri O P Sharma suggested that instead of the proposed allotment of the commercial land, land available near Karkardooma Court be allotted for the purpose.

After detailed discussion, it was decided that alternative site with residential and non-commercial land use be identified for the purpose.

The agenda item was deferred.

Item No. 91/2021

"Policy for In-situ Slum Redevelopment/Rehabilitation by the DDA" - Amendments thereof.

F.2(43)2018/PMAY

The proposal contained in the agenda item was approved.

Shri Vijender Gupta also suggested that those running shops should also be eligible for in-situ rehabilitation. The Mumbai model of in-situ rehabilitation which has been successfully implemented be properly examined. Those individuals who do not deposit the allotment amount and create hindrance in the project should be evicted. A suitable mechanism for clearing the project site should be conceptualized. It was decided that the suggestion of the members should be examined to further improve the policy.

Item No. 92/2021

Launching of Special Housing Scheme 2021 (Online Scheme).

F.1/0224/2021/CORD/-Housing (Coordn.)

The proposal contained in the agenda item was approved.

Item No. 93/2021

Fixation of Pre-Determined Rates (PDRs) for allotment of land to Transport Traders at IFC Holambi Kalan, Narela.

F.5(11)2019/AO(P)/DDA

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of notification.

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

Shri Vijender Gupta

- i) Frequent change in incumbency of Vice Chairman, DDA adversely affects the functioning of the organisation leading to delay in implementation of schemes.
- ii) Process of restoration of leases in commercial and mixed land use areas be streamlined. Leases should be restored unit-wise and then their conversion to freehold be allowed.
- iii) DDA is charging composition fees for plots in Rohini and other places payable from dates before DDA had applied for basic amenities like electricity and water connection. This should be reviewed.
- iv) Policy for Land Pooling be expedited.

Shri Somnath Bharti

- i) In Aya Nagar and Devli Vidhan Sabha constituencies, residents of colonies falling on the alignment of proposed Master Plan roads are unable to register under PM-UDAY scheme.
- ii) Though the Authority had earlier decided to allow 40% of FAR for commercial use in hotels, it is indicated as 20% in draft MPD-2041. This should be corrected. Besides, business centres and conference facilities should be permitted in hotels.
- iii) Required infrastructure be developed on 25 acre land cleared from encroachment at Vikas Puri.
- iv) Since restaurants in CSCs/LSCs occupy adjoining vacant spaces for open seating, a policy be made to allot these spaces to restaurants.

- v) Efforts be made to vacate the stay orders with respect to land in Vijay Mandal park at Begampur and prevent re-encroachment at site.
- vi) Interpool exchange of staff quarters for Shri Subu R, former Commissioner (Land Disposal), DDA and ex-post facto approval of interpool exchange of staff quarters of Shri Ranjan Mukherjee, former OSD to Lt. Governor be considered. Shri Vijender Gupta also recommended these cases.

Shri O P Sharma

- i) Two community halls in his constituency which have been completed be inaugurated on priority.
- ii) Process for conversion of properties from leasehold to freehold be simplified. Details be provided on the number of applications for conversion received in the last three years and the number of freehold cases approved.
- iii) Allottees of Paper Market at Gazipur should be allowed to undertake other commercial activities in view of the unhealthy environment due to the adjacent landfill. No extra premium should be charged for the purpose.

Shri Adesh Kumar Gupta

- i) DDA has issued demolition orders for structures in an old mandir in R K Puram and at Arya Samaj mandir at Govind Puri. For demolition of structures in all religious places, matter should be referred to the Religious Committee.
- ii) Though numerous applications are submitted under PM-UDAY scheme, very few conveyance deeds are issued. The process should be simplified and made people centric. DDA should open offices in unauthorized colonies and involve the Municipal Corporations in the process.
- iii) DDA should expedite in-situ slum rehabilitation under Pradhan Mantri Awas Yojna (PMAY). Policy on the lines of Mumbai's SRA should be designed to expeditiously implement PMAY.
- iv) Implementation of GDA policy needs to be expedited to prevent development of unauthorized colonies in these areas.

- v) In industrial areas, policy to develop them as Service Area / IT City should be framed / implemented and expedited.
- vi) Land pooling policy should be expedited.

Shri Kailash Sankla

- i) DDA should expedite implementation of in-situ slum rehabilitation.
- ii) The market at Mongol Puri be re-settled on the nearby Gram Sabha land and market be taken up for redevelopment.
- iii) Land be allotted for segregation of waste for recycling.
- iv) Small parcels of green land adjoining schools could be allowed for adoption by these schools for development and maintenance.

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.

ITEM NO. 02/2022

SUB: ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF DELHI DEVELOPMENT AUTHORITY HELD ON 24.11.2021.
F.2(10)2021/MC/DDA/Pt.

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 89/2021</u></p> <p>Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 14.09.2021. F.2(9)2021/MC/DDA/Pt.</p> <p>Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 14.09.2021 were noted with the following observations:</p> <p><u>Shri Vijender Gupta</u></p> <p>i) Problems under the PM-UDAY scheme being faced by inhabitants of colonies falling on the alignment of proposed Master Plan roads which could not be constructed be resolved in a time bound manner.</p>	<p>A Committee has been constituted under Commissioner (Planning), DDA with members from DDA and Municipal Corporations for reviewing the current status of proposed Master Plan/Zonal Development Plan roads affecting unauthorized colonies for effective implementation of PM-UDAY Scheme. For detailed analysis alongwith survey at ground level of each road on case to case basis, sub-committees are being formulated with officers from Planning, Engineering, LM & PM-UDAY Cell.</p> <p>The inputs and the requisite data provided by the sub-committees will be submitted to the Committee for taking appropriate decision.</p>
i)	<p><u>Shri Somnath Bharti</u></p> <p>Since the norms for allotment of land for senior secondary/secondary schools of the Directorate of Education, GNCTD are at variance with MPD-2021 norms, the matter regarding allotment of DJB land at Jangpura for a school should be brought before the Authority for consideration.</p>	<ol style="list-style-type: none">1. The land use of the site is 'Recreational (District Park)' as per MPD-2021 and approved Zonal Development Plan of Zone-D, prepared under MPD-2001.2. As per Table 9.4 of MPD-2021, Senior Secondary School is not permitted activity in 'District Park'.

		<p>3. Further, as per the Table 13.3 of MPD-2021, the plot area required for Sr. Secondary/Secondary School is 0.4-0.8 ha. However, the area of the proposed site is 3511 sq.m. (i.e., 0.3511 ha). Thus, the proposed site does not qualify for Sr. Secondary/Secondary School as per the planning norms for plot area mentioned in MPD-2021.</p> <p>4. This has been intimated to Shri Somnath Bharti, Hon'ble Authority Member vide letter dated 07.01.2022.</p>																														
<p>ii)</p>	<p>Vacation of stay orders with regard to Khasra No. 277, village Hauz Khas be pursued.</p>	<table border="1" data-bbox="922 667 1519 1236"> <thead> <tr> <th>S. No.</th> <th>Title of Case</th> <th>Case No.</th> <th>Court Order/ Stay Order etc.</th> <th>Name of Court</th> <th>Next date of hearing</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Iqbal Chauhan Vs DDA</td> <td>MCA No. 34/18</td> <td>Stay from 18.12.18</td> <td>ADJ Court Saket</td> <td>05.03.2022</td> </tr> <tr> <td>2.</td> <td>Rehana Chauhan Vs DDA</td> <td>MCA No. 35/18</td> <td>Stay from 18.12.18</td> <td>ADJ Court Saket</td> <td>05.03.2022</td> </tr> <tr> <td>3.</td> <td>NagudupWan gama Dontastang Bhutia Vs DDA</td> <td>CS (OS) No. 3352/15</td> <td>Stay from 06.11.15</td> <td>High Court</td> <td>11.03.2022</td> </tr> <tr> <td>4.</td> <td>Rachna Sahni Vs DDA</td> <td>WP(C) No. 2552/17</td> <td>Stay from 06.11.15</td> <td>High Court</td> <td>10.02.2022</td> </tr> </tbody> </table> <p>The demarcation report and TSS plan of Hauz Khas village have been submitted in the court by Panel Lawyer.</p>	S. No.	Title of Case	Case No.	Court Order/ Stay Order etc.	Name of Court	Next date of hearing	1.	Iqbal Chauhan Vs DDA	MCA No. 34/18	Stay from 18.12.18	ADJ Court Saket	05.03.2022	2.	Rehana Chauhan Vs DDA	MCA No. 35/18	Stay from 18.12.18	ADJ Court Saket	05.03.2022	3.	NagudupWan gama Dontastang Bhutia Vs DDA	CS (OS) No. 3352/15	Stay from 06.11.15	High Court	11.03.2022	4.	Rachna Sahni Vs DDA	WP(C) No. 2552/17	Stay from 06.11.15	High Court	10.02.2022
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<p>iii)</p>	<p>Allotment of land for hospital at Vikas Puri be considered. Change of land use of land be explored.</p>	<p>i) The area of the vacant land cleared from encroachment is not 25 acres and is less than 1.5 acres (approx.).</p> <p>ii) In the LOP of the area industrial plots of different sizes have been carved out.</p> <p>iii) E-auction of these industrial plots is currently being done by LD Wing, DDA in a phased manner.</p> <p>iv) The existing vacant plot is one of the plots carved out for other facilities under social infrastructure, i.e., Park, Petrol Pump, Restaurant, Parking & DTC Terminal. Thus, it is required for catering to the parking requirements of 'Keshopur Industrial</p>																														

		<p>Area' once all the industrial plots are auctioned by DDA. Thus, the existing vacant plot earmarked for 'Parking' cannot be utilized for 'Healthcare Facilities (Hospital)'.</p> <p>v) The change of landuse from 'Industrial' to 'PSP (Hospital)' will affect the entire 'Keshopur Industrial Area Scheme' with regard to the parking requirements of Service Centre Scheme.</p> <p>vi) Since few of the plots have already being auctioned and the remaining are being auctioned, changes in the scheme are not feasible.</p> <p>vii) There is a site earmarked for DTC Terminal measuring 0.765 ha. adjoining the plot under reference having landuse 'Transportation' and as per available record, the plot stands allotted for DTC Terminal.</p> <p>viii) Further, as the total area of 'Keshopur Industrial Area' is approx. 28 acres, it appears that the request for developing the infrastructure on 25 acre land is regarding the entire 'Keshopur Service Center No.16'. Development of physical infrastructure (Sewerage, Water Supply line and Roads) in Keshopur Industrial Area is being carried out by Engineering Wing, DDA.</p> <p>A site inspection was fixed for 04.01.2022. However, Hon'ble Authority Member expressed inability to attend the joint inspection due to ongoing Assembly Session. Another date is being fixed for joint inspection in consultation with the Hon'ble Authority Member.</p>
iv)	A site visit be organized to examine feasibility of developing community facilities on the vacant plot at Gautam Nagar.	<p>1. Site no. 1: Central Park, Gautam Nagar, Behind Father Agnel's School: A joint site inspection was convened on 14.12.2021 regarding Multilevel Car Parking on the east side of the Central Park. It was observed that the same is not possible as the existing park will be</p>

		<p>reduced beyond the mandatory requirement as per norms and ingress/egress is also a problem as the access to the park from the west is through a very narrow road.</p> <p>2. Site No. 2: Vacant site at Gautam Nagar where demolition was undertaken by DDA: Regarding utilization of site for barat ghar, it is observed that the policy of construction and utilization of barat ghars is under revision. As regards utilization of site as Recreational Centre for ladies, elders and children, there is no provision in MPD-2021 for such activity.</p>
i)	<p><u>Shri O P Sharma</u></p> <p>Rules for PM-UDAY should be amended to enable individuals in unauthorized occupation of government land without any requisite documents to register under the scheme. Proposal be sent to Govt. of India.</p>	<p>Delhi Development Authority has been made the nodal authority for implementation of the PM-UDAY scheme. The scheme is being implemented as per the provisions of the National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorized Colonies) Regulations, 2019. Clause 2(f) of the above mentioned Regulations states the following:</p> <p><i>"resident" means a person having physical possession on the basis of a registered sale deed or latest set of Power of Attorney, Agreement to Sale, Will, Possession letter and other documents including documents evidencing payment of consideration in respect of a property in unauthorised colonies and includes their legal heirs but does not include tenant, licensee or permissive user;</i></p> <p>Accordingly, the above mentioned documents are required for processing of PM-UDAY applications.</p> <p>Further, the request has been forwarded to the MoHUA vide letter dated 24.12.2021 for consideration and necessary directions.</p>

ii)	Policy for renewal of all expired leases be expedited.	<p>The proposal relating to policy for renewal of 90 years expired term leases of residential as well as Mix-land-use in 23 Nazul-I Estates under Old Scheme Branch of DDA up to 31.12.2021 has been approved by the Authority vide agenda item No. 63/2019 dated 13.08.2019. Accordingly, the same had been forwarded to MoHUA for approval and notification vide letter dated 22.08.2019.</p> <p>It is mandatory to have conversion of the expired lease properties done at the time of renewal of the lease. The Ministry has insisted that updation/revision of conversion rates be done (which was fixed in 2011) by the DDA before the proposal is agreed to.</p> <p>Revision of conversion rates is under examination.</p>
iii)	Allotment of land for CNG stations to government agencies be expedited in view of the exceedingly high pollution levels in Delhi.	<p>Noted.</p> <p>NOC for setting up of Fuel Station/ CNG station on private land is being given as per procedure/ policy.</p> <p>Total 28 demand letters have been issued for issuing NOC for setting up CNG stations on privately owned land.</p> <p>07 CNG sites were placed for disposal on License Basis in 13th Phase of e-Auction held on 14.10.2021. 06 H1 bids were accepted out of which 04 H1 bidders have made 2nd stage EMD payment.</p> <p>Auction was held on 30.12.2021 and all the 03 CNG sites received the bids. The bids are being placed before the Threshold Committee for decision.</p>
iv)	Efforts be made to vacate the stay orders on the matter pertaining to 60 ft. ROW at Vishwas Nagar on priority.	<p>The matter is under litigation in CS 961/2020 titled Shivam Enclave RWA vs DDA. Karkardooma District Court on 06.09.2021 has ordered status quo to be maintained till NDOH. The NDOH is 28.03.2022. DDA is strongly contesting the case.</p> <p>i. Survey is to be conducted in the JJ</p>

		<p>clusters at Vishwas Nagar by adopting the relocation policy of DUSIB adopted by DDA vide Authority resolution no. 52/2018.</p> <p>ii. After survey and determination of eligibility by the Eligibility Determination Committee (EDC), further action for relocation will be taken. The entire process is likely to be completed by March, 2022.</p>
v)	Options be explored to rehabilitate encroachers on ROW of Shanti Swaroop Bhatnagar marg.	<p>i) The proposal of GNCTD for sale/transfer of built up EWS flats to DDA for relocation of JJ dwellers has been declined by MoHUA.</p> <p>ii) The matter has been taken up by VC, DDA with Secretary, MoHUA through DO letter dated 18.11.2021.</p>
2.	<p><u>Item No. 90/2021</u> Proposal regarding change of land use of an area measuring 10,000 sq.m. from 'Commercial' to 'Residential' located at Community Centre, Anand Vihar, falling in Planning Zone-'E'. F.20(1)2019-MP Shri Vijender Gupta observed that the proposed change of land use from 'Commercial' to 'Residential' be reviewed as it would be a loss of revenue for DDA. Shri O P Sharma suggested that instead of the proposed allotment of the commercial land, land available near Karkardooma Court be allotted for the purpose. After detailed discussion, it was decided that alternative site with residential and non-commercial land use be identified for the purpose. The agenda item was deferred.</p>	<p>As per the vacant land inventory, few plots earmarked for Co-operative Group Housing Societies in Layout Plan titled, "Layout Plan for Co-operative Group Housing Societies at Viswas Nagar" have been identified. Allotment and litigation status of these plots are being ascertained to examine feasibility.</p>
3.	<p><u>Item No. 91/2021</u> "Policy for In-situ Slum Redevelopment/ Rehabilitation by the DDA" - Amendments thereof. F.2(43)2018/PMAY The proposal contained in the agenda item was approved. Shri Vijender Gupta also suggested that those</p>	<p>The amendments have been incorporated in the RFPs and tenders for 6 projects have been re-floated on 01.12.2021.</p>

	running shops should also be eligible for in-situ rehabilitation. The Mumbai model of in-situ rehabilitation which has been successfully implemented be properly examined. Those individuals who do not deposit the allotment amount and create hindrance in the project should be evicted. A suitable mechanism for clearing the project site should be conceptualized. It was decided that the suggestion of the members should be examined to further improve the policy.	DDA has engaged National Institute of Urban Affairs (NIUA) for reviewing and revising its present In-situ Slum Redevelopment Policy (2018) based on models of other cities, including Mumbai. The relevant provisions/practices of other cities, will be incorporated to make implementation of DDA's rehabilitation policy smoother and in a time bound manner.
4.	<u>Item No. 92/2021</u> Launching of Special Housing Scheme 2021 (Online Scheme). F.1/0224/2021/CORD/-Housing (Coordn.) The proposal contained in the agenda item was approved.	DDA has launched Special Housing Scheme 2021 (Online Scheme) on 23.12.2021.
5.	<u>Item No. 93/2021</u> Fixation of Pre-Determined Rates (PDRs) for allotment of land to Transport Traders at IFC Holambi Kalan, Narela. F.5(11)2019/AO(P)/DDA The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of notification.	The proposal has been forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of notification under Section 2(1) of the DDA (Disposal of Developed Nazul Land) Rules, 1981 vide letter No. F.5(11) 2019/AO(P)/DDA/66 dated 06.12.2021.

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

S.No	SUBJECT	ACTION TAKEN REPORT
	<u>Shri Vijender Gupta</u>	
i)	Frequent change in incumbency of Vice Chairman, DDA adversely affects the functioning of the organisation leading to delay in implementation of schemes.	The appointment of Vice Chairman, DDA is approved by the Appointments Committee of the Cabinet (ACC) and DDA has no role in this process.
ii)	Process of restoration of leases in commercial and mixed land use areas be streamlined. Leases should be restored unit-wise and then their conversion to freehold be allowed.	As part of online Citizen Centric Services, the module of restoration of lease has been developed and made live on DDA website w.e.f. 15th August, 2021. Regarding unit-wise restoration and

		<p>conversion:</p> <ol style="list-style-type: none"> a. DDA has promulgated policy to make properties/space units freehold as per provisions of Delhi Apartment Act, 1986. The policy allows conversion of those units/spaces located on the land/plot whose lease has been determined. If owner of a space/unit wants to get his/her unit freehold despite determination of lease of the plot, it is allowed provided such unit holder is willing to deposit all dues (ground rent, misuse, interest, etc.) in respect of the building on pro-rata basis and re-entry of such unit/shop will be withdrawn after approval of Competent Authority. b. However, this policy is applicable in respect of buildings which fall under the definition of Delhi Apartment Act, 1986. c. As regards making shops/units/floor freehold existing on land/building whose lease has been determined, not falling in the above category, conversion policy issued by Govt. of India prohibits making such property freehold unless lease of the entire plot/building is restored.
iii)	<p>DDA is charging composition fees for plots in Rohini and other places payable from dates before DDA had applied for basic amenities like electricity and water connection. This should be reviewed.</p>	<p>Rohini Residential Scheme was launched in 1981 and about 80,000 plots have been allotted under the scheme.</p> <p>The instant issue of levying composition fees arose only after 3 years from the date of taking over physical possession. The condition specified in the lease is as under:-</p> <p><i>"The Lessee shall, within a period of two years from the date of taking over physical possession (and the time so specified shall be of the essence of the contract) after obtaining sanction the building plan with necessary designs, plan and specifications from the proper municipal or other Authority, at his</i></p>

		<p><i>own expenses, erect upon the residential plot and complete in a substantial and workmanlike manner a residential building (for private dwelling) with the requisite and proper walls, sewers and drains and other conveniences in accordance with the sanctioned building plan to the satisfaction of such municipal or other authority".</i></p> <p>In addition to the above, it is also submitted that most of the allotted properties have already been converted from lease hold to freehold. Any review of composition fees will have financial impact. Further, issue of inequality by those who have already paid as per norms would lead to refund claims.</p>
iv)	Policy for Land Pooling be expedited.	<ol style="list-style-type: none"> 1. Towards operationalization of the policy, the web-portal for inviting expression of willingness for participation from land owners was launched on 05.02.2019. Currently, the application window (5th) has been re-opened from 10.11.2021 to 24.12.2021 for Zones K-I, L,N,P-II, J and P-I (Zone P-I included for first time) for inviting applications. As on 06.12.2021, total 6672 applications have been received expressing their willingness for participation under Land Pooling policy on the DDA web-portal through which approx. 6961.9 ha. land has been pooled. 2. To create awareness among villagers/landowners/local stakeholders about Land Pooling scheme and ensure maximum participation, awareness campaigns are being organized by DDA. 3. As per applications received on DDA's web portal for inviting expression of willingness, 6 Sectors in Zone PII, 10 Sectors in Zone N and 1 sector in Zone L which have registered nearing 70%/70% or above participation are likely to qualify for

		<p>further planning and development as per policy/Regulations.</p> <p>4. The proposed ADC amendments as a modification to chapter 19.0 of MPD 2021 were approved by the Authority vide Item No. 36/2021 in its meeting held on 13.04.2021 and has been forwarded to the MoHUA on 30.09.2021 for final notification.</p> <p>5. For planning, designing and cost estimation of infrastructure services for Land Pooling areas, the following studies have been initiated:</p> <p>a) Planning and Design of Infrastructure Services (Water Supply, Sewerage & Solid Waste Management) for new schemes under development by M/s WAPCOS Ltd.</p> <p>b) Preparation of Transportation Model and Mobility Planning for areas under Land Pooling Policy in Zones N, P-I and P-II by M/s CRAPHTS Consultants Pvt. Ltd.</p>
i)	<p><u>Shri Somnath Bharti</u></p> <p>In Aya Nagar and Devli Vidhan Sabha constituencies, residents of colonies falling on the alignment of proposed Master Plan roads are unable to register under PM-UDAY scheme.</p>	<p>Kindly refer to ATR provided for agenda item No. 89/2021 para 1 (i).</p>
ii)	<p>Though the Authority had earlier decided to allow 40% of FAR for commercial use in hotels, it is indicated as 20% in draft MPD-2041. This should be corrected. Besides, business centres and conference facilities should be permitted in hotels.</p>	<p>In this regard, objections/suggestions have also been received from public with reference to draft MPD-2041. This issue was discussed in the Board of Enquiry & Hearing (BoEH) meetings constituted for draft MPD-2041. Minutes of meetings of BoEH are under preparation.</p>
iii)	<p>Required infrastructure be developed on 25 acre land cleared from encroachment at Vikas Puri.</p>	<p>Kindly refer to ATR provided for agenda item No. 89/2021 para 1 (iii) on issues raised by Shri Somnath Bharti.</p>
iv)	<p>Since restaurants in CSCs/LSCs occupy adjoining vacant spaces for open seating, a policy be made to allot these spaces to restaurants.</p>	<p>The plots/shops are allotted in CSCs/LSCs as per Planning/Architecture norms. Further, construction and other activities are covered under the building bye-laws and provisions of Master Plan of Delhi.</p>

		<p>The layout plans of LSC/CSCs are designed with built-up and open spaces as per the MPD norms and require further approvals from statutory bodies, including Delhi Fire Services.</p> <p>The common and open spaces, i.e., corridors, lobby, piazzas, setbacks, parking, greens, etc., are part of the comprehensive approved schemes.</p> <p>Area under common use/public movement is to be used by all the users and may not be allotted to a particular entity.</p> <p>In view of above, it is suggested that the allotment of open/common spaces to the adjoining restaurants in the LSC/CSCs may not be permitted.</p>
v)	Efforts be made to vacate the stay orders with respect to land in Vijay Mandal park at Begampur and prevent re-encroachment at site.	<p>Inspection is being done by Land Management Deptt. on weekly basis along with photographs. The status quo is maintained. Latest inspection was done on 09.12.2021. No fresh encroachment is on ground.</p> <p>Further, a meeting was held with the residents of Begumpur on 30.07.2021 regarding maintenance of status quo at the site.</p>
vi)	Interpool exchange of staff quarters for Shri Subu R, former Commissioner (Land Disposal), DDA and ex-post facto approval of interpool exchange of staff quarters of Shri Ranjan Mukherjee, former OSD to Lt. Governor be considered. Shri Vijender Gupta also recommended these cases.	<p>Shri Subu R, former Commissioner (Land Disposal), DDA has been permitted maximum retention period of staff quarter after repatriation. Mutual exchange is not being permitted as there are very limited number of staff quarters at Bhagwan Dass Road to accommodate senior officers. It has been seen that whenever alternative staff quarters are taken on exchange in lieu of staff quarters at Bhagwan Dass Road, senior officers are unwilling to take these and as a result these remain unallotted. Besides, staff quarters given on mutual exchange at Bhagwan Dass Road do not revert to DDA for several years.</p> <p>Shri Ranjan Mukherjee, former OSD to Lt.</p>

		<p>Governor, had also been permitted to retain the staff quarter at Bhagwan Dass Road for the maximum permissible period and since he continued to retain the staff quarter unauthorizedly, eviction proceedings were initiated and damage rates calculated as per rules. Authority Resolution No. 59/2018 was approved to provide one-time relaxation for officers who had retained DDA staff quarters beyond the permissible period and had been posted in hard areas after repatriation from DDA as per the policy of Govt. of India and GNCTD.</p> <p>The case of Shri Ranjan Mukhrjee is not covered under the provisions of this Authority Resolution and also rules/regulations of the Directorate of Estates in the matter.</p> <p>Officers who had retained staff quarters beyond the permissible period have been issued demand letters as per the aforementioned Authority resolution and several officers have already cleared their dues accordingly.</p>
i)	<p><u>Shri O P Sharma</u></p> <p>Two community halls in his constituency which have been completed be inaugurated on priority.</p>	<p>The completed community halls can be inaugurated at the convenience of the Hon'ble Authority Member.</p>
ii)	<p>Process for conversion of properties from leasehold to freehold be simplified. Details be provided on the number of applications for conversion received in the last three years and the number of freehold cases approved.</p>	<p>The process of freehold has been made online in Housing Department and accepting offline applications has been done away from 01.06.2021.</p> <p>Approximately 9551 conversion applications received in Housing Wing from 01.01.2019 onwards and approximately 9859 applications of freehold cases were approved which also include pending applications received in previous year.</p> <p>Online conversion from leasehold to freehold through IDLI portal has been launched from Aug, 2020 to facilitate the</p>

		<p>Lessee/Purchaser to get the conversion of properties without visiting DDA office in a transparent manner.</p> <p>Lessees/Purchasers will require to visit DDA office only at the time of execution of conveyance deed. Also, the status of application for conversion can now be checked by the applicant online as to where his/her case is pending.</p> <p>With regard to offline applications, it is stated that only 89 applications are pending to be finalised, out of which 49 applications are pending on the part of the applicant.</p> <p>Since the launch of online portal for processing Online Conversion applications, LD Department has received 8569 applications as on 10.01.2022 and has disposed of 5432 applications.</p> <p>The status of applications for conversion received and disposed is being monitored at the highest level and in this regard weekly review meetings under the chairmanship of VC, DDA are being held. Detailed analysis of the pendency with all the facts and figures is discussed and efforts are being made to clear all the pendency beyond 90 days.</p>
iii)	<p>Allottees of Paper Market at Gazipur should be allowed to undertake other commercial activities in view of the unhealthy environment due to the adjacent landfill. No extra premium should be charged for the purpose.</p>	<p>The land use of Pocket-C, IFC Gazipur is 'Commercial' (Wholesaler & Warehousing) and in ZDP of Zone E, I.F.C. Gazipur Pocket 'C' is specially earmarked for Paper Market.</p> <p>A meeting was held on 08.02.2021 under the chairmanship of VC, DDA with the members of Paper Merchants Association wherein it has been informed by the members of the association that the Paper Trade is in diminishing trend as electronic media platforms have covered the scope. Paper Merchants Association was requested to provide relevant data within 10 days regarding sale/purchase/</p>

		<p>stocking of paper trade in Delhi during last 10 years viz-a- viz the corresponding data of other parts of the country with analysis of changing pattern of the paper trade. However, no further data has been provided by the Paper Merchants Association till date.</p> <p>The scheme of IFC Ghazipur is a scheme for alternative allotment to Paper Merchants made for de- congestion of Walled City and the allotment was made on Pre-Determined Rates (PDR) basis and not on market rates. At present there is no policy for allowing general commercial activities on the sites/ plots that have been allotted for the purpose of specific activities on PDR basis. However, as and when the requisite information/data is provided by the Paper Merchant Association, the case will be examined.</p>
<p>i)</p>	<p><u>Shri Adesh Kumar Gupta</u></p> <p>DDA has issued demolition orders for structures in an old mandir in R K Puram and at Arya Samaj mandir at Govind Puri. For demolition of structures in all religious places, matter should be referred to the Religious Committee.</p>	<p><u>Old Mandir at R.K. Puram</u></p> <p>The demolition programme was fixed only for unauthorized construction of two rooms adjacent to existing mandir at Sector 9, RK Puram. There is no proposal for demolition of old mandir. Therefore, there is no need to refer the matter to Religious Committee.</p> <p>However, the demolition programme could not be conducted due to court case filed by the mandir management and same has been dismissed by the Hon'ble Court in favour of DDA. Engineering Deptt. has been requested to fix the demolition programme of the above site at the earliest.</p> <p><u>Arya Samaj mandir at Govind puri</u></p> <p>The demolition programme was fixed only for the unauthorized construction in the peripheral area of the existing mandir. There is no proposal for demolition of Arya Samaj mandir. Therefore, there is no need to refer the matter to Religious Committee.</p>

		Further, it is stated that demolition programme will be fixed only after the finalized demarcation report is received from SDM Kalkaji.
ii)	Though numerous applications are submitted under PM-UDAY scheme, very few conveyance deeds are issued. The process should be simplified and made people centric. DDA should open offices in unauthorized colonies and involve the Municipal Corporations in the process.	<p>The matter has been noted. In this regard, it is informed that a new strategy is being adopted. A high level meeting was also held in Government of India to ensure that the scheme is implemented successfully.</p> <p>Following action has already been taken: Simplification of process:</p> <ol style="list-style-type: none"> 1. Splitting of PM-UDAY online application form into 3 parts - web application developed. 2. App for registration/filing application developed and live on Google Play Store. 3. UC locator mobile app being used for determining whether applicant falls within UC boundary. 4. Module for re-issuing/revalidating CD/AS developed in the online portal. 5. Online grievance redressal portal (Samasya Nidhan Seva) for PM-UDAY developed. 6. Functionality for performance review of GIS agencies implemented. 7. Functionality for tracking colony wise registration & submitted applications data developed. 8. Decentralization of GIS Cell done to reduce pendency of GIS reports. 9. Existing status of Master Plan Roads to be reviewed by Planning Department, DDA. 10. MCD Councillors training already completed. 11. Camps are organized every week. <p>The above efforts would enable us to dispose of the applications in a time bund manner as prescribed in the regulations.</p> <p>Further, Vice Chairman, DDA reviews</p>

		<p>the weekly progress of PM-UDAY. The last weekly review meeting was held on 03.01.2022.</p> <p>Also, functionality has been added in the applicant module of the PM-UDAY application portal wherein the applicant can track the current status of the application.</p> <p>A meeting has also been held by the VC, DDA on the issue raised. Further, the aspect of Will has already been referred to MoHUA for its consideration.</p>
iii)	DDA should expedite in-situ slum rehabilitation under Pradhan Mantri Awas Yojna (PMAY). Policy on the lines of Mumbai's SRA should be designed to expeditiously implement PMAY.	Kindly refer to ATR provided for agenda item No. 91/2021.
iv)	Implementation of GDA policy needs to be expedited to prevent development of unauthorized colonies in these areas.	The matter is under examination.
v)	In industrial areas, policy to develop them as Service Area/IT City should be framed/implemented and expedited.	MPD-2021 vide notification dated 29.10.2020 has allowed a wide array of activities including IT industry and service based industries.
vi)	Land pooling policy should be expedited.	Kindly refer to ATR provided for item no. iv) 'Other Points' raised by Shri Vijender Gupta.
	<u>Shri Kailash Sankla</u>	
i)	DDA should expedite implementation of in-situ slum rehabilitation.	Kindly refer to ATR provided for agenda item No. 91/2021.
ii)	The market at Mongol Puri be re-settled on the nearby Gram Sabha land and market be taken up for redevelopment.	The Mongol Puri area is under the Resettlement Scheme of Delhi Urban Shelter & Improvement Board (DUSIB). Therefore, the matter pertains to DUSIB.
iii)	Land be allotted for segregation of waste for recycling.	As and when requests are received from Municipal Corporations, the same are processed as per feasibility and land is allotted.
iv)	Small parcels of green land adjoining schools could be allowed for adoption by these schools for development and maintenance.	To adopt the green parcel, an application may be made as per the criteria of DDA's Adoption of Park Policy, 2019.

RESOLUTION

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 24.11.2021 were noted with the following observations:

Shri Vijender Gupta

- i) Problems under the PM-UDAY scheme being faced by inhabitants of colonies falling on the alignment of proposed Master Plan roads need to be resolved expeditiously. The Committee constituted for the purpose should submit its report in a time bound manner.

Shri Somnath Bharti

- i) In many constituencies, like Aya Nagar and Devli, Master Plan roads are proposed along densely populated areas. Inhabitants of such areas should not be displaced.
- ii) Many individuals are trying to register under the PM-UDAY scheme unauthorisedly by encroaching Gram Sabha lands handed over to DDA.
- iii) Requested DDA to suggest how DJB land at Jangpura could be allotted for a Sr. Secondary/Secondary school.
- iv) DDA should make efforts to get the stay orders vacated with regard to Khasra No. 277, Village Hauz Khas and seal the property.
- v) Status of development of infrastructure on 25 acres land cleared from encroachment at Vikas Puri be intimated. Allotment of the said land for hospital at Vikas Puri be considered.
- vi) Site at Gautam Nagar, which has been cleared from encroachment, be utilized for community facilities.
- vii) DDA to confirm whether his suggestion to allow 40% of FAR for commercial use in hotels has been incorporated in draft MPD-2041.
- viii) Utilization of open vacant spaces in front of shops in CSCs/LSCs be legalized on payment of reasonable charges.
- ix) Land at Vijay Mandal park at Begum Pur is being re-encroached.

- x) Shri Subu R, former Commissioner, Land Disposal and Shri Ranjan Mukherjee, former OSD to Lt. Governor should not be charged damage rates of licence fees.

Shir Vijender Gupta also recommended these cases.

Shri O P Sharma

- i) Rules for PM-UDAY need to be amended to enable individuals in unauthorised occupation of Govt. land without any requisite documents to register under the scheme.
- ii) Revision of conversion rates for renewal of expired leases be done in a time bound manner.
- iii) Efforts be made to get the stay orders vacated with regard to 60 ft. ROW at Vishwas Nagar on priority.
- iv) Matter regarding rehabilitation of encroachers on ROW of Shanti Swaroop Bhatnagar Marg be settled expeditiously.
- v) Two community halls which have been constructed in his constituency be inaugurated on priority.
- vi) Expedite the process for conversion of properties from lease hold to free hold.
- vii) Allottees of Paper Market at Gazipur be allowed to undertake other commercial activities in view of the unhealthy environment due to the adjacent land fill. Vice Chairman, DDA may kindly schedule a site inspection.

ITEM NO. 03/2022

Sub: Inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storeyed Flats for Hon'ble Members of Parliament (Lok Sabha).

File No. F.16(01)2021/MP

1.0 Background

CPWD vide letter dated 24.08.2021 has forwarded the proposal regarding inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storeyed Flats for Hon'ble Members of Parliament (Lok Sabha). The said proposal was considered by the Authority in its meeting held on 14.09.2021 vide item No. 82/2021 under Section 11-A of Delhi Development Act, 1957. The decision of the Authority is reproduced as below: **(Annexure- 1)**

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

2.0 Follow Up Action:

- i. As follow up action of the Authority decision dated 14.09.2021, a Public Notice for inviting objections/ suggestions from the public was issued vide S.O. 4030(E) dated 30.09.2021 for a stipulated time period of forty five (45) days. **(Annexure- 2)**. In response to Public Notice dated 30.09.2021, one (01) objection/suggestion has been received within stipulated time period.
- ii. Subsequently, a meeting of the Board of Enquiry and Hearing was held under the chairmanship of Engineer Member, DDA on 10.12.2021. The recommendation of Board of Enquiry of Hearing is as reproduced below: **(Annexure- 3)**

'The public objection/suggestion received does not pertain to the said Public Notice. In view of the above, the Board recommends inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for consideration of Authority under Section 11-A of the DD Act 1957.'

3.0 Examination

- i. The site under reference is located along the Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi and falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the said site is 'Residential' as per MPD-2021 and Zonal Development Plan of Zone-D, prepared under MPD-2001.
- iii. The land owning agency is Land and Development Office (L&DO).
- iv. L&DO vide letter dated 24.08.2021 has forwarded the 'No Objection Certificate' to include the land parcel admeasuring 415353.97 sq.m. (4.15 Ha.) under redevelopment provision of MPD-2021 to construct accommodation for Hon'ble Members of Parliament (Lok Sabha).
- v. The site u/r is not identified as 'Redevelopment Area' in Zonal Development Plan of Zone-D, prepared under MPD-2001. However, the Zonal Development Plan of Zone D- 2021 is yet to be notified.

- vi. As per Clause 3.3.2.iii.(a) of MPD-2021, an area of 4.0 Ha. is required to prepare the redevelopment scheme and minimum area for a Group Housing plot to be redeveloped is 3000 sq.m. In this case, the comprehensive scheme area is 4.15 Ha. and in the first phase, redevelopment is proposed on 2.61 Ha. Further, as per para 3.3.2 (v) titled, 'Policy For Redevelopment Schemes', it is stated that *'to incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual.'*

4.0 Proposal

In view of the public notice vide S.O. No. 4030(E) dated 30.09.2021 and the recommendation of the Board, the proposal regarding inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi in para 15.0 of Zonal Development Plan of Zone D-2001 may be considered under Section 11- A of Delhi Development Act, 1957. The details of the proposal are as under:

Zonal Development Plan of Zone D-2001	
Clause 15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS	
Existing Provision	Proposed Amendments / Modifications
<p>15.0 Redevelopment and Urban Renewal Areas</p> <p>a) The following areas are identified for redevelopment in the Zonal development plan:</p> <ul style="list-style-type: none"> i. Mata Sundari Area (D-2) ii. Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar (D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21) 	<p>15.0 Redevelopment and Urban Renewal Areas</p> <p>a) The following areas are identified for redevelopment in the zonal development plan:</p> <ul style="list-style-type: none"> i. Mata Sundari Area (D-2) ii. Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar (D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21) viii. Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O. (D-4)

(The layout plan of L&DO Drg. No.-628 showing the site u/r is enclosed as Annexure- 4.)

5.0 Recommendation

The proposal contained in para 4.0 above is placed before the Authority for approval for issuance of the final notification by the Ministry of Housing and Urban Affairs, Government of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification.

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

No. F.2(8)2021/MC/DDA/ 220

Dated: 23.09.2021

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 14.09.2021 through video conferencing. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(Vineet Jain)
23/9/21

Commissioner-cum-Secretary (Offg.)

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Anurag Jain

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri D C Goel
Engineer Member, DDA
5. Shri Kamran Rizvi
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 Adesh Kumar Gupta
Municipal Councillor, North Delhi Municipal Corporation
12. Shri Kailash Sankla
Municipal Councillor, South Delhi Municipal Corporation

...2.

236125/2021/AD(PLG-ZONE D)

**Proposal for change of land use from 'Residential (Redevelopment)' to 'Transportation (MLCP)' for Multilevel Car Parking at Idgah Road, Zone-A (Other than Walled City Area).
F.3(61)/2011-MP/Pt.-I**

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Item No. 79/2021

**Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
F.20(07)2017/MP**

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Item No. 80/2021

**Proposal for change of use premise of part of the Facility Centre No.-50 at Shalimar Bagh, Block-C&D to 'Local Shopping Centre (LSC)' & 'Group Housing (GH) / Service Apartment' under 'Sub/Clause 8(2) Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority'.
F.PLG/MP/0060/2021/F-3/-AD(PLG-ZONE H(PT.))AP-I**

The proposal contained in the agenda item was approved.

Item No. 81/2021

**Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms.
F.Engg/CESP/0003/2021/F1/DWK/Computer No.14274**

The proposal contained in the agenda item was approved. A separate meeting would be convened with Hon'ble Members of the Authority for seeking inputs on conditions to be incorporated in the Request for Proposal (RFP) to be issued for inviting bids from private entities.

Item No. 82/2021

**Inclusion of multi-storied flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storied flats for Hon'ble Members of Parliament (Lok Sabha).
F.16(01)2021/MP**

236125/2021/AD(PLG-ZONE D)

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. 83/2021

Draft agenda for constitution of Board of Enquiry & Hearing for Master Plan for Delhi-2041.
F.Plg/MP/0008/2021/F.18

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for issuance of final notification.

Item No. 84/2021

Agenda for amendment in 'Policy & Procedure for permission and Regularization of Additions/Alterations of DDA flats'.
F.1/0177/2021/Cord/Housing(Coordn.)

Shri Adesh Kumar Gupta raised the issue on the approximate number of house owners to be benefitted by the proposal. The following was agreed for incorporating in the proposal:

- i) Enabling provisions for EV charging should be facilitated.
- ii) Timelines should be fixed for granting permission for additions/alterations in DDA flats.

The proposal as amended was approved.

Item No. 85/2021

Permission to relocate the JJ dwellers of two projects to built up EWS flats.
F2/PMAY/0015/2021/ISR/PMAY-II.

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.

Item No. 86/2021

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

The proposal contained in the agenda item was approved.

DELHI DEVELOPMENT AUTHORITY
AGENDA FOR AUTHORITY

Sub: Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area In Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha).

File No. F.16(01)2021/MP

1.0 Background

- i. CPWD vide letter dated 24.08.2021 has requested DDA to put the matter before Technical Committee of DDA to include the Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi under Redevelopment area in Zonal Development Plan of Zone-D.
- ii. The project has been assigned to CPWD for meeting the requirements of accommodation for Hon'ble Members of Parliament on Baba Kharak Singh Marg, where 243 staff quarter of Type-II & Type-III are existing. These flats/ quarters were built between 1984-1986.
- iii. In the 5th Meeting of Hon'ble House Committee of Lok Sabha held on 12th March, 2020, the proposal for 'Redevelopment at Baba Kharak Singh Marg (BKS Marg) for a plot measuring an area of 26194.0 sq.m.' was considered where officers from Ministry of Housing & Urban Affairs (MoHUA), Directorate of Estate (DoE) and CPWD were present.

2.0 Decision of Technical Committee Meeting held on 26.08.2021:

- i. On the basis of request of CPWD vide letter dated 24.08.2021, the said proposal was placed before the Technical Committee meeting of DDA held on 26.08.2021 vide Item No. 59/21. The decision of the Technical Committee is as under:
"The agenda was presented by Chief Architect (RD) CPWD. It was pointed out that Traffic Impact Assessment (TIA) study be conducted to determine the impact on traffic changes caused by the proposed development. After detailed deliberations, the proposal was recommended and approved for processing under Sec-11 A of DD Act 1957. It was also decided that CPWD shall simultaneously, conduct the TIA study and submit to DDA before the agenda is placed to the Authority for final approval."
 (The copy of Technical Committee agenda along with decision is enclosed as Annexure- 'A')
- ii. In compliance of Technical Committee decision dated 26.08.2021, CPWD vide letter No. 23(31)/CA(RD)/2021/362 dated 03.09.2021 has sent the Traffic Impact Assessment (TIA) report for the site under reference. The major findings of the same are under:
 - a) No impact of additional site traffic on LOS of Baba Kharak Singh Marg.
 - b) While LOS of Pandit Pant Marg change from LOS b to LOS C which is under desirable level of service.

1 | Page

3.0 Examination

- i. The site under reference is located along the Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi and falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the said site is 'Residential' as per MPD-2021 and Zonal Development Plan of Zone-D, prepared under MPD-2001.
- iii. The land owning agency is Land and Development Office (L&DO).
- iv. L&DO vide letter dated 24.08.2021 has forwarded the 'No Objection Certificate' to include the land parcel admeasuring 415353.97 sq.m. under redevelopment provision of MPD-2021 to construct accommodation for Hon'ble Members of Parliament (Lok Sabha).
- v. The site u/r is not identified as 'Redevelopment Area' in Zonal Development Plan of Zone-D, prepared under MPD-2001. However, the Zonal Development Plan of Zone D- 2021 is yet to be notified.
- vi. As per Clause 3.3.1.1.B titled 'Re-densification of low density areas' of MPD-2021, following is stated:

"B. Re-densification of low-density areas

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms."

- vii. As per Clause 3.3.2.iii.(a) of MPD-2021, an area of 4.0 Ha. is required to prepare the redevelopment scheme and minimum area for a Group Housing plot to be redeveloped is 3000 sq.m. In this case, the comprehensive scheme area is 4.15 Ha. and in the first phase, redevelopment is proposed on 2.61 Ha.
- viii. Further, as per para 3.3.2 (v) titled, 'Policy For Redevelopment Schemes', it is stated that *'to incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual.'*
- ix. The site u/r falls in a 'Triangular Pocket' bounded by Baba Kharak Singh Marg, Pandit Pant Marg and Talkatora Road. The land use of the said pocket is 'Residential', which comprises majority of flat for Members of Parliament and Bungalows.

4.0 Information as per the MoUD (now MOHUA), GoI letters dated 07.04.2015 & 04.09.2015:

The information as per MoUD (now MoHUA) letters dated 07.04.2015 & 04.09.2015 received from CPWD vide letter dated 24.08.2021 may be referred in Para 3.0 of enclosed Technical Committee Agenda meeting dated 26.08.2021 as Annexure-'A'.

5.0 Proposal

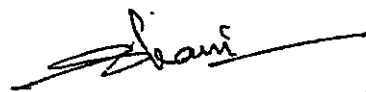
In view of the Technical Committee decision dated 26.08.2021, the proposal to include the following site under reference in para 15.0 of Zonal Development Plan of Zone D-2001 may be considered under Section 11- A of Delhi Development Act, 1957. The details of the proposal are as under:

Zonal Development Plan of Zone D-2001	
Clause 15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS	
Existing Provision	Proposed Amendments / Modifications
15.0 Redevelopment and Urban Renewal Areas a) The following areas are identified for redevelopment in the Zonal development plan: i. Mata Sundari Area (D-2) ii. Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar (D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21)	15.0 Redevelopment and Urban Renewal Areas a) The following areas are identified for redevelopment in the zonal development plan: i. Mata Sundari Area (D-2) ii. Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar (D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21) viii. Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O. (D-4)

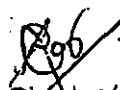
(The layout plan of L&DO Drg. No.-628 showing the site u/r is enclosed as Annexure-B.)

6.0 Recommendation

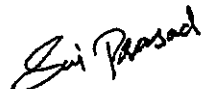
The proposal contained in para 5.0 above is placed before the Authority for its consideration. After approval, the proposal shall be processed under Section 11-A of DD Act, 1957 for issuance of public notice for inviting objections/suggestions from the public.



Director (Plg.)
Zone-D



Asstt. Director (Plg.)
Zone-D



Planning Assistant
Zone-D



DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 6th Floor, Vikas Minar
 I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0016/2021/F-1/-O/o
 DY DIRECTOR (PLG)MP AND DC/ 472

Date : 07.09.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2021 held on 26.08.2021.

The 10th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday, 26.08.2021 at 10:00 AM**. 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.

Shikha
 (Shikha Bhargava)
 Dy. Director (Plg) MP & DC
 /Director (Plg) MP (Incharge)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL

236125/2021/AD(PLG-ZONE D)

The agenda was presented by Addl. Comm. (Plg.)- II. On the question raised to IGL regarding provisioning of another CNG station in view of three existing petrol pumps with CNG facility adjacent to the site, IGL clarified that existing CNG facilities have lower pressure and cater to LMVs only. For heavy vehicles like trucks, city buses high pressure point is required, therefore exclusive CNG facility is required in the area. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 58/2021

Proposal for planning permission for CNG station on Private Land Khasra No. 154/547, Pooth Khurd Village, Tehsil Narela, Delhi 110039 in view of notified regulations dated 08.03.2019
PLG/LP/0005/2021/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Director (Plg), Land Pooling. It was observed that Petroleum and Explosives Safety Organization (PESO) approval is not available on record. The agenda item was deferred and the case be resubmitted to The Technical Committee after approval of PESO is received.

Item No. 59/2021

Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment areas in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha).
PLG/MP/0029/2021/F-20/-AD(PLG-ZONE D)

The agenda was presented by Chief Architect (RD), CPWD. It was pointed out that Traffic Impact Assessment (TIA) study be conducted to determine the impact on traffic changes caused by the proposed development. After detailed deliberations the proposal was recommended and approved for processing under Sec 11 A of DD Act 1957. It was also decided that CPWD shall simultaneously, conduct the TIA study and submit to DDA before the agenda is placed to the Authority for final approval.

Item No. 60/2021

Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms.
ENGG/CESP/0003/2021/F1/DWK-O/o CHIEF ENGINEER(SPORTS)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved.

OTHER ISSUES:**Regarding proposals of planning permission for Fuel Station:**

To expedite approval of CNG stations on private lands the Vice Chairman, DDA directed that periodical Review Meetings be scheduled to streamline the process. It was also agreed that all cases would be decided within 60 days from the date of receipt of complete application.

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

Sharma



भारत सरकार

Government of India

कार्यालय - मुख्य वास्तुक (क्षेत्र दिल्ली)

Office of the Chief Architect (Region Delhi)

कें. लो. नि. वि., ईस्ट ब्लॉक - 1, लेवल-2, आर के पुरम, नई दिल्ली - 110066

CPWD, East Block-1, Level-2, R.K Puram, New Delhi - 110066.

Email: delca-prd@cpwd.gov.in

Tel. No. 011-20861073, 011-26109324

(By Speed Post & Email)



No. - 23(31)/CA(RD)/2021/332

Date - 24.08.2021

To:
 ✓ The Commissioner (Planning),
 Delhi Development Authority (DDA),
 5th Floor, Vikas Minar, ITO,
 New Delhi - 110002.

आयुक्त (योजना) कार्यालय
 झयरी सं. 1-1033
 दिनांक 25.8.2021

Sub.- Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha). - regarding.

Ref.- (1) This office letter No.23(31)/CA(RD)/2021/246 dated 09.07.2021 addressed to yourself.
 (2) Discussion held in your office on 13.08.2021 by the undersigned.

Madam,

This has reference to our letter of even number dated 09.07.2021 (at Ref.-1 above) addressed to your good office and subsequent discussion held by the undersigned with yourself on 13.08.2021. Accordingly, as per the discussion enclose herewith please find an agenda proposal for the above subject matter with the request to place the Agenda Proposal before the Technical Committee of DDA at an early date.

Copies of the relevant layout plan, Site Survey Plan, location plan, NOC from L&DO and relevant text portions of MPD-2021 to substantiate our proposal are also enclosed along with the Agenda Draft.

Encl. - Draft of the Agenda Item Proposal.

Ashok Kumar Sharma
 24-8-21
 (Ashok Kumar Sharma)
 Chief Architect (RD)

Copy to -

1. Additional Secretary, Lok Sabha Secretariat (M.S. Branch), Parliament House Annexe, New Delhi-01.
2. A.D.G. (PRD), CPWD, Sewa Bhawan, New Delhi-110066 for favor of information please.
3. CE & ED, NDPZ, CPWD, Vidhut Bhawan New Delhi -110002 for information please.
4. Guard File

हस्त
 24/8/21
 अर (CPWD) Zoned

37

AD (PLG) Zone 'D'

(Ashok Kumar Sharma)
 Chief Architect (RD)

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha).

1.0 Background

1. A project has been assigned to CPWD for meeting the requirements of accommodation for Hon'ble Member of Parliament's on Baba Kharak Singh Marg, where 243 staff quarter of Type-II & Type-III are existing. These flats/ quarters were built between 1984-1986.
2. As per the 5th Meeting of Hon'ble House Committee of Lok Sabha held on 12th March, 2020 at Parliament Annexe, New Delhi, the proposal was considered vide Memorandum No.-19 for 'Redevelopment at Baba Kharak Singh Marg (BKS Marg) for a plot measuring an area of 26194.0 sq.m.' under the Chairman & Members of Hon'ble House Committee of Lok Sabha where officers from Lok Sabha Secretariat, Ministry of Housing & Urban Affairs (MoHUA), Directorate of Estate (DoE) and CPWD at the level of Joint Secretary and D.G. CPWD were also present. The agenda was to address the shortage of accommodation for Hon'ble Members of Parliament (Lok Sabha) in New Delhi.
3. Accordingly, CPWD has requested DDA to put the matter before Technical Committee of DDA to include the Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi under Redevelopment area in Zonal Development Plan of Zone-D.

2.0 Examination

1. The site under reference is located along the Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi and falls outside Lutyens' Bungalow Zone (LBZ).
2. The land use of the said site is 'Residential' as per MPD-2021 and Zonal Development Plan of Zone-D, prepared under MPD-2001. (Refer Annexure-I)
3. The land owning agency is Land and Development Office (L&DO). The layout plan of L&DO Drwg. No. -628 (Sheet No. 2) showing the site u/r is enclosed at Annexure-II.
4. L&DO vide letter dated 24.08.2021 has forwarded the 'No Objection Certificate' to include the land parcel admeasuring 415353.97 sq.m. under redevelopment provision of MPD-2021 to construct accommodation for Hon'ble Members of Parliament (Lok Sabha). (Refer Annexure -III)
5. The Total Station Survey (TSS) of the site u/r is enclosed at Annexure-IV.
6. The site u/r is not identified as 'Redevelopment Area' in Zonal Development Plan of Zone-D, prepared under MPD-2001. However, the Zonal Development Plan of Zone D- 2021 is yet to be notified.
7. As per Clause 3.3.1.1.B titled 'Re-densification of low density areas' of MPD-2021, following is stated: (Refer Annexure- V)

"B. Re-densification of low-density areas

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms."

8. Further, as per para 3.3.2 (v) titled, 'Policy For Redevelopment Schemes', it is stated that 'to incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual.' (Refer Annexure-VI)
9. As per Clause 3.3.2.iii.(a) of MPD-2021, an area of 4.0 Ha. is required to prepare the redevelopment scheme and minimum area for a Group Housing plot to be redeveloped is 3000 sq.m. In this case, the scheme for 4.15 Ha. has been proposed but redevelopment shall be done on 26194.0 sq.m.
10. The site u/r falls in a 'Triangular Pocket' bounded by Baba Kharak Singh Marg, Pandit Pant Marg and Talkatora Road. The land use of the said pocket is 'Residential', which comprises majorly of M.P. flats and Bungalows.

3.0 Information as per MoHUA, GoI letter dated 07.04.2015 and 04.09.2015

Sl. No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private, and who is the land-owning agency?	The land belongs to Government. Land and Development Office (L&DO) is the land owning agency.
2.	On whose request the change of land use or modification to MPD-2021 has been initiated?	The proposal has been initiated on the behalf of Lok Sabha (Secretariat) by the Central Public Works Department (CPWD).
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of the site and a copy of the inspection report be provided.	Planning Department, DDA has inspected the site and observation are as follows: 1. The site is accessible from Baba Kharak Singh Marg (45 M R/W) and Pandit Pant Marg (36.58 M R/W). 2. At present, site is having G+3 residential quarters, temple, Mother dairy & CPWD Nursery and two (2) Multi storied flats namely Gomti and Sindhu Apartments. 3. Fully grown up trees exist on site.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposed modification will serve the public purpose of construction of residential accommodation for Hon'ble Members of Parliament.

5.	What will be the impact of the proposal on ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	For redevelopment of the site u/r, modification is required in Zonal Development Plan of Zone-D under section 1 I-A of DD Act, 1957.
6.	What will be the proposal's impact/implications on the general public e.g. Law & order etc?	There will be no implication on the general public.
7.	Whether any court cases ongoing on the land mentioned in the proposal? The full details are to be attached.	No.
Sl. No.	Information as sought by MOUD, GOI vide letter dated 04.09.2015	Reply
1.	Background note indicating current situation/provisions.	<p>1. A project has been assigned to CPWD for meeting the requirements of accommodation for Hon'ble Member of Parliament's on the site on Baba Kharak Singh Marg, where 243 staff quarter of Type-II & Type-III are existing. These flats/quarters were built between 1984-1986.</p> <p>2. As per the 5th Meeting of Hon'ble House Committee of Lok Sabha held on 12th March, 2020 at Parliament Annexe, New Delhi, the proposal was considered vide Memorandum No.-19 for 'Redevelopment at Baba Kharak Singh Marg (BKS Marg) for a plot measuring an area of 26194.0 sq.m.' under the Chairman & Members of Hon'ble House Committee of Lok Sabha where officers from Lok Sabha Secretariat, Ministry of Housing & Urban Affairs (MoHUA), Directorate of Estate (DoE) and CPWD at the level of Joint Secretary and D.G. CPWD were also present. The agenda was to address the shortage of accommodation for Hon'ble Members of Parliament (Lok Sabha) in New Delhi.</p> <p>3. Accordingly, CPWD has requested DDA to put the matter before Technical Committee of DDA to include the Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant</p>

		Marg, near G.P.O., New Delhi under Redevelopment areas in Zonal Development Plan of Zone-D.
2.	Whether similar proposal has earlier been considered by DDA/Ministry and/or disposed of and if yes, when and how?	No such proposal was considered earlier by DDA.
3.	What are the specific recommendations of the Authority with regard to the proposal?	The proposal is to be considered by the Authority as per Section 11A of DDA Act, 1957 and further action will be taken as per the recommendation of Authority.
4.	How and why the proposal was initiated?	The proposed land for Multi Storied flats along BKS Marg, New Delhi belongs to L&DO. The proposal has been initiated with the intention of Redevelopment of this Plot/Land for the construction of Residential Accommodation for Hon'ble Members of Parliament (Lok Sabha M.P.'s).
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof?	The proposed modification in Residential land use category will enable construction of sufficient and required housing needs of Hon'ble M.P.'s for smooth discharge of their duties for the benefit and good of public at large.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	The proposed residential accommodation and amenities shall facilitate better housing accommodation for Hon'ble Members of Parliament (Lok Sabha) and proximity to the Parliament shall save time. At the same time with Redevelopment norms optimum utilization of land could be done.
7.	How the Proposal will benefit in the development and economic growth of the city?	By Redevelopment of the said plot, the old dilapidated structures will pave way for state of art housing for Members of Parliament (Lok Sabha) and will help in smoothen the functioning of government and the proposed construction will boost employment and economy with a greater thrust to construction industry.

8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries, and in those provisions differ from the proposal then why are they not considered appropriate for Delhi?	There is no specific relation of the proposal in the context of other metropolitan cities in India or elsewhere.
9.	What will be the public purpose served by the modification?	The site will provide enhanced accommodation for the Hon'ble Members of Parliament (Lok Sabha), who are people's representative and thus the general public interest will be served better.
10.	What is the number of people/family/households likely to get affected by the proposed policy?	No person / family / household will get affected. Furthermore general public interest will be served.
11.	Where the proposal is in consonance with the existing plans, laws, by-laws, rules, etc?	Yes, the proposal for Redevelopment for Group Housing is in consonance with the intended aim of densification and redevelopment of housing stock as envisaged in Clause 3.3.1.1.B. of MPD-2021. However, the site u/r needs to be included under the redevelopment areas identified in Zonal Development Plan of Zone-D.
12.	Whether the implementation of the proposal will require changes in certain rules, provision of Master Plan, etc. an if yes what action has been taken to bring about such changes?	The proposal is placed before the Technical Committee of the DDA and further action will be taken as per the recommendation of the Authority under Section 11- A of DD Act.
13.	Whether the department/organization/ Ministry related to the proposal has been consulted and if yes what were their views and how they were disposed of?	Ministry of Housing and Urban Affairs is the nodal Ministry and L&DO is the land owning authority under the Ministry. The proposal is moved here under by CPWD in pursuance of their commitment for construction of Housing requirement for Hon'ble M.P.'s as per recommendations of the Hon'ble House Committee of Lok Sabha with due recommendation of all.
14.	Whether the Relevant guidelines/orders of DOPT, ministry of finance and other nodal ministries/ department were	The issue is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.

	taken into account while preparing and examining the proposal?	
15.	The name, designation and contact information of an officer of the level of Director or above who will be Nodal officer to be contacted by the Ministry regarding the proposal.	Sh. Ashok Kumar Sharma Chief Architect (Region Delhi) Central Public Works Department (CPWD). Phone- 011-20861073 Mob.- 9958175100

4.0 Proposal

In order to incentivized the redevelopment as stated in the Clause 3.3.1.1.B of MPD-2021, the following site under reference is to be included in para 15.0 of Zonal Development Plan of Zone D-2001. This will require processing under Section 11-A of Delhi Development Act, 1957.

Zonal Development Plan of Zone D-2001	
Clause 15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS	
Existing Provision	Proposed Amendments / Modifications
15.0 Redevelopment and Urban Renewal Areas a) The following areas are identified for redevelopment in the Zonal development plan: i. Mata Sundari Area (D-2) ii. Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar (D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21)	15.0 Redevelopment and Urban Renewal Areas a) The following areas are identified for redevelopment in the zonal development plan: i. Mata Sundari Area (D-2) ii. Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar(D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21) viii. Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O. (D-4)

(The location plan of the site under reference is annexed at Annexure- II)

5.0 Recommendation

The proposal at Para 4.0 is placed before the Technical Committee for the consideration and for further processing under Section 11-A of DD Act, 1957.

43

Ashok Kumar Sharma
24-8-21
Chief Architect (RD), CPWD
अशोक कुमार शर्मा
ASHOK KUMAR SHARMA, Page 6 of 6
मुख्य वास्तुक (के.ए.डि.) / Chief Architect (R.D.)
के.जे.नि.विभाग, ईस्ट ब्लॉक-1, लेवल-2
C.P.W.D., East Block-1, Level-II
आर.के.पुरम, नई दिल्ली / R.K. Puram, New Delhi-66

236125/202/AD(PLG-ZONE D)
ZONAL PLAN - ZONE - D

LOCATION OF PROPOSED SITE FOR
MULTI-STORIED FLATS ALONG B.V.S
MARG & PITAMPURA NEAR S.P.O. NEW DELHI IN ZONE-D.



L&DO/L-IIA/1(1994)/2021/254
Government of India
Ministry of Housing & Urban Affairs
Land & Development Office

Nirman Bhawan, New Delhi
Dated 24th August, 2021

To,

Shri Ashok Kumar Sharma,
Chief Architect (RD), CPWD,
East Block-1, Level -2,
R.K. Puram,
New Delhi-110066.

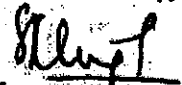
Sub: Redevelopment of GPRA Colony, Baba Kharak Singh Marg, New Delhi for construction of proposed additional accommodation for Hon'ble Members of Parliament (Lok Sabha) - regarding

Sir,

I am directed to refer to your letter dated 23.08.2021 on the above mentioned subject and to inform that this office has no objection to the proposed inclusion of the land parcel admeasuring 41535.97 Sq. m. (as shown in the enclosed layout) for construction of additional accommodation for Hon'ble Members of Parliament (Lok Sabha) as an agenda by DDA as per applicable development control norms where GPRA colony for Central Government Employees at Baba Kharak Singh Marg on the roundabout of GPO, New Delhi is currently situated. DDA may examine the same and take further necessary action in the matter.

2. This issues with the approval of Land and Development Officer.

Yours faithfully,



(Satish Kumar Singh)

Dy. Land and Development Officer-IV

Ph. 011-23061448

Ashok Kumar Sharma
24-8-21

अशोक कुमार शर्मा
ASHOK KUMAR SHARMA
मुख्य वास्तुकार (सी.एच.) / Chief Architect (R.D.)
के.सी.पि.बिल्डिंग, ईस्ट ब्लॉक-1, लेवल-2
CPWD., East Block-1, Level-2
भारत के.पुरम, नई दिल्ली / R. K. Puram, New Delhi-66

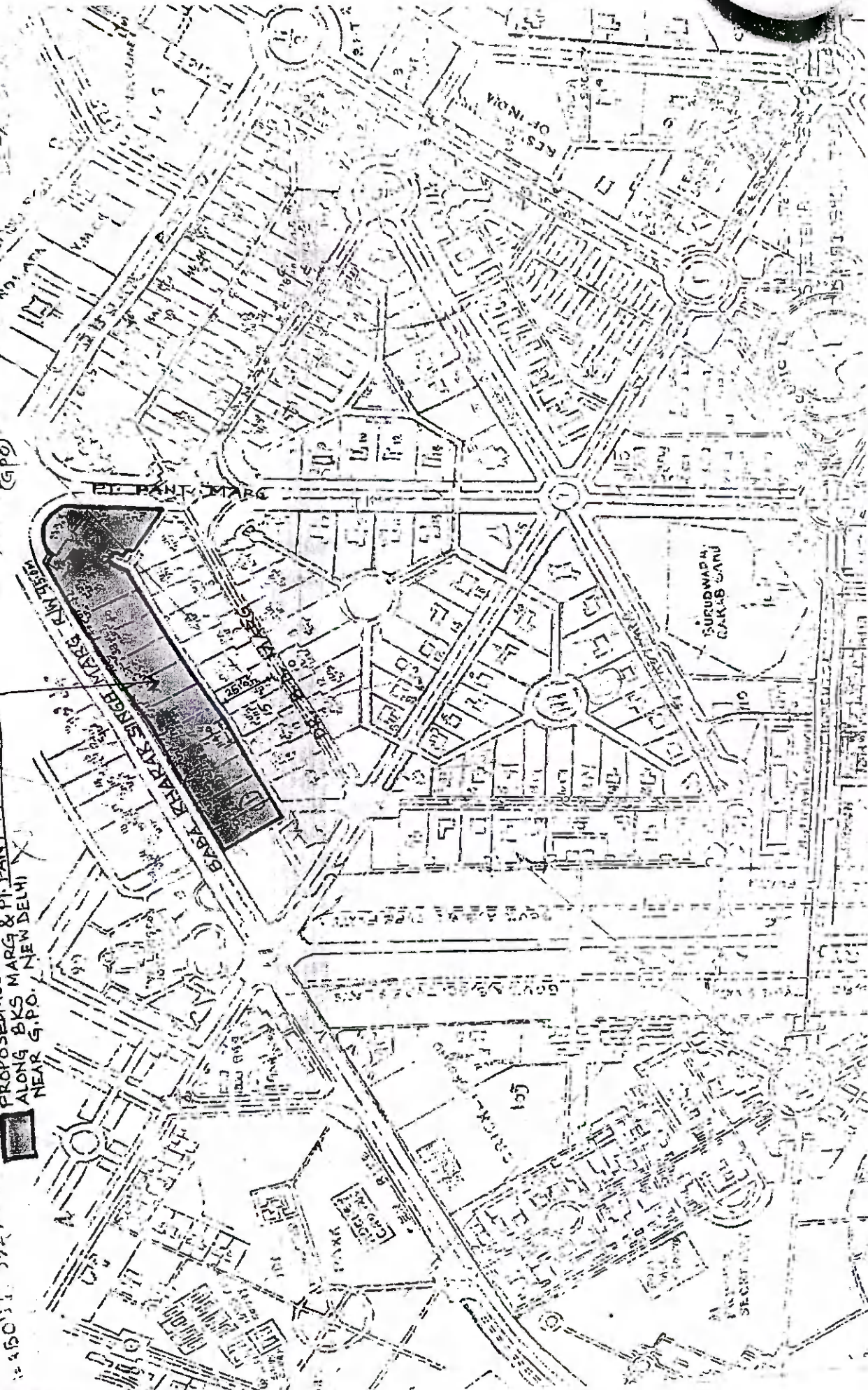
236125/200 MAD (L-G-ZONED)

PROPOSED MULTI STORIED FLATS
ALONG BKS MARG & PT PANT MARG
NEAR G.P.O. NEW DELHI

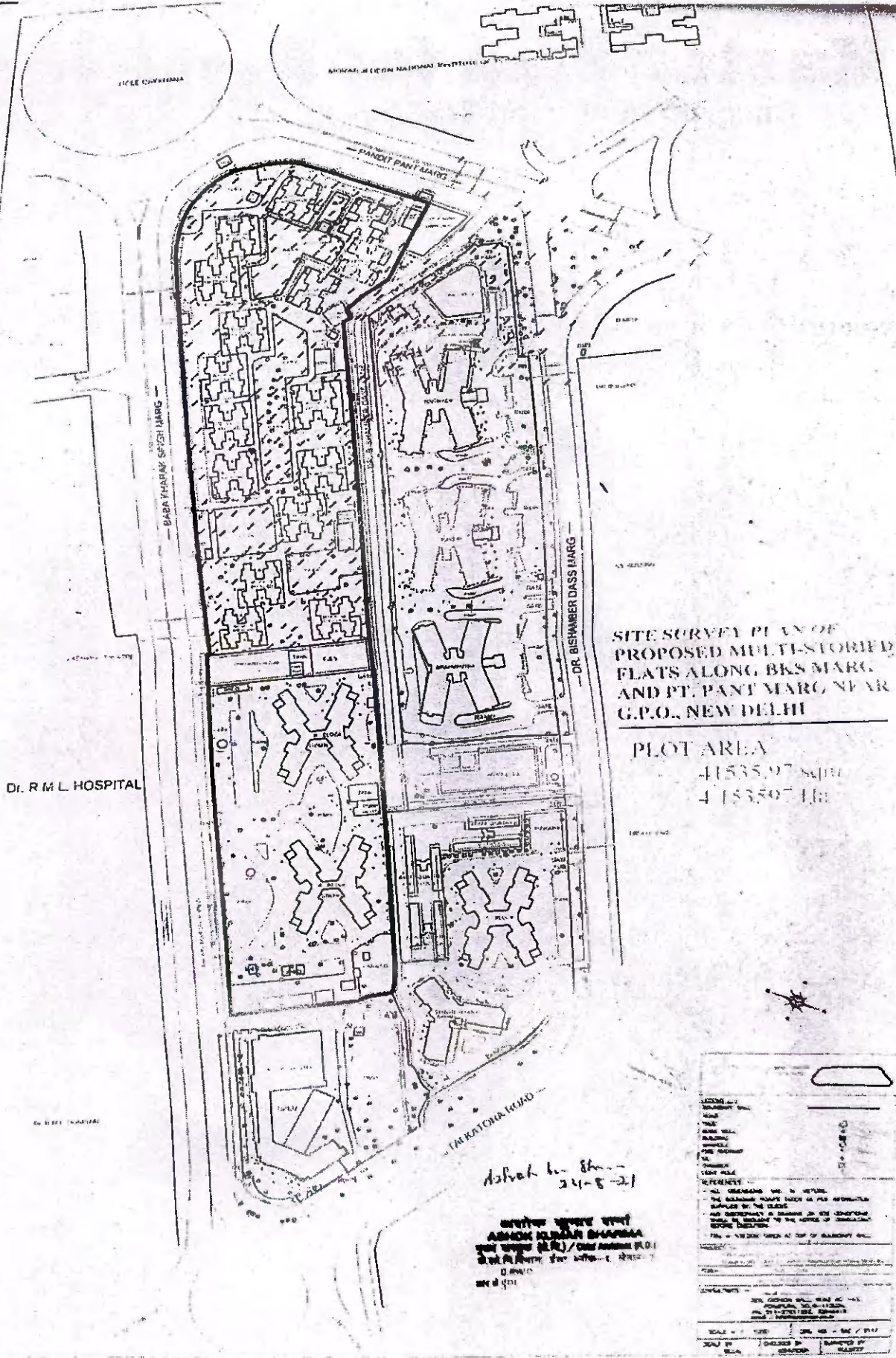
PERMITIAL SHOWING
= ABOUT 392 x 9 = 5... FT.
= 4... FT.
= 3... FT.

GOL
D. CHAKRABHARTY
(G.P.O.)

ANGLA...
BURD...
MARG...



IV



**SITE SURVEY PLAN OF
PROPOSED MULTI-STORIED
FLATS ALONG BKS MARG
AND PT. PANT MARG NEAR
G.P.O., NEW DELHI**

PLOT AREA
41535.97 SQ.M
4153597 LB

DR. R.M.L. HOSPITAL

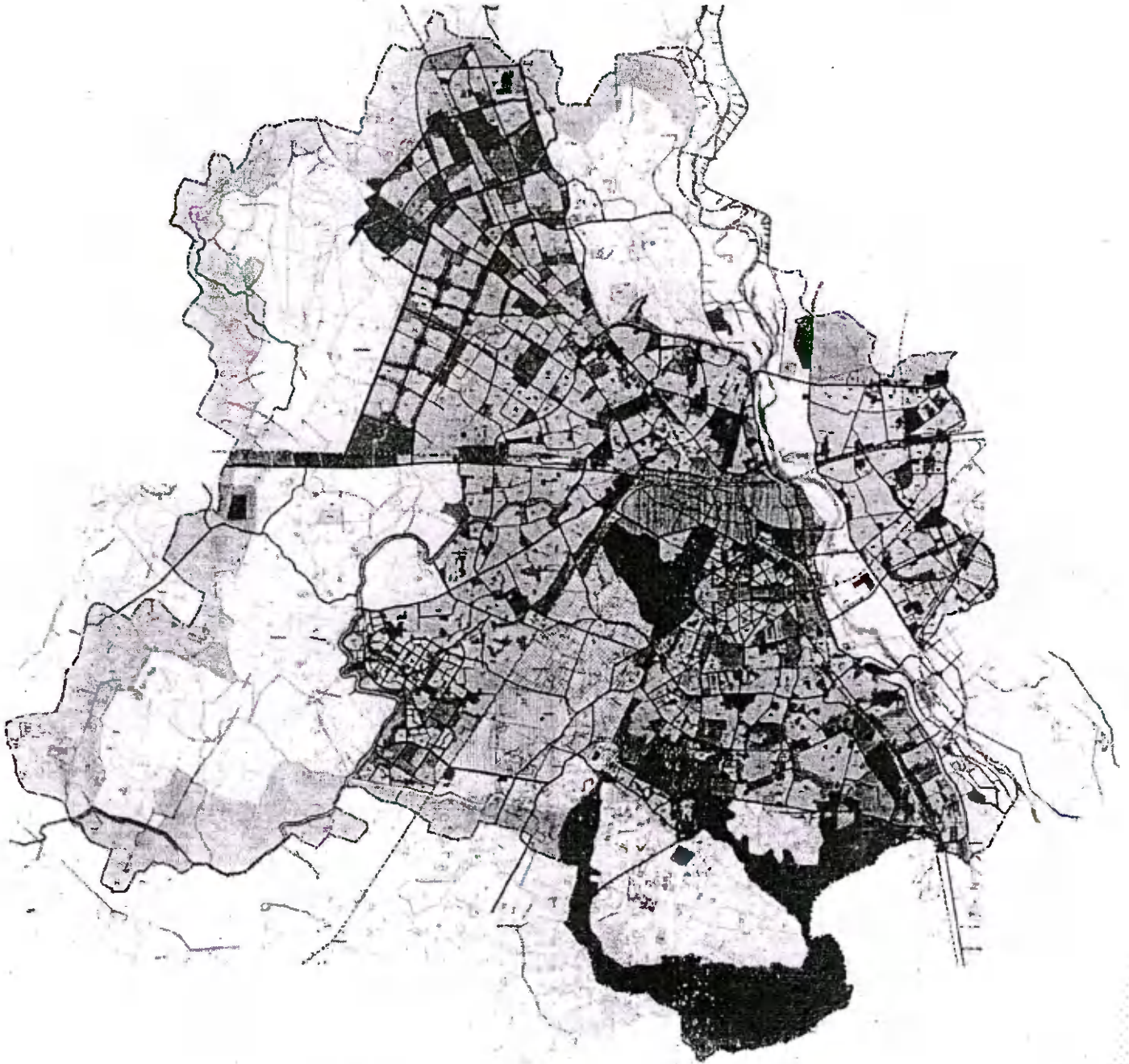
अवकाश क्र. 84-21
24-8-21

आर्किटेक्ट अशोक कृष्ण शर्मा
आर्किटेक्ट (P.E.) / Civil Engineer (P.O.)
अवकाश क्र. 84-21

<p>LEGEND</p> <ul style="list-style-type: none"> Proposed Building Proposed Road Proposed Drainage Proposed Water Supply Proposed Sewerage Proposed Electricity Proposed Gas Proposed Telephone Proposed Cable Proposed Fire Proposed Lift Proposed Staircase Proposed Corridor Proposed Lift Shaft Proposed Staircase Shaft Proposed Corridor Shaft Proposed Lift Shaft Proposed Staircase Shaft Proposed Corridor Shaft 	<p>NOTES</p> <ol style="list-style-type: none"> The proposed building is to be constructed in accordance with the provisions of the Building Act, 1960 and the Building Rules, 1961. The proposed building is to be constructed in accordance with the provisions of the Building Act, 1960 and the Building Rules, 1961. The proposed building is to be constructed in accordance with the provisions of the Building Act, 1960 and the Building Rules, 1961. The proposed building is to be constructed in accordance with the provisions of the Building Act, 1960 and the Building Rules, 1961.
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Master Plan for Delhi-2021

(Incorporating modifications up to 31st March, 2021)



DELHI DEVELOPMENT AUTHORITY

Draft compilation for reference only

3.3 REDEVELOPMENT OF EXISTING URBAN AREA

The scope for development of urban extensions on a large scale is restricted due to limitations of buildable / urbanizable land in Delhi. Therefore, the option of redevelopment through a process of reorganisation and utilisation of the land already developed will be a major element of the overall city development plan.

A redevelopment strategy for accommodating more population in a planned manner is to be taken up on priority in all use zones for efficient and optimum utilization of the existing urban land, both in planned and unplanned areas. This would have to be based on provision of infrastructure viz. water supply, sewerage, road network, open spaces and the essential social infrastructure.

To encourage the growth impulse for regeneration in the target redevelopment areas, the possible incentives and modalities recommended include grant of planning permission at the scheme level with permission to reorganize / pool properties for planning purposes, provision of social infrastructure through Transferable Development Rights or Accommodation Reservation and reduced space standards for unplanned areas, enhanced FAR for specified redevelopment areas and application of flexible concept of mix-use zones in Special Area & Villages on scheme basis.

3.3.1 REDEVELOPMENT STRATEGY

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of ¹[land as per the criteria below]. Some of the areas identified are:

3.3.1.1 Planned Areas

A. Influence Zone along MRTS ²[...] Corridor

³[The] growth of Delhi has ²[...] over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with ³[a] hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Deleted vide S.O. 1914(E) dated 14-07-2015

³ Added vide S.O. 1914(E) dated 14-07-2015

along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. ¹[The concept of Transit Oriented Development shall be adopted for development within the Influence Zone, such that maximum number of people can live, work or find means of recreation within walking / cycling distance of the MRTS corridors / stations.] The scheme for ¹[Development /] Redevelopment of Influence Zone shall be prepared ²[as per Chapter 20.0 Transit Oriented Development.]

B. Re-densification of low-density areas

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms.

C. Redevelopment of Other Developed areas

In Delhi, including New Delhi (NDMC area), a large number of housing, commercial and industrial areas are old and characterized by poor structural condition, sub-optimal utilisation of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. These are to be redeveloped as per the prescribed norms and development controls and with the initiative / consultation with the Residents' society / RWA / Traders' Associations.

3.3.1.2 Special Area

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Modified as S.O. 4614 (E) dated 24-12-2019

through redevelopment by ensuring participation of the inhabitants.

B. Villages

The villages in Delhi have undergone significant physical and functional transformation related with their specific location. Villages are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function as a mix. It is important that these areas, which are already established with identified uses, continue to play an active economic role.

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objective, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green / open areas, circulation, etc. This aspect should also be kept in view while preparing layout plans for urban extension areas.

For provision of social and educational facilities, reduced space standards shall be adopted. The facilities like community hall, dispensary etc. may be grouped together depending on the availability land. Small shops shall be permissible in residential plots on ground floor as per provisions of Mixed Use Regulations in village abadi including rural (para 15.6.3).

3.3.2 [POLICY] FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the following way:

- i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas, etc. ²[and designated as

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Added vide S.O. 1914(E) dated 14-07-2015

TOD ¹{Node} Zone with additional norms applicable as per ¹{Chapter 20.0 Transit Oriented Development.}}

- ii) The residents / cooperative societies / private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. ²{However, in ¹{Influence Zone of TOD Node, TOD} schemes shall be ¹{as per Chapter 20.0 Transit Oriented Development.}} This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - b)
 - 1. Cluster Block ²{approval may be given to DE] for a minimum area of 3000 sq.m. ²{only if an approved influence zone plan or integrated scheme for the area exists.] The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.
³{...}
 - 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block ²{approval ¹{as per applicable policy.}}
 - c) The norms of Group Housing with respect to ground coverage, basement, parking, setbacks etc. (except FAR) shall be applicable ¹{in all areas except TOD Zone where TOD norms shall be applicable.}
- iv) Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone. ⁴{In case of residential premises, wherever dwelling units are proposed, the number of dwelling units may increase in same proportion as FAR]

¹ Modified as S.O. 4614 (E) dated 24-12-2019

² Modified vide S.O. 1914(E) dated 14-07-2015

³ Deleted vide S.O. 4614 (E) dated 24-12-2019

⁴ Added vide S.O. 2690 (E) dated 11-08-2016

ANNEXURE-'B'

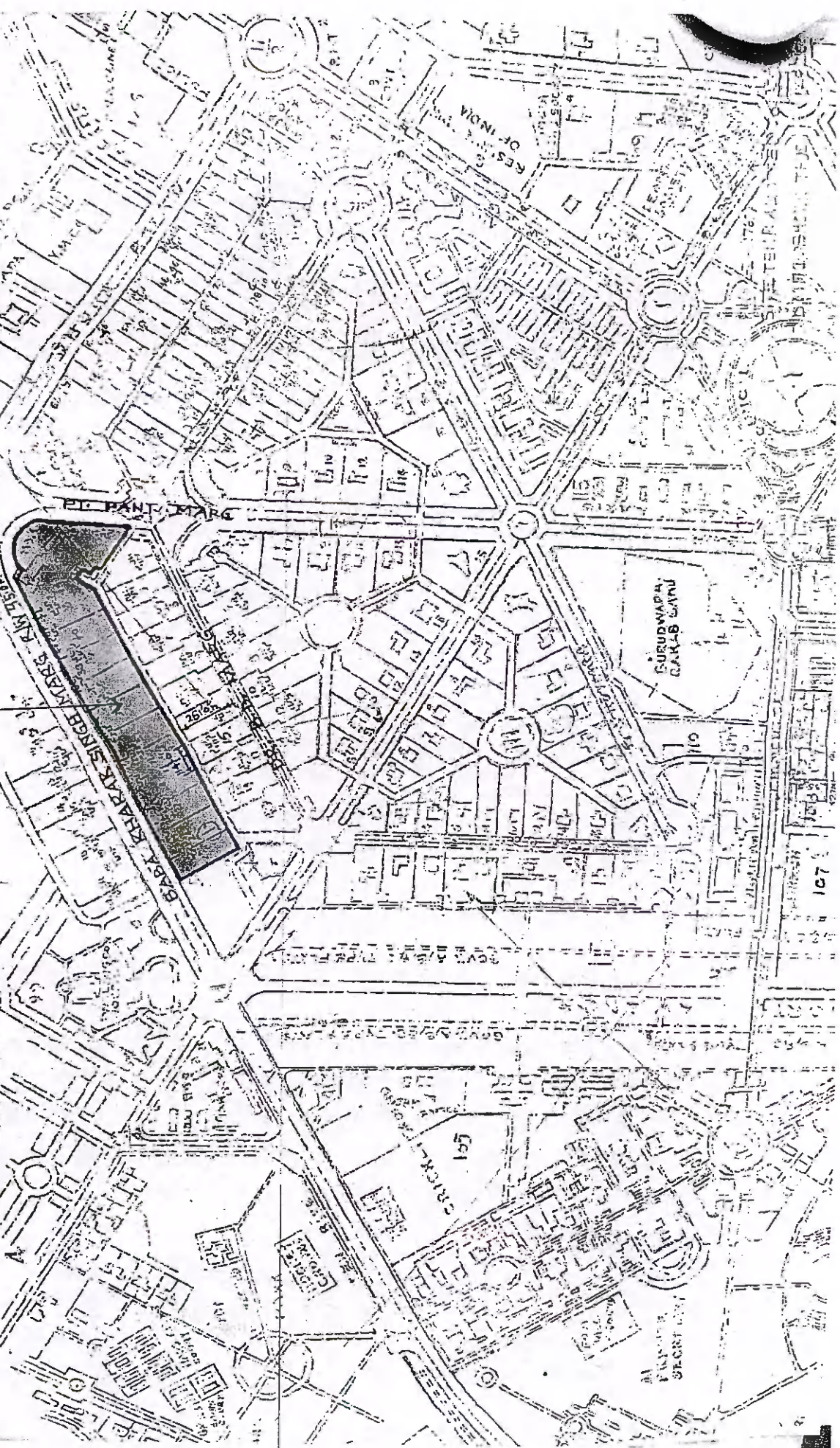
PART PLAN OF L&DO

236125/202 (MADRIE G-ZONED)

APPLICANT: M/S. SHONMATSUS
 PROJECT: PROPOSED MULTI STORED FLATS
 LOCATION: ALONG BKS MARG & PT. PANT MARG
 NEAR G.P.O., NEW DELHI

AREA: ABOUT 592 x 9 = 5328 S.F.
 PROPOSED MULTI STORED FLATS
 ALONG BKS MARG & PT. PANT MARG
 NEAR G.P.O., NEW DELHI

APPLICANT: M/S. SHONMATSUS
 PROJECT: PROPOSED MULTI STORED FLATS
 LOCATION: ALONG BKS MARG & PT. PANT MARG
 NEAR G.P.O., NEW DELHI





भारत का राजपत्र
The Gazette of India

सी.जी.-डी.एल.-अ.-30092021-230074
CG-DL-E-30092021-230074

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 3696]
No. 3696]

नई दिल्ली, बृहस्पतिवार, सितम्बर 30, 2021/आश्विन 8, 1943
NEW DELHI, THURSDAY, SEPTEMBER 30, 2021/ASVINA 8, 1943

दिल्ली विकास प्राधिकरण
(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 30 सितम्बर, 2021

का.आ. 4030(अ).—दिल्ली विकास प्राधिकरण/केंद्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत जोन 'डी' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिन्हें जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधनों के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से पैंतालीस (45) दिन की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में अथवा mpd2021.public@dda.org.in पर ई-मेल कर सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन नंबर/संपर्क नंबर/ई-मेल आई.डी भी दें, जो पठनीय हो।

प्रस्तावित संशोधन:

जोन डी की क्षेत्रीय विकास योजना-2001	
खंड 15.0 : पुनर्विकास और शहरी नवीकरण क्षेत्र	
मौजूदा प्रावधान	प्रस्तावित परिवर्तन/संशोधन
15.0 पुनर्विकास और शहरी नवीकरण क्षेत्र:	15.0 पुनर्विकास और शहरी नवीकरण क्षेत्र:

<p>क) क्षेत्रीय विकास योजना में पुनर्विकास के लिए निम्नलिखित क्षेत्रों की पहचान की गई है:</p> <p>i. माता सुंदरी क्षेत्र (डी-2)</p> <p>ii. अलीगंज और लोधी कॉलोनी (डी-15 एवं 16)</p> <p>iii. लक्ष्मीबाई नगर (डी-14)</p> <p>iv. सरोजिनी नगर (डी-21)</p> <p>v. नेताजी नगर (डी-21)</p> <p>vi. किदवई नगर (डी-20)</p> <p>vii. मोती बाग (डी-13 एवं 21)</p>	<p>क) क्षेत्रीय विकास योजना में पुनर्विकास के लिए निम्नलिखित क्षेत्रों की पहचान की गई है:</p> <p>i. माता सुंदरी क्षेत्र (डी-2)</p> <p>ii. अलीगंज और लोधी कॉलोनी (डी-15 एवं 16)</p> <p>iii. लक्ष्मीबाई नगर (डी-14)</p> <p>iv. सरोजिनी नगर (डी-21)</p> <p>v. नेताजी नगर (डी-21)</p> <p>vi. किदवई नगर (डी-20)</p> <p>vii. मोती बाग (डी-13 एवं 21)</p> <p>Viii. जी.पी.ओ. के निकट बाबा खडग- सिंह मार्ग और पंडित पंत मार्ग के साथ-साथ बहुमंजिला फ्लैट (डी-4)</p>
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प्रस्तावित संशोधनों को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक कार्यालय, मुख्य योजना अनुभाग, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002 में उपलब्ध रहेगा। प्रस्तावित संशोधनों को दर्शाने वाला पाठ/नक्शा निम्नलिखित लिंक अर्थात <http://119.226.139.196/ddaweb/MPD2021.aspx> पर भी उपलब्ध है।

[फा. सं. एफ-16(01)2021/एमपी]

डी. सरकार, आयुक्त एवं सचिव

“कृपया दि.वि.प्रा. वेबसाइट ‘www.dda.org.in’ देखें अथवा टोल फ्री नं. 1800110332 डायर करें”

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 30th September, 2021

S.O. 4030(E).—The following modification which the Delhi Development Authority / Central Government proposes to make to the Zonal Development Plan of Zone ‘D’ under Section 11-A of DD Act, 1957, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, ‘B’ Block, Vikas Sadan, New Delhi-110023 or via e-mail to mpd2021.public@dda.org.in within a period of Forty Five (45) days from the date of issue of this notice. The person making the objections or suggestions should also give his / her name, address and telephone/contact number(s) / E-mail ID which should be readable.

Proposed Modification:

Zonal Development Plan of Zone D-2001	
Clause 15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS	
Existing Provision	Proposed Amendments / Modifications
<p>15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS:</p> <p>a) The following areas are identified for redevelopment in the zonal development plan:</p> <p>i. Mata Sundari Area (D-2)</p>	<p>15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS:</p> <p>a) The following areas are identified for redevelopment in the zonal development plan:</p> <p>i. Mata Sundari Area (D-2)</p>

ii. Aliganj & Lodhi Colony (D-15 & 16)	ii. Aliganj & Lodhi Colony (D-15 & 16)
iii. Laxmi Bai Nagar (D-14)	iii. Laxmi Bai Nagar (D-14)
iv. Sarojini Nagar (D-21)	iv. Sarojini Nagar (D-21)
v. Netaji Nagar (D-21)	v. Netaji Nagar (D-21)
vi. Kidwai Nagar (D-20)	vi. Kidwai Nagar (D-20)
vii. Moti Bagh (D-13 & 21)	vii. Moti Bagh (D-13 & 21)
	viii. Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O. (D-4)

The Text / Plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director, Master Plan Section, Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi-110002, on all working days within the period referred above. The text/plan indicating the proposed modifications is also available on the following link i.e. <http://119.226.139.196/ddaweb/MPD2021.aspx>.

[F. No. F-16(01)2021/MP]

D. SARKAR, Commissioner-cum-Secy.

“Please visit DDA website ‘www.dda.org.in’ or Dial Toll Free No. 1800 110 332”

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

No. F. 16(01)2021/MP/D-100

Date: 24/12/2021

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 10.12.2021 in response to Public Notice dated 30.09.2021 issued vide S.O. 4030(E) Gazette of India.

A meeting of the Board of Enquiry & Hearing was held under the Chairmanship of Engineer Member, DDA on 10.12.2021 in reference to the Public Notice dated 30.09.2021 for proposed inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D.

The meeting was attended by the following:

- | | | |
|------|------------------------------------|------------------------|
| i) | Engineer Member, DDA | : Chairman |
| ii) | Finance Member, DDA | : Member |
| iii) | Chief Planner, TCPO | : Member |
| iv) | Additional Commissioner (Planning) | : Convener & Secretary |

2. The above matter was approved by the Authority in its meeting held on 14.09.2021 vide item No. 82/2021 for issuance of public notice for inviting objections/ suggestions from the public under Section 11-A of DD Act 1957.
3. Accordingly, a Public Notice for inviting objections/ suggestions was issued vide S.O. 4030(E) dated 30.09.2021 for a stipulated time period of forty five (45) days. (Refer Annexure 'A').
4. In response to the public notice dated 30.09.2021, one (01) objection/ suggestion has been received within the stipulated time period of forty five (45) days.
5. The applicant who filed objection/suggestion was invited to present his submissions in person or via video conferencing before the Board of Enquiry and Hearing meeting held on 10.12.2021. The applicant was informed vide DDA's letter dated 08.12.2021 and through individual e-mail. The attendance list is enclosed as Annexure 'B'.

A) Submission (both written and oral) made by applicant before the Board:

The applicant (i.e. Shri Radhey Shyam Gupta & Shri Rajiv Kumar Gupta) vide letter dated 07.10.2021 has requested to provide *two plots of 250 sq. yards each in Mata Sundri area (D-2) in compliance of relocation and rehabilitation policy for project affected persons of phase-1 Delhi-MRTS project.*

The above objection/suggestion relates to the issue of relocation/rehabilitation policy of organization other than DDA and ~~it is~~ not related to the Public Notice.

Mejra

Page 1 of 2

236125/2021/AD(PLG-ZONE D)

Issued vide S.O. 4030(E) dated 30.09.2021 which concerns with the inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi under Redevelopment area in Zonal Development Plan of Zone-D.

B) Recommendations:

The public objection/suggestion received does not pertain to the said Public Notice. In view of the above, the Board recommends inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for consideration of Authority under Section 11-A of the DD Act 1957.

Manoj Pal

Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the
Board of Enquiry & Hearing)

Dilip Kumar

Chief Planner, TCPO, Govt
(Member of the Board of Enquiry &
Hearing)

V. Singh

Finance Member, DDA
(Member of the Board of Enquiry
& Hearing)

Pran

Engineer Member, DDA
(Chairman of the Board of
Enquiry & Hearing)

Manoj .

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

No. F. 16(01)2021/MP/D-100

Date: 24/12/2021

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 10.12.2021 in response to Public Notice dated 30.09.2021 issued vide S.O. 4030(E) Gazette of India.

A meeting of the Board of Enquiry & Hearing was held under the Chairmanship of Engineer Member, DDA on 10.12.2021 in reference to the Public Notice dated 30.09.2021 for proposed inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D.

The meeting was attended by the following:

- | | | |
|------|------------------------------------|------------------------|
| i) | Engineer Member, DDA | : Chairman |
| ii) | Finance Member, DDA | : Member |
| iii) | Chief Planner, TCPO | : Member |
| iv) | Additional Commissioner (Planning) | : Convener & Secretary |

- The above matter was approved by the Authority in its meeting held on 14.09.2021 vide item No. 82/2021 for issuance of public notice for inviting objections/ suggestions from the public under Section 11-A of DD Act 1957.
- Accordingly, a Public Notice for inviting objections/ suggestions was issued vide S.O. 4030(E) dated 30.09.2021 for a stipulated time period of forty five (45) days. (Refer Annexure 'A').
- In response to the public notice dated 30.09.2021, one (01) objection/ suggestion has been received within the stipulated time period of forty five (45) days.
- The applicant who filed objection/suggestion was invited to present his submissions in person or via video conferencing before the Board of Enquiry and Hearing meeting held on 10.12.2021. The applicant was informed vide DDA's letter dated 08.12.2021 and through individual e-mail. The attendance list is enclosed as Annexure 'B'.

A) Submission (both written and oral) made by applicant before the Board:

The applicant (i.e. Shri Radhey Shyam Gupta & Shri Rajiv Kumar Gupta) vide letter dated 07.10.2021 has requested to provide two plots of 250 sq. yards each in Mata Sundri area (D-2) in compliance of relocation and rehabilitation policy for project affected persons of phase-1 Delhi-MRTS project.

The above objection/suggestion relates to the issue of relocation/rehabilitation policy of organization other than DDA and ~~is not~~ not related to the Public Notice

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issued vide S.O. 4030(E) dated 30.09.2021 which concerns with the inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi under Redevelopment area in Zonal Development Plan of Zone-D

B) Recommendations:

The public objection/suggestion received does not pertain to the said Public Notice. In view of the above, the Board recommends inclusion of Multi-Storeyed Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for consideration of Authority under Section 11-A of the DD Act 1957.

Major Patel

Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the
Board of Enquiry & Hearing)

Delivan

Chief Planner, TCPO, Govt
(Member of the Board of Enquiry &
Hearing)

V. Singh

Finance Member, DDA
(Member of the Board of Enquiry
& Hearing)

Pran

Engineer Member, DDA
(Chairman of the Board of
Enquiry & Hearing)

Major

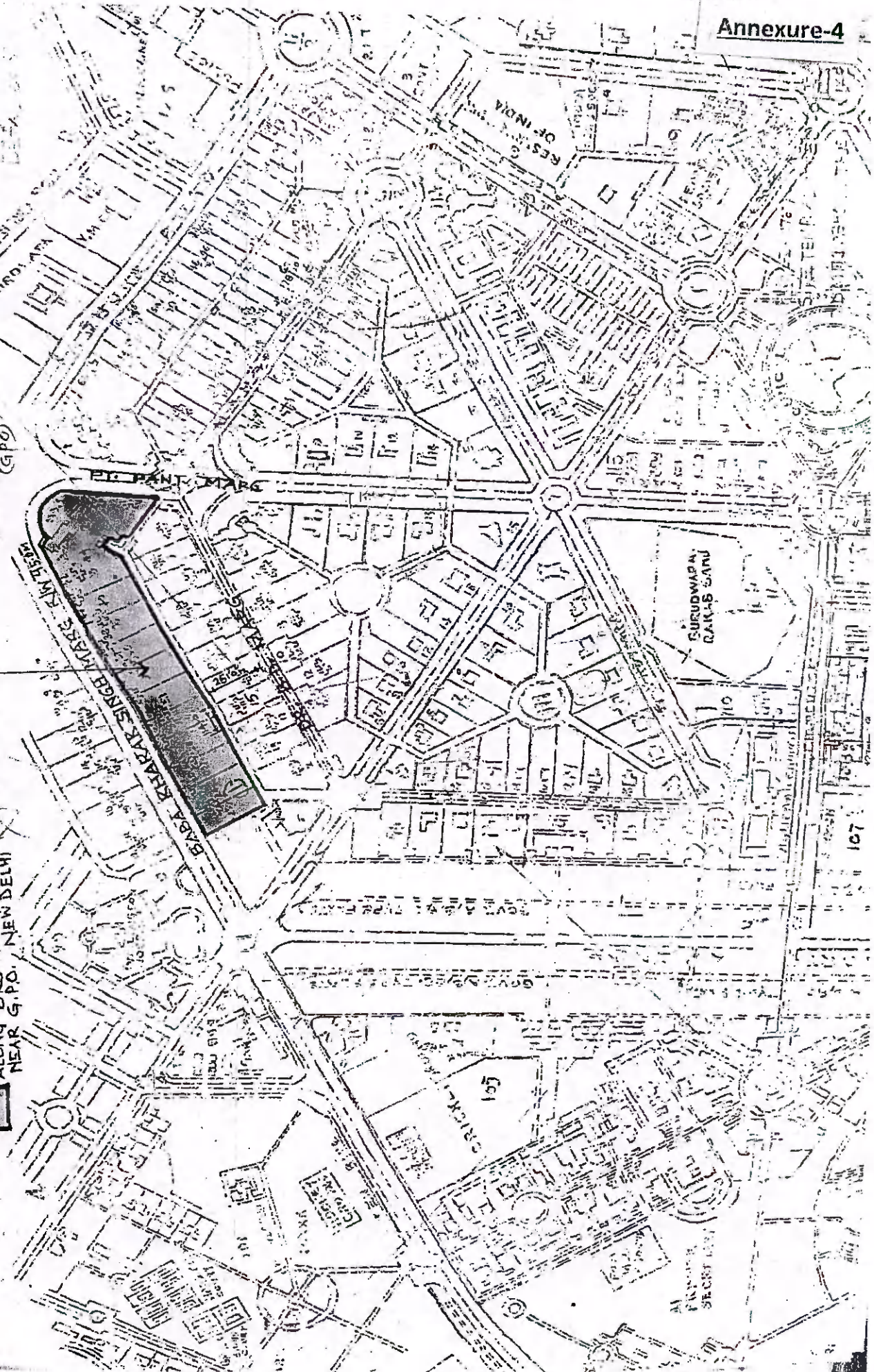
236125/202 (MCD PL G-ZONED)

PART PLAN OF L&DO

As per Plan No. 24-B-21
Zoning Authority
MCD, New Delhi
Scale: 1:1000

APPROXIMATELY 392 x 95 METERS
PROPOSED MULTI-STORIED FLATS
ALONG BKS MARG & PF PANT MARG
NEAR G.P.O., NEW DELHI

LOD 24/20/20/21
1. All the changes from the original plan & its amendments are as shown in this plan.
2. The area of the site is 37,66 Sq. Mts.
3. The area of the site is 2.00 G.P.O. (G.P.O.)



ITEM NO. 04/2022

Sub:- Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III

(File No.F21 (5)2013/MP)

1. BACKGROUND:

- 1.1. DMRC requested for an area measuring 10236.69 sqm on permanent basis for construction of Electric Sub Station (ESS)/ Relay Sub Station (RSS) at Kashmere Gate, Phase-III for which Institutional Lands Department, DDA granted working permission for pre –construction activities to DMRC on 28.11.2013.
- 1.2. As the site under reference falls in Planning Zone O, DMRC approached the Principal Committee in the 10th meeting held on 30.09.2019 and it was suggested that *“as working permission on the 5 landspockets was given by DDA to DMRC prior to constitution of Principal Committee, therefore the issue may be decided by DDA”* (Annexure 'A').

2. EXAMINATION:

- 2.1. As per MPD-2021 and Zonal Development Plan of Zone-'O', the land use of the site under reference is 'Recreational' (P2- City Park, District Park, Community Park).
- 2.2. The site under reference is free from litigation as per the information received from LM Department, DDA on 12.08.2021. It is also to mention that, a joint site inspection was conducted by Planning Zone –O on 01.10.2020 where it was observed that the ESS is already constructed and functional at the site.

3. DECISION OF THE TECHNICAL COMMITTEE:

The proposal was discussed in the 12th Technical Committee meeting held on 29.11.2021 and the Technical Committee approved the Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III for processing under Section 11-A of DD Act, 1957. The copy of Agenda and minutes of Technical Committee are annexed as **Annexure 'B'**.

4. PROPOSAL:

Based on the recommendation of Technical Committee at Para 3, the Change of Land Use is proposed with the following details:

Location	Area as per TSS (Sq.m)	Land use as per MPD-2021& ZDP of Zone-O	Land use Changed to	Boundaries
Site at Kashmere Gate in Zone-'O'	10236.69 Sqm	Recreational (P2 - City Park, District Park, Community Park.)	Utility (U3 - Electricity (Power House, Sub-Station etc.)	North: Electric Sub Station as per ZDP of Zone 'O' South: Recreational site as per ZDP of Zone 'O' East: Recreational site as per ZDP of Zone 'O' West: Ring Road as per ZDP of Zone 'O'

* The location of the site proposed for Change of Land Use marked in the part Zonal Development Plan of Zone O is annexed as Annexure 'C'.

5. RECOMMENDATIONS:

The proposal as given in Para above is put up for consideration of Authority for processing for Change of Land Use and inviting objections / suggestions from the public as per provisions under Section 11-A of DD Act, 1957.

RESOLUTION

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

दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/1311

Dated: 24.10.2019

The Dy Director (IL)
A-216, 2nd Floor,
Vikas Sadan, INA
New Delhi - 110023

- Sub: Requirement of land measuring 10236.69 Sqm on permanent basis for construction of RSS/ESS at Kashmere Gate for DMRC Project Phase-III.
- Ref: 1. 34(69)/11/IL/3321 dated 02.05.2017
2. 34(69)11/IL/3923 dated 08.08.2017
3. DMRC/Land/15/JP-BG/1441/1150 dated 03.10.2017
4. 21(05)/2013/MP/56 dated 06.03.2018
5. T-03/2016-17/534/NMCG/Phase-II/Vol-II dated 10.10.2019 (Copy enclosed)

Sir.

Kindly refer to the correspondence in the subjected matter in which, the DMRC was advised to approach to 'Principal Committee' constituted by Hon'ble NGT for clearance to process the case for allotment of land.

DMRC approached to 'Principal Committee' constituted by Hon'ble NGT for clearance on the matters related to construction in O Zone across Yamuna.

Find enclosed herewith the copy of minutes of meeting (referred at Sl. No. 5. Above) held on 30.09.2019 at 3:00 PM alongwith relevant pages of the order. As per minutes the 'Principal Committee' noted that "DDA has already given working permission to DMRC for carrying out construction activities and infrastructure has already been created against the permission. Accordingly, DDA may have to decide on the issue."

The Principal Committee further suggested that "as the working permission on the five land pockets were provided by DDA to DMRC prior to constitution of the 'Principal Committee' therefore the issue may be decided by DDA.

In view of above, it is clarified that the permission of the Principal Committee constituted under NGT is not required as the working permission was issued prior to the constitution of the committee and construction by DMRC has already been completed. It is therefore requested again to process allotment of 10236.69 Sqm land on permanent basis at Kashmere Gate in favour of DMRC.

Thanking you,

Yours faithfully

(M.K. Shukla)
General Manager/Land

General Manager/Land

Copy to: CEE/RS for information please

ADJ Audit

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001


F-03/2016-17/534/NMCG/Phase-II/Vol.II
National Mission for Clean Ganga
Ministry of Jal Shakti, Government of India

1st Floor,
Major Dhyan Chand National Stadium
India Gate, New Delhi-110002
Dated 10th October, 2019

OFFICE MEMORANDUM

Subject: Minutes of 10th Meeting of the re-constituted Principal Committee in the matter O.A. No. 06 of 2012 — Manoj Mishra Vs Union of India & Ors held on 30.09.2019 at 03.00 PM

A copy of Minutes of Meeting of Principal Committee held at Conference Room, Ministry of Jal Shakti on 30.09.2019 at 03.00 PM under the Chairmanship of Secretary, DoWR, RD&GR, Ministry of Jal Shakti is forwarded herewith for information/ necessary action.


(D. P. Mathuria)

Executive Director (Technical)
Member Secretary, Principal Committee

Encl: As above.

To:

1. Shri Shashi Shekhar. Expert Member. C - IV/155, Satya Marg, Chanakyapuri, New Delhi 110021
2. Additional Secretary, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110032
3. Joint Secretary, Ministry of Water Resources, RD&GR Shram Shakti Bhavan, Rafi Marg, Sansad Marg Area, New Delhi, Delhi 110001
4. Chief Secretary, GNCTD, Delhi Secretariat, IP Estate, Near Indira Gandhi Indoor Stadium, Delhi - 110002
5. Secretary, Irrigation Department, Govt. of Haryana, Haryana Civil Secretariat, Sector-1, Chandigarh, Haryana
6. Secretary, Irrigation Department, Govt. of Himachal Pradesh, H.P. Secretariat, Shimla-171002
7. Secretary, (UP) Irrigation Department, Babu Bhawan Sachivalya, Government of UP, Lucknow - 226 001
8. Secretary, Irrigation Department, Govt. of Uttarakhand, 4 Subhash Road, Secretariat, Forth Floor, New Building Dehradun, Pin code-248001
9. Secretary, Department of Environment, Govt. of NCT of Delhi, 6th Floor, Delhi Secretariat, IP Estate, New Delhi (Fax - 011 23392034)
10. Secretary, Department of Irrigation & Flood Control, Varunalaya Complex (Phase-II), Karol Bagh, New Delhi-110005

- 145/-

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created by the existing bridge/ metro/ railway projects and the proposed ally
as well as cumulatively on afflux created and its impact on food levels.

Further, Member Convener PC informed that DMRC's another proposal requesting permission for allotment of five land pockets - Kashmere Gate, Sarai Kale Khan, Kalindi Kunj Station, Kalindi Kunj Depot and Kalindi Kunj Feeder Bus Depot, in O-Zone from DDA was discussed in the 8th meeting of the Principal Committee held on 25.06.2019. It was suggested that the proposal may be discussed in the next meeting of the Committee in the presence of expert members of Principal Committee.

General Manager DMRC informed that DMRC during the period 2011-2013 had obtained working permission from DDA for construction of receiving sub-station, station, depot, ramp and feeder bus depot at the 5 land pockets. These structures have been constructed and operationalized. The construction at these 5 locations started prior to the NGT order of 13.01.2015, hence clearance of Principal Committee was not required at the time of obtaining working permission from DDA. However, when DMRC approached DDA in 2016 for allotment of these 5 land pockets, DDA informed that these 5 locations are falling under floodplain zone of River Yamuna and directed DMRC to obtain clearance from Principal Committee.

It was informed to the PC that certain activities were categorized as prohibitive activities in the O zone as per Delhi Master Plan-2011 and 2021 as well. DDA has already given working permission to DMRC for carrying out construction activities and infrastructure has already been created against the permission. Accordingly, DDA may have to decide on the issue.

After detailed discussions, Principal Committee suggested that as the working permission on the 5 land pockets was provided by DDA to DMRC prior to constitution of the Principal Committee, therefore the issue may be decided by DDA.

Agenda 3: Irrigation and Flood Control Department, GNCTD's proposal for "Development of the existing Chhath Ghat at ITO on the Right Bank of River Yamuna"

Official from WAPCOS, Consultant for the project, informed the Committee that the proposal aims at re-development of the already existing Chhath Ghat at a total cost of Rs. 1.99 Crore (presentation at Annexure - IV). The existing Chhath Ghat of 2750 m² was built by PWD Delhi in 2010 and was later allotted to Chhath Puja Samiti. The site is primarily used for Chhath Puja. It was informed that a total of 1 hectare area is proposed to be



**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi -110002**

E-File No.- PLG/MP/0027/2021/F-1/590

Date : 08.12.2021

Sub: Minutes of the 12th Technical Committee meeting of DDA for the year 2021 held on 29.11.2021.

The 12th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Monday, 29.11.2021 at 10:30 AM. 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.

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg) - 1 8/12/2021

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative from IGL

Item No. 68/2021

Confirmation of the Minutes of 11th Technical Committee meeting held on 08.10.2021.
PLG/MP/00019/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 11th Technical Committee held on 08.10.2021 were confirmed as circulated.

Item No. 69/2021

Standard Operating Procedure for Review of Master Plan / Zonal Plan Roads affected by
Unauthorized Colonies
PLG/MP/0002/2021/F-22/Part (1)

The agenda was presented by Director (Plg) Zone J & UC. After detailed deliberations, the agenda item was deferred for further discussion.

Item No. 70/2021

Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to
'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III
F21 (5)2013/MP

The agenda was presented by Addl. Comm. (Plg.)- III. After detailed deliberations, the agenda item was approved.

Item No. 71/2021

Planning permission for CNG Station on Private Land Khasra no. 91//6, Village Jharoda
Kalan, Delhi
PLG/LP/0009/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 72/2021

Planning permission for CNG Station on Private Land Khasra no. 43//16 & 441/20/2,
Village Bakargarh, Delhi.
PLG/LP/0008/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)-Part(1)

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 73/2021

Rectification in Item No. 43/2020 of 8th Technical Committee minutes, w.r.t status of Village
'Bijwasan' falling in Planning Zone J.
PLG/MP/0001/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by Addl. Comm. (Plg.)- I. After detailed deliberations, the committee noted that in view of the letter received from UD, deptt, Directorate of Local Bodies the site falls in rural area and not Urban as mentioned in the Agenda tabled in 8th Technical Committee meeting dated 02.11.2020. However, whether the village falls under the category "urbanisable" and the issue of rates leviable for setting up Fuel stations on privately owned lands in Urbanisable areas shall be examined separately.

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

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:- Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III

(File No.F21 (5)2013/MP)

1. BACKGROUND:

- 1.1. DMRC vide letter dated 14.03.2012 had requested for the land measuring **6010.73 sqm** on permanent basis for Construction of Relay Sub Station(RSS) at Kashmere Gate for Central Secretariat – Kashmere Gate Corridor (Line – 6 Ext.) of Delhi MRTS project, Phase-III (**Annexure 'A'**).
- 1.2. The matter was discussed in the meeting held on 17.12.12 under the Chairmanship of VC, DDA, wherein *"DMRC clarified that the land is required for substation which is to be augmented with the existing electrical substation"* and *"Planning Deptt. was directed to process the case for allotment of land to DMRC subject to taking all requisite clearances from Yamuna Standing Committee & Central Water Commission"* (**Annexure 'B'**).
- 1.3. Subsequently, DMRC vide letter No.DMRC/Land/15/DDA/CS-KG/1311/323 dated 05.06.2013 submitted the **modified proposal for requirement of an area measuring 10236.69 sqm on permanent basis for construction of Electric Sub Station (ESS)/ Relay Sub Station(RSS) at Kashmere Gate** for Central Secretariat – Kashmere Gate Corridor (Line – 6 Ext.) of Delhi MRTS project, Phase-III (**Annexure 'C'**).
- 1.4. The matter of change of land use for area measuring 10236.69 sq.m was placed in the 7th Technical Committee Meeting of the year 2013 vide item no-42/13 dated 01.10.2013 and it **agreed to the proposal for processing of change of land use with subject to clearances from-** i) Yamuna Standing Committee/Central Water Commission. ii)EIA clearance from Ministry of environments and Forest (MOFE), GoI (**Annexure 'D'**).
- 1.5. Further, the matter of Change of Land use cases w.r.t DMRC in Zone –O was discussed in 3rd T.C. meeting of the year 2016 held on 02.03.2016 vide item No 13/2016 and the minutes of the meeting states that *"the same could not be processed further due to non-availability of the information /NOC from various statutory bodies. DMRC to be requested to provide all the information along with justification as per Ministry of Urban Development directives vide letters dated 07.04.2015 and 04.09.2015 for processing the matter further in the T.C"* (**Annexure 'E'**).
- 1.6. In view of above, DMRC Submitted the response vide letter no. DMRC/Land/15/JP-BG/1441/1150 dated 29.09.2017 as follows(**Annexure 'F'**):

1. **"According to EIA Notification dated 14.09.2006 the Metro Projects do not fall in the list of Projects which require Environment Clearance.**
 2. **Yamuna Standing Committee in its 84th Meeting under item no.84.2.2 dated 04.07.2014 has already accorded it's no objection to the proposal of construction of RSS/ESS at Kashmere Gate as the area is considered beyond the Flood Embankments of River Yamuna.**
 3. **The construction of RSS/ESS at Kashmere Gate commenced on June 2013 and substantially completed before Hon'ble NGT order of 2015."**
- 1.7. Letter dated 06.03.2018 was sent to DMRC regarding the order of Hon'ble National Green Tribunal (NGT) dated 13-01-2015 and requested that DMRC may take the matter with Principal Committee constituted by Hon'ble NGT for obtaining necessary clearances. (Annexure 'G').
- 1.8. DMRC approached Principal Committee constituted by Hon'ble NGT in the 10th meeting held on 30.09.2019 and it was suggested that **"as working permission on the 5 lands pockets was given by DDA to DMRC prior to constitution of Principal Committee, therefore the issue may be decided by DDA"** (Annexure 'H').
- 1.9. As IL Department, DDA vide letter dated 28.11.2013 granted working permission for pre -construction activities to DMRC (Annexure 'J'), Planning Department vide note in IL file no. F.34(40)12/IL dated 16.12.2019 requested IL Department to provide approval from Competent Authority for processing the matter further w.r.t to the above mentioned order of Principal Committee constituted by Hon'ble NGT. Worthy VC, DDA has approved the same on 17.01.2020 as mentioned in the IL File No.F.34(69)11/1L note dated 03.02.2020.
- 1.10. DMRC vide letter dated 07.01.2021 requested Planning Department to expedite the Phase III MRTS project cases so that formal allotment can be made to DMRC by Land Disposal Department, DDA. (Annexure 'K')

2. EXAMINATION:

- 2.1. As per MPD-2021 and Zonal Development Plan of Zone-'O', the land use of the site under reference is 'Recreational' (P2- City Park, District Park, Community Park) (Annexure 'L')
- 2.2. Layout Plan for site under reference is unavailable as per the records of Planning Zone O.
- 2.3. A joint site inspection was conducted by Planning Zone -O on 01.10.2020 where it was observed that the ESS is already constructed and functional at the site (Annexure 'M').
- 2.4. The said land is adjacent to an existing electric substation already in possession of DMRC vide letter dated 14.06.2000(Annexure 'N') and is also shown as 'Utilities (U3: Electricity)' in the ZDP of Zone O notified on 10.08.2010 (Annexure 'L'). As

clarified by DMRC, "the land is required for Electric Sub Station (ESS)/ Relay Sub Station(RSS) which will be augmented with the existing electrical substation" (Annexure 'B').

2.5. The said site is also adjacent to the Restoration & Rejuvenation project of Landscape Department, DDA (Annexure 'O').

2.6. The site under reference is free from litigation as per the information received from LM Department, DDA on 12.08.2021 (Annexure 'P').

2.7. As per the TSS received in this unit from EE/EMD -8, DDA on 13.09.2021, area of the site under reference is 10236.69 sq.m (Annexure 'Q').

2.8. It is also to mention that, the site under reference is marked as 'Utilities (Electricity)' in the Draft Base Map for MPD 2041 which was approved vide item 34/2021 in the Authority meeting held on 13.04.2021 and has been placed in the public domain (Annexure 'R').

2.9. DMRC vide letter dated 20.09.2021 submitted the justification as per Ministry of Urban Development directives vide letters dated 07.04.2015 and 04.09.2015 along with the clarification that MRTS Project is not included in the list of activities for which environment clearance is required as per the notification published in the Gazette of India, Extraordinary, Part-II and Section-3, Sub Section (ii), MoEF dated 14th September 2006 (Annexure 'S').

3. INFORMATION REQUIRED AS PER THE MOUD, GOI LETTERS DATED 07.04.2015 AND 04.09.2015

The point wise information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is as below:

Sr. 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?	Delhi Metro Rail Corporation
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 01.10.2020. Copy of Joint Site Inspection is enclosed as Annexure N.

4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	RSS will provide electric supply to the transportation system. Area will get modern public transport facility and it will improve economic and living condition of people of surrounding area.
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 law and order issue anticipated as per the knowledge of DMRC.
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 requested by DMRC, working permission on the land measuring 10236.69Sqm was granted by DDA dated 28.11.2013 and DMRC constructed RSS and it is fully functional.
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	In general, cases related to Change of Land use from 'Recreational' to 'Utility' have been considered earlier by DDA.
10	What were the specific recommendations of the Authority with regard to the proposal	The matter to be placed before the Authority after the approval of Technical Committee
11	How and why the proposal was initiated?	As requested by DMRC, working permission on the land measuring 10236.69Sqm was granted by DDA dated 28.11.2013 and DMRC constructed RSS and it is fully functional.
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 ESS/RSS. People surrounding the locality will get modern and environment friendly transportation system.
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term – local residents got employment during the project period. Long term – Residents of Kashmere Gate area will get eco friendly transportation facilities.

14	How the proposal will benefit in the development and economic growth of the city.	Effective and eco-friendly public transport will uplift economic activity and living standard of people.
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	Similar provisions may be followed in other metropolitan cities
16	What will be the public purpose served by the proposed modification.	ESS/RSS is a part of MRTS project of DMRC for which change of land use is proposed is a public purpose project which will provide electric supply to the transportation system.
17	What is the number of people/families/households likely to be affected by the proposed policy.	NIL
18	Whether the proposal is in consonance with the existing plans, laws, by-law, 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.	The 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 DMRC and to be discussed in Technical Committee of DDA in which representatives of Public and other organization are members.
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.	N/A
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.	Dr. Sanjeev Kr. Garg Chief Project Manager – 8 Delhi Metro Rail Corporation Ltd. Mobile No. 9319567940

4. PROPOSAL:

In view of the above, it is proposed to change the land use of an area measuring 10236.69 sqm for RSS/ESS at Kashmere Gate in Zone-'O' from 'Recreational' to 'Utility' under Section 11A of DD Act, 1957. The boundary description of the site is as follows (Annexure 'T');

Location	Area as per TSS (Sq.m)	Land use as per MPD-2021 & ZDP of Zone-O	Land use Changed to	Boundaries
Site at Kashmere Gate in Zone-'O'	10236.69 Sqm	Recreational (P2 - City Park, District Park, Community Park.)	Utility (U3 - Electricity (Power House, Sub-Station etc.)	North: Electric Sub Station as per ZDP of Zone 'O' South: Recreational site as per ZDP of Zone 'O' East: Recreational site as per ZDP of Zone 'O' West: Ring Road as per ZDP of Zone 'O'

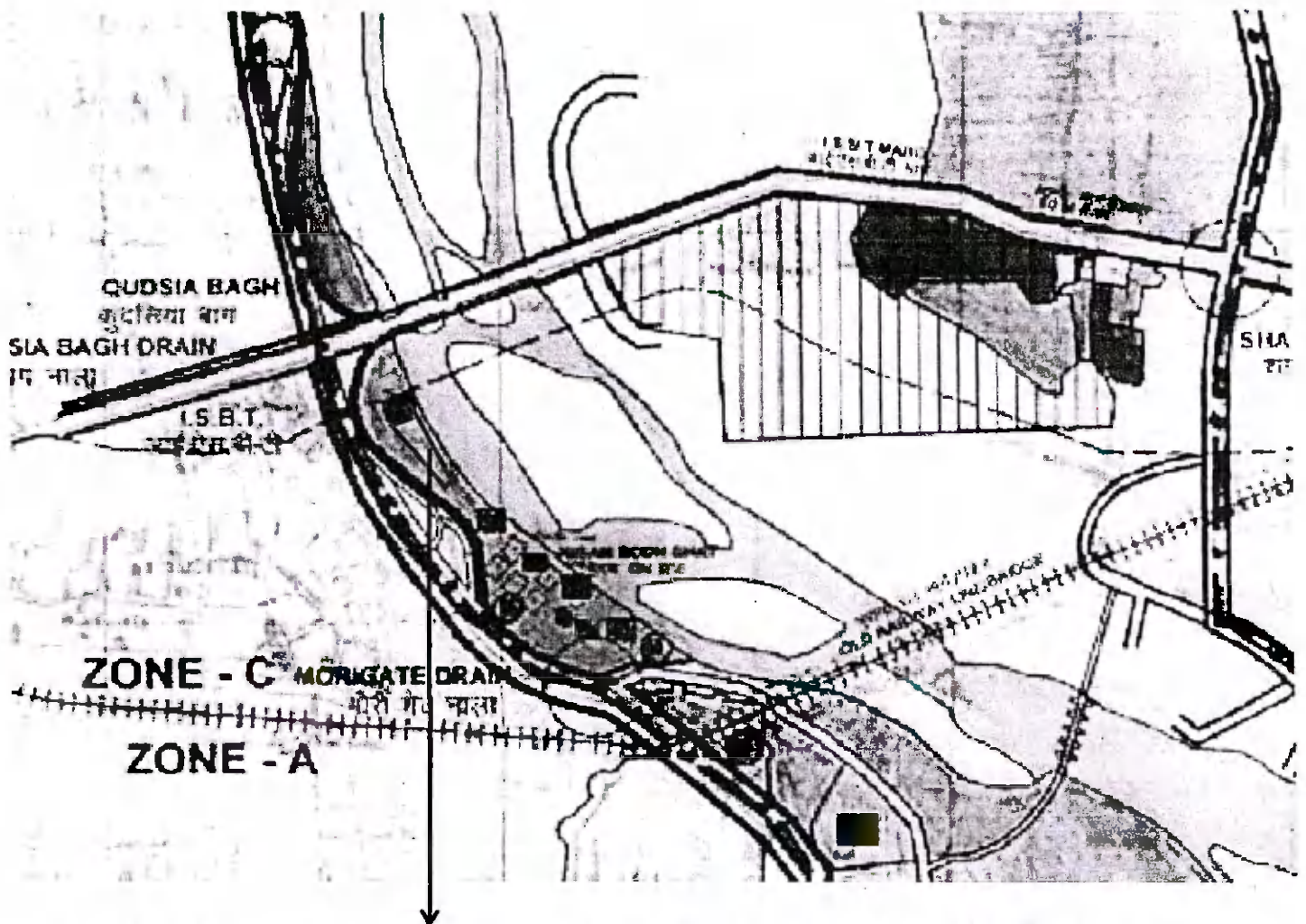
5. RECOMMENDATIONS:

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.

Addl. Comm. (Plg.)-III

Director (Plg.) Zone E & O

Asst. Dir (Plg.) Zone O



Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III

*Note:

- Existing and Proposed ESS/RSS is along the Ring road as per Ground reality.
- Area of the site is as per the TSS

ITEM NO. 05/2022

SUBJECT: Rates for premium of land for the block period of two Financial years 2020-22 in respect of Institutional land/plots allotted by DDA to Govt./Local Bodies.

F.1 (Misc.) 2016/IL

A. INTRODUCTION:

The Rates of premium in respect of Institutional Land allotted by DDA to Central Govt. Depts./State Govt./Institutions controlled by Central Government/GNCTD/Local Bodies are approved by the MoHUA for a block period of two financial years.

For the block period of financial years 2016-18 and 2018-20, the rates of premium were notified vide MoHUA letter dated 18.03.2020.

The revised rates are being proposed hereunder for the **block financial year 2020-22**.

- 1) No Profit No Loss rates (NPNL) charged towards land allotted for **non-commercial purposes** including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments and GNCTD are proposed to be revised as follows:

Approved NPNL for the block year 2018-20	Proposed NPNL for the block year 2020-22
Rs. 573.22 lac/acre	Rs. 708.55 lac/acre

- i) The "ZVR" mentioned hereunder means Zonal Variant Rates. These rates have been derived as under for the year 2020-22.

S. No.	Zone	Multiplier used	Rates per acres (In lacs)
1	Central, South & Dwarka	(4.5 times of No Profit No Loss Rate)	Rs. 3188.48
2	West, North, East Zone & Rohini	(3.00 times of No Profit No Loss Rate)	Rs. 2125.65
3	Narela and Outlying areas	(2.00 times of No Profit No Loss Rate)	Rs. 1417.10

- ii) Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations, the rates are proposed @ 50% of Zonal Variant Rate (ZVR) , as follows:

- a) Central, South and Dwarka: Rs. 1594.24 lac per acre
b) WZ/NZ/EZ and Rohini: Rs. 1062.825 lac per acre
c) Narela & Other outlying areas: Rs. 708.55 lac per acre

- iii) Premium for land required by State Governments/ Union Territories for Guest Houses / Bhawans will continue @ 100% of the total area at Zonal Variant Rates. (W.e.f. 2014-16 including earlier cases of allotments where payments have not been received so far).

iv) Allotment of land to National Capital Region Transport Corporation (NCRTC) at par with Delhi Metro Rail Corporation (DMRC) except in case of property development.

v) **Land for Foreign Missions and Political Parties:** DDA generally does not allot land to Foreign Missions and Political Parties. The rates decided by DDA are only indicative. In this connection L&DO vide communication dated 22.05.2020 (Annexure I) has stated that the Government of India has decided that the rates of L&DO lands be aligned to DDA for residential/commercial and Institutional lands w.e.f 01.04.2000 and any land rate revision by DDA for residential/commercial and Institutional lands will be automatically applicable to L&DO lands/Colonies. In this backdrop L&DO has inter-alia conveyed following reasons for recommending Zonal variant Rates from Foreign Missions and Political Parties :-

- (1) *As per Diplomatic convention the Government of India provides land to various Governments to setup their chancery building on reciprocal basis.*
- (2) *Consequent upon amendment in Master Plan 2021, the bar on maximum FAR permissible for residential activities has been removed. As per the notification issued in The Gazette of India vide S.O.225 (E), In Table 4.3 of MPD-2021, for 'Foreign Mission' use premises, under column Use/Use Activities permitted, the following word be deleted "(with maximum 25% of FAR for Residential component)".*
- (3) *In view of this and proposal given by Land & Development Office, Govt. of India vide letter dated 22.05.2020 it is proposed to charge Zonal Variant Rates as at the time of allotment it will not be possible for lessee to exactly determine how much area it is going to use for residential activity.*
- (4) *Regarding Political Parties, the Cabinet had approved on 16.06.2006 that Political Parties be charges ZVR on the date of allotment instead of market rates.*
- (5) *Accordingly, the following changes is proposed:*

Land required for	Notified rates for the block year 2018-20	Proposed rates for the block year 2020-22
Foreign Mission	Three times of the average of commercial/ residential market rate	Zonal Variant Rate
National/public state political parties recognized by Election Commission	Commercial rate for the year 2018-20	Zonal Variant Rate

vi) The commercial market rates** are proposed to be determined on the basis of the highest auction price in the previous block period of financial year (2018-2020) of commercial land preferably in the same locality failing which the closest area in the same Circle Rate category as notified vide GNCTD Notification dated 22.9.2014.

B. PROPOSAL:

It is proposed to fix/ revise the premium for Institutional Land allotted / to be allotted by DDA to various organizations / Government bodies as tabulated below:

Sl. No.	Purpose/Nature of the Institutional Property	Rates Approved for the block period of two financial years 2018-20	Rates proposed for the block period of two financial years 2020-22
1	2	3	4
A	Land required by Central Govt. Deptts./ Institutions controlled by Central Government/GNCTD		
i)	Land required for non-commercial purposes including for construction of Staff Quarters by the Union Ministries, Central Govt. Departments & GNCTD	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre	No Profit No Loss Rate i.e. Rs.708.55 lac/acre
A. ii)	Land required for Higher Educational, Technical and Management Institutes Higher Educational, Technical and Management Institutes like IIFT, NITs, IITs, IIMs, i.e. Autonomous Bodies of Central Government/GNCTD for construction of academic campus as well as for hostels, residential accommodation of faculty members/ staff	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre	No Profit No Loss Rate i.e. Rs.708.55 lac/acre
A. iii)	Land required for Govt. Health Services Land for Medical Institutions, Hospitals, Dispensaries etc. required by Central Govt. & GNCTD, provided the allotted land shall continue to be owned and facilities run by Central Govt./GNCTD	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
A. iv)	Land required for external services of Govt. Colonies Land for Water Supply, Drainage & other infrastructure which serve entirely or overwhelmingly Govt. colonies.	No Profit No Loss Rate i.e. Rs. 573.22 lac/acre	No Profit No Loss Rate i.e. Rs.708.55 lac/acre
A v)	a) Land required for Delhi Metro Rail Corporation		

	<p>(DMRC) Allotment of land for Stations and Operational Area (even in case of property development at these plots)</p> <p>b) Allotment of Land at a place other than Stations and operational area for commercial use</p>	<p>No Profit No Loss Rate</p> <p>Commercial Market Rate</p>	<p>No Profit No Loss Rate</p> <p>Commercial Market Rate**.</p>
A(vi)-	<p>Land required for National Capital Region Transport Corporation (NCRTC)</p> <p>c) Allotment of land for Stations and Operational Area</p> <p>d) Allotment of Land at a place other than Stations and operational area for commercial use</p>	<p>New Entry</p>	<p>No Profit No Loss Rate</p> <p>Commercial Market Rate**.</p>
A. vii)	<p>Land required for Delhi Transport Corporation</p> <p>a) For DTC Bus Terminals only</p> <p>b) For DTC Depots, offices, etc.</p>	<p>No Profit No Loss Rate</p> <p>No Profit No Loss Rate</p>	<p>No Profit No Loss Rate</p> <p>No Profit No Loss Rate</p>
A. viii)	<p>Land required for Govt. Educational Institutions</p> <p>For schools run by Kendriya Vidyalaya Sangathan, GNCTD & local bodies</p>	<p>Nominal charge of Re.1/- per annum per acre</p>	<p>Nominal charge of Re.1/- per annum per acre</p>
A. ix)	<p>Land required for Dispensaries and Primary Health Centres etc. up to one acre serving lower strata of society, running partially or fully on the grant received from the Central</p>	<p>No Profit No Loss Rate</p>	<p>No Profit No Loss Rate</p>

	Government/GNCTD/ Local Bodies and charging to the extent of running the institution.		
A. x)	Land Allotment to Power Departments, GNCTD for setting up Electric Sub-Stations.	50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs. 1289.75 lac per acre WZ/NZ/EZ and Rohini Rs. 859.83 lac per acre Narela & Other outlying areas Rs. 573.22 lac per acre	50% of Zonal Variant Rates (Pl. ref. note (iv) below this Schedule). It works out as follows: Central, South and Dwarka Rs. 1594.24 lac per acre WZ/NZ/EZ and Rohini Rs. 1062.825 lac per acre Narela & Other outlying areas Rs. 708.55 lac per acre
B	Land required by GNCTD/ Local Bodies.		
B. i)	a) Land for road/road widening b) Land required for water supply and drainage exclusively for DDA colonies.	NIL NIL	NIL NIL
B. ii)	Land for Dispensaries as well as un-remunerative services such as maternity centres, night shelters, orphanages, old age homes / Retirement Homes libraries, public conveniences (such as public hydrants, fire-stations, community bathrooms, public lavatories & urinals and dhobi Ghats.	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre

B. iii)	Land for play grounds & parks	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
B. iv)	Land required for staff Quarters for schools & hospitals subject to the condition that land so provided shall be used exclusively for staff quarters for schools and hospitals owned/run by the GNCTD/Local Bodies	Nominal charge of Re.1/- per annum per acre	Nominal charge of Re.1/- per annum per acre
B. v)	Land required exclusively for their own offices.	Zonal Variant Rates	Zonal Variant Rates
B. vi)	Land required for remunerative purposes such as Shopping Centres	Commercial Market Rate	Commercial Market Rate**
B. vii)	Land for sanitary land fill sites and solid waste management sites	Re. 1/- per annum (As per mandate of Supreme Court of India)	Re. 1/- per annum (As per mandate of Supreme Court of India)
B. viii)	Land required for Multi Level parking / Stack Parking		
a.	Without any other commercial activities to be permitted	No Profit No Loss Rate	No Profit No Loss Rate
b.	With commercial activities as per norms of MPD-2021	75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate	75 % on No Profit No Loss Rate & 25 % on Commercial Market Rate**
C	Land required for other Institutions including socio-Cultural, religious institutions recommended by Central Govt./GNCTD.	Zonal Variant Rates	Zonal Variant Rate upto 11.03.2021. Nazul Rules stand amended on 11.3.2021 - Properties in this category will now be auctioned.
D	Political Organizations	Commercial Market Rate	Zonal Variant Rate per 100 FAR*
E	Newspapers Concerns & Electronic Media	Commercial Market Rate	Commercial Market Rate**

F	Foreign Missions	3 times of the Average of Commercial/Residential Market Rate considering the use activity permitted as per MPD	Zonal Variant Rate per 100 FAR*
G*	Land required by State Governments/ Union Territories i) Guest Houses/Bhawans ii) For Other Activity iii) Office accommodation	100% of the total area at Zonal Variant Rates. (w.e.f. 2014-15 & 2015-16 including earlier cases of allotments where payments has not so far been received) Residential/Commercial Market Rate (as per activity undertaken) Zonal Variant Rate	100% of the total area at Zonal Variant Rates. (w.e.f. 2014-15 & 201516 including earlier cases of allotments where payments has not so far been received) Residential/ commercial Market Rate** (as per activity undertaken) Zonal Variant Rate
H	Land required by GNCTD/Local Bodies for Graveyards and crematorium (including electric crematorium) provided that the land allotted for this purpose will be under the ownership of GNCTD/Local Bodies.	NIL	NIL
I	Any other Institution to be charged as per activity undertaken.	Residential/Commercial Market Rate** (as per activity undertaken)	Residential/Commercial Rate**(as per activity undertaken)
J	Land for any other purpose not mentioned in this schedule	Residential/Commercial Market Rate** (as per activity undertaken)	Residential/Commercial Rate**(as per activity undertaken)

N.B

- i The above rates are for 100 FAR for all categories.
- ii *Clause (i) above will not be applicable in cases where the land is allotted to Central Govt./GNCTD/StateGovt. /Local bodies controlled by the Govt. In such cases, land rates as per above schedule will be applicable irrespective of the permissible FAR (For example, where the land is to be allotted for a Govt. office under Sl. No. A (i) of the above schedule, the applicable rate will be No profit no loss (NPNL) i.e. Rs. 708.55 lacs/acre. Here, the permissible FAR as per MPD 2021 is 200. In view of clause (ii) above, the chargeable premium for one acre of plot will be Rs. 708.55 lacs instead of 1417.10 lacs)
- iii 'No Profit No Loss Rate' i.e. Rs. 708.55 lac per acre as above has been worked out after factoring the cost of acquisition, holding cost and external development cost (EDC) for the non-saleable portion for the block year 2020-2022
- iv In respect of State Govt. Guest Houses (item G), the proposal to charge 100% of the total area at Zonal Variant Rates (w.e.f. 2014-16) has been sent to MoHUA for approval vide letter No. F.1 (Misc) 2016/IL/3643 dt. 16.06.2017, letter No. F.1 (Misc) 2016/IL/3002 dt. 15.03.2017 & F.1 (Misc) 2016/IL/3487 dt. 25.05.2017. The approval of MoHUA in the matter is still awaited.
- v **The commercial market rates are proposed to be determined on the basis of the highest auction price in the previous block period of financial year (2018-2020) of commercial land preferably in the same locality failing which the closest area in the same Circle Rate category as notified vide GNCTD Notification dated 22.9.2014.

The Authority may consider the proposal and may approve accordingly the agenda of Rates for premium of land for Institutional plots in DDA areas contained in paragraph no. B above.

RESOLUTION

The proposal contained in the agenda item was approved. The proposal be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for its approval.

ITEM NO. 06/2022

Subject: Amendment in the Recruitment Rules for the post of Engineer Member, Delhi Development Authority – suggestions under Section 56 of the DD Act, 1957 reg. F.7(34)2018/PB-I/Pt./Comp. No.15483

1. Background

- i. The clause (d) of sub section (3) of Section 3 of the Delhi Development Act, 1957 lays down that the Authority shall consist of an Engineer Member to be appointed by the Central Government. The clauses (b) &(c) of section 56 make the provisions relating to the qualifications and disqualifications for being chosen as, and for being, members of the Authority or the Advisory Council and the salaries, allowances and conditions of service of the whole time paid members of the Authority. **(Annexure-1)**
- ii. The Recruitment Rules for the post of Engineer Member, DDA were notified by Ministry of Urban Development (now M/o Housing & Urban Affairs) in exercise of powers conferred by aforesaid clauses (b) &(c) of section 56 of the Delhi Development Act, 1957, vide G.S.R. 161 dated 05.07.2006. The appointment to the post is being made by Ministry in pursuance of the modifications of the said RRs, notified vide No. G.S.R. 105 dated 16.07.2009. **(Annexure-2 & 3)**
- iii. The applications were invited by the Ministry for filling up the said post. However, the Ministry intimated vide letter dated 16.09.2021 that the process of recruitment has been cancelled due to poor response and DDA has also been requested to initiate the process of amendments in the recruitment rules to include provisions so that maximum eligible candidates may apply for this post on deputation basis. **(Annexure-4)**

2. Suggestions on proposed modifications in the RRs

The issue of amendments in the RRs was discussed in the meeting of the senior officers, comprising of the Vice Chairman, Engineer Member, Finance Member, Pr. Commissioner (Personnel) and Commissioner (Personnel). A copy of the minutes is attached as **Annexure-5**. After elaborate discussions, following suggestions are proposed to be made to MoHUA for amending the RRs:-

- i. That the post may be upgraded to the level of Additional Director General and the pay scale may be raised to Level-15 (Rs. 1,82,200 – 2,24,100/-) in the Pay Matrix;
- ii. That the existing composite method of recruitment may be retained and the words 'not applicable' may be inserted against column No. 5 of the RRs i.e. 'whether selection or non selection post' in view of the para 3.6 of the DoPT's revised guidelines dated 31.12.2010 **(Annexure-6)**.
- iii. That the provisions relating to promotion/deputation may be modified as under:

Promotion:

The Chief Engineer of DDA in the substantive pay in Level-14 (Rs. 1,44,200 – 2,18,200/-) in the Pay Matrix with 03 years of regular service in the grade and possessing degree in Civil Engineering from a recognized university or institution or equivalent.

Deputation:

a. Officers holding analogous posts on regular basis in the parent cadre or department;

OR

b. Officers holding the post of Chief Engineer (Civil) or equivalent in the substantive pay in Level-14 (Rs. 1,44,200 – 2,18,200/-) or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public Sector Undertakings under them) or other Govt. organizations dealing with execution of public works, having a minimum of three years of regular service in the grade.

iv. The statement showing the comparison between the existing and proposed modified RRs is enclosed. (Annexure-7)

3. Financial implications

The post is proposed to be upgraded to the level of Additional Director General in Level-15 (Rs. 1,82,200 – 2,24,100/-) in the Pay Matrix as per 7th CPC. The Finance Wing, DDA has worked out the financial implications to the tune of Rs.4,56,000/- per annum excluding other usual allowances.

4. Why the approval of the Authority is required

The Section 56 of the DD Act, 1957 lays down that the Central Government, after consultation with the Authority, may by notification in the official Gazette, make rules to carry out the purposes of the said Act, provided that consultation with the Authority shall not be necessary on the first occasion of the making of rules under this section, but the Central Government shall take into consideration any suggestions which the Authority may make in relation to the amendment of such rules after they are made. Since, MoHUA has asked DDA to initiate the amendments in the recruitment rules for the post of Engineer Member, DDA, the suggestions of the 'Authority' are required to be conveyed. The matter has, therefore, been placed before the Authority for its approval. (Annexure-1)

RESOLUTION

The proposal contained in para – 2 (i), (ii) and (iii) of the agenda item was approved with the modification that the provision of 'Deputation' mentioned in sub-para (iii) (a) would be read as 'Officers holding analogous posts on regular basis in the parent cadre or department and possessing degree in civil engineering from a recognised university or institution or equivalent.'

THE DELHI DEVELOPMENT ACT, 1957

ACT NO. 61 OF 1957

[27th December, 1957.]

An Act to provide for the development of Delhi according to plan and for matters ancillary thereto.

BE it enacted by Parliament in the Eighth Year of the Republic of India as follows:—

CHAPTER I

PRELIMINARY

1. Short title, extent and commencement.—(1) This Act may be called the Delhi Development Act, 1957.

(2) It extends to the whole of the ¹[National Capital Territory of Delhi].

(3) It shall come into force on such date² as the Central Government may, by notification in the Official Gazette, appoint.

2. Definitions.—In this Act, unless the context otherwise requires,—

(a) “amenity” includes road, water supply, street lighting, drainage, sewerage, public works and such other convenience as the Central Government may, by notification in the Official Gazette, specify to be an amenity for the purposes of this Act;

(b) “building” includes any structure or erection or part of a structure or erection which is intended to be used for residential, industrial, commercial or other purposes, whether in actual use or not;

(c) “building operations” includes rebuilding operations, structural alterations of or additions to buildings and other operations normally undertaken in connection with the construction of buildings;

(d) “development” with its grammatical variations means the carrying out of building, engineering, mining or other operations in, on, over or under land or the making of any material change in any building or land and includes redevelopment;

(e) “development area” means any area declared to be a development area under sub-section (1) of section 12;

(f) “engineering operations” includes the formation or laying out of means of access to a road or the laying out of means of water supply;

(g) “means of access” includes any means of access whether private or public, for vehicles or for foot passengers, and includes a road;

(h) “regulation” means a regulation made under this Act by the Delhi Development Authority constituted under section 3;

(i) “rule” means a rule made under this Act by the Central Government;

(j) “to erect” in relation to any building includes—

(i) any material alteration or enlargement of any building,

(ii) the conversion by structural alteration into a place for human habitation of any building not originally constructed for human habitation,

(iii) the conversion into more than one place for human habitation of a building originally constructed as one such place,

1. Subs. by Act 36 of 1996, s. 2, for “Union territory of Delhi” (w.e.f. 21-12-1996).

2. 30th December, 1957, vide notification No. S. R. O. 120, dated 30th December, 1957, see Gazette of India, Extraordinary, Part. II, sec. 3.

(iv) the conversion of two or more places of human habitation into a greater number of such places,

(v) such alterations of a building as affect an alteration of its drainage or sanitary arrangements, or materially affect its security,

(vi) the addition of any rooms, buildings, houses or other structures to any building, and

(vii) the construction in a wall adjoining any street or land not belonging to the owner of the wall, of a door opening on to such street or land;

(k) "zone" means any one of the divisions in which Delhi may be divided for the purposes of development under this Act;

¹[(l) the expression "land" shall have the meaning assigned to it in section 3 of the Land Acquisition Act, 1894 (1 of 1894).]

CHAPTER II

THE DELHI DEVELOPMENT AUTHORITY AND ITS OBJECTS

3. The Delhi Development Authority.—(1) As soon as may be after the commencement of this Act, the Central Government shall, by notification in the Official Gazette, constitute for the purposes of this Act an authority to be called the Delhi Development Authority (hereinafter referred to as the Authority).

(2) The Authority shall be a body corporate by the name aforesaid having perpetual succession and a common seal with power to acquire, hold and dispose of property, both movable and immovable and to contract and shall by the said name sue and be sued.

(3) The Authority shall consist of the following members, namely:—

(a) a chairman who shall be the ²[Lieutenant Governor] of the ³[National Capital Territory of Delhi], *ex officio*;

(b) a vice-chairman to be appointed by the Central Government;

(c) a finance and accounts member to be appointed by the Central Government;

(d) an engineer member to be appointed by the Central Government;

(e) as and when the Municipal Corporation of Delhi is established, two representatives of that Corporation to be elected by the councillors and aldermen of the Corporation from among themselves;

⁴[(f) three representatives of the Legislative Assembly of the National Capital Territory of Delhi to be elected by means of a single transferable vote by the members of the Legislative Assembly from among themselves of which two shall be from among the ruling party and one from the party in opposition to the Government:

Provided that no member of the Council of Ministers for the Government of National Capital Territory of Delhi shall be eligible to be elected to the Authority.

Explanation.—For the purposes of this clause, "ruling party" and "party in opposition to Government" shall mean the ruling party and the party in opposition to the Government recognised as such by the Speaker of the Legislative Assembly of the National Capital Territory of Delhi;]

⁵[(g) three other persons to be nominated by the Central Government, of whom one shall be a person with experience of town planning or architecture; and]

(h) the Commissioner of the Municipal Corporation of Delhi, *ex officio*.

1. Subs. by Act 56 of 1963, s. 2, for clause (l) (w.e.f. 30-12-1963).
2. Subs. by Act 36 of 1996, s. 2, for "Administrator" (w.e.f. 21-12-1996).
3. Subs. by s. 2, *ibid.*, for "Union territory of Delhi" (w.e.f. 21-12-1996).
4. Subs. by s. 3, *ibid.*, for clause (f) (w.e.f. 21-12-1996).
5. Subs. by Act 56 of 1963, s. 3, for clause (g) (w.e.f. 30-12-1963).

(3) Notwithstanding anything contained in any such other law—

(a) when permission for development in respect of any land has been obtained under this Act such development shall not be deemed to be unlawfully undertaken or carried out by reason only of the fact that permission, approval or sanction required under such other law for such development has not been obtained;

(b) when permission for such development has not been obtained under this Act, such development shall not be deemed to be lawfully undertaken or carried out by reason only of the fact that permission, approval or sanction required under such other law for such development has been obtained.

¹[53A. Restriction on power of a local authority to make rules, regulations or bye-laws in respect of certain matters.—(1) Notwithstanding anything contained in any law for the time being in force, no rule, regulation or bye-law shall be made or amended by a local authority in respect of matters specified in sub-section (2) unless the Authority, upon consideration of such rule, regulation or bye-law, certifies that it does not contravene any of the provisions of the master plan or the zonal development plan.

(2) The matters referred to in sub-section (1) are the following, namely:—

(a) water supply, drainage and sewage disposal;

(b) erection and re-erection of buildings, including grant of building permissions, licences and imposition of restrictions on use and sub-division of buildings;

(c) sub-division of land into building sites, roads and lanes, recreational sites and sites for community facilities; and

(d) development of land, improvement schemes, and housing and rehousing schemes.

53B. Notice to be given of suits.—(1) No suit shall be instituted against the Authority, or any member thereof, or any of its officers or other employees, or any person acting under the directions of the Authority or any member or any officer or other employee of the Authority in respect of any act done or purporting to have been done in pursuance of this Act or any rule or regulation made thereunder until the expiration of two months after notice in writing has been, in the case of the Authority, left at its office, and in any other case, delivered to, or left at the office or place of abode of, the person to be sued and unless such notice states explicitly the cause of action, the nature of relief sought, the amount of compensation claimed and the name and place of residence of the intending plaintiff and unless the plaint contains a statement that such notice has been so left or delivered.

(2) No suit such as is described in sub-section (1) shall, unless it is a suit for recovery of immovable property or for a declaration of title thereto, be instituted after the expiry of six months from the date on which the cause of action arises.

(3) Nothing contained in sub-section (1) shall be deemed to apply to a suit in which the only relief claimed is an injunction of which the object would be defeated by the giving of the notice or the postponement of the institution of the suit.]

54. Savings.—Nothing in this Act shall apply to—

(a) the carrying out of works for the maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building;

(b) the carrying out by any local authority or by any department of Government of any works for the purpose of inspecting, repairing or renewing any drains, sewers, mains, pipes, cables or other apparatus including the breaking open of any street or other land for that purpose;

(c) the erection of a building, not being a dwelling house if such building is required for the purposes subservient to agriculture;

1. Ins. by Act 56 of 1963, s. 26 (w.e.f. 30-12-1963).

(d) the erection of a place of worship or a tomb or cenotaph or of a wall enclosing a graveyard, place of worship, cenotaph or *samadhi* on land which at the commencement of this Act is occupied by or for the purpose of such worship, tomb, cenotaph, graveyard or *samadhi*;

(e) the excavations (including wells) made in the ordinary course of agricultural operations; and

(f) the construction of unmetalled road intended to give access to land solely for agricultural purposes.

55. Plans to stand modified in certain cases.—(1) Where any land situated in any area in Delhi is required by the master plan or a zonal development plan to be kept as an open space or unbuilt upon or is designated in any such plan as subject to compulsory acquisition, then, if at the expiration of ten years from the date of operation of the plan under section 11 or where such land has been so required or designated by any amendment of such plan, from the date of operation of such amendment, the land is not compulsorily acquired ^{1***}, the owner of the land may ²[serve on the Central Government a notice] requiring his interest in the land to be so acquired.

(2) ³[If the Central Government] fails to acquire the land within a period of six months from the date of receipt of the notice, the master plan or, as the case may be, the zonal development plan shall have effect, after the expiration of the said six months as if the land were not required to be kept as an open space or unbuilt upon or were not designated as subject to compulsory acquisition.

56. Power to make rules.—(1) The Central Government, after consultation with the Authority, may by notification in the Official Gazette, make rules to carry out the purposes of this Act:

Provided that consultation with the Authority shall not be necessary on the first occasion of the making of rules under this section, but the Central Government shall take into consideration any suggestions which the Authority may make in relation to the amendment of such rules after they are made.

(2) In particular and without prejudice to the generality of the foregoing power, such rules may provide for all or any of the following matters, namely:—

(a) the manner of election of representatives of the Municipal Corporation of Delhi under clause (e) of sub-section (3) of section 3;

(b) the qualifications and disqualifications for being chosen as, and for being, members of the Authority or the Advisory Council;

(c) the salaries, allowances and conditions of service of the whole-time paid members of the Authority;

⁴[(cc) travelling and other allowances of the members of the Advisory Council except those of the *ex officio* member and such other members as are Government servants;]

(d) the control and restrictions in relation to appointment of officers and other employees;

⁵[(dd) the stages by which the development of any particular features of a zone may be carried out;]

(e) the form and content of the master plan and a zonal development plan and the procedure to be followed in connection with the preparation, submission and approval of such plans and the form, and the manner of publication, of the notice relating to any such plan in draft;

(f) the local inquiries and other hearings that may be held before a plan is approved;

1. Certain words omitted by Act 56 of 1963, s. 27 (w.e.f. 30-12-1963).

2. Subs. by s. 27, *ibid.*, for "serve on the authority a notice" (w.e.f. 30-12-1963).

3. Subs. by s. 27, *ibid.*, for "If the authority for the time being charged with the development of the area" (w.e.f. 30-12-1963).

4. Ins. by Act 4 of 1976, s. 2 (w.e.f. 24-1-1976).

5. Ins. by Act 56 of 1963, s. 28 (w.e.f. 30-12-1963).

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THE GAZETTE OF INDIA : JULY 8, 2006/ASADHA 17, 1928

[PART II—Sec. 3(i)]

10	11	12
परिनीक्षा की अवधि, यदि कोई हो	पदों की पद्धति—सीधी. पदों अथवा पदोन्नति द्वारा अथवा प्रतिनियुक्ति/स्थानांतरण द्वारा और विभिन्न पद्धतियों द्वारा भरी जाने वाली रिक्तियों की प्रतिशतता	पदोन्नति/प्रतिनियुक्ति/स्थानांतरण द्वारा पदों के मामले में उस ग्रेड का नाम, जिससे पदोन्नति/स्थानांतरण/प्रतिनियुक्ति की जानी है
सागू नहीं।	पदोन्नति/प्रतिनियुक्ति द्वारा।	केन्द्रीय सरकार अथवा राज्य सरकार अथवा रांज शासित प्रदेश (इनके अधीन स्थापित निकायों अथवा सरकारी उपक्रमों सहित) के अधीन 18400-22400 रुपये या समकक्ष के वेतनमान में मुख्य इंजीनियर (सिविल) अथवा समकक्ष पद पर कार्यरत ऐसे अधिकारियों में से जिन्होंने उस ग्रेड में कम से कम पांच वर्षों की सेवा पूरी की हो।
यदि कोई चयन समिति है, तो उसका गठन क्या है।		पदों पर समय किन परिस्थितियों में संघ लोक सेवा आयोग से परामर्श किया जाना है
13		14
<p>खोज-सह-चयन समिति में निम्नलिखित शामिल होंगे :—</p> <p>(1) सचिव (राष्ट्रीय विकास)</p> <p>(2) अपर सचिव के स्तर का प्रतिनिधि, कार्मिक एवं प्रशिक्षण विभाग</p> <p>(3) मुख्य सचिव, राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार</p> <p>(4) उपाध्यक्ष, दिल्ली विकास प्राधिकरण</p> <p>(5) महानिदेशक (निर्माण), केन्द्रीय लोक निर्माण विभाग</p> <p>(6) भारत सरकार के अपर सचिव के समकक्ष स्तर का एक वरिष्ठ इंजीनियर</p>	<p>—अध्यक्ष</p> <p>—सदस्य</p> <p>—सदस्य</p> <p>—सदस्य</p> <p>—सदस्य</p> <p>—सदस्य</p>	सागू नहीं।

[फा. सं. के-11011/18/2005-डीडीआईए]

एस. अग्रवाल, निदेशक (दिल्ली प्रभाग)

MINISTRY OF URBAN DEVELOPMENT

New Delhi, the 5th July, 2006

G.S.R. 161.—In exercise of the powers conferred by clauses (b) and (c) of sub-section (2) of section 56 of the Delhi Development Act, 1957 (61 of 1957), the Central Government, hereby makes the following rules regulating the method of recruitment to the post of Engineer Member in Delhi Development Authority, namely :—

1. Short title and commencement.—(1) These rules may be called Delhi Development Authority, Engineer Member Recruitment Rules, 2006.

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

2. The appointment to the post shall be made with the approval of the Appointments Committee of the Cabinet.

3. Scale of pay, method of recruitment, eligibility and tenure of the post shall be as specified in the Schedule annexed to these rules.

4. Disqualifications.—No persons,—

(a) who has entered into or contracted a marriage with a person having a spouse living, or

(b) who having a spouse living, had entered into or contracted a marriage with any person,

shall be eligible for appointment to the said post :

Provided that the Central Government may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and there are other grounds for so doing exempt any person from the operation of this rule.

5. Power to relax.—Where the Central Government is of the opinion that it is necessary or expedient so to do, it may, by order and for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons.

6. Savings.—Nothing in these rules shall affect reservation, relaxation of age-limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-servicemen and other special categories of persons, in accordance with the orders issued by the Central Government from time to time in this regard.

SCHEDULE

Name of post	Number of posts	Classification	Scale of pay	Whether selection of non-selection post	Whether benefit of added years of service admissible under rule 30 of the CCS (Pension) Rules, 1972
1	2	3	4	5	6
Engineer Member, Delhi Development Authority	1	Group 'A'	Rs. 18400— 22400 plus Rs. 300 p.m. as special pay	Selection	Not applicable
Age limit for direct recruits				Educational and other qualifications required for direct recruits	
7				8	
Not applicable				Not applicable	
Whether age and educational qualification prescribed for direct recruits will apply in the case of promotees		Period of probation, if any		Method of recruitment: Whether by direct recruitment or by promotion or by deputation/transfer and percentage of the posts to be filled by various methods	
(9)		(10)		(11)	
Not applicable		Not applicable		By promotion/deputation	
In case of recruitment by promotion/deputation/transfer, grades from which promotion/deputation/transfer to be made			If a Selection Committee exists what is its composition		Circumstances in which Union Public Service Commission is to be consulted in making recruitment
(12)			(13)		(14)
Officers holding the post of Chief Engineer (Civil) or equivalent in the pay scale of Rs. 18400—22400 or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public Sector Undertakings under them) having a minimum of five years of regular service in the grade.			Search-cum-Selection Committee consisting of :— 1. Secretary (Urban Development) —Chairman 2. Representative of the level of Additional Secretary, Department of Personnel and Training —Member 3. Chief Secretary, Government of National Capital Territory of Delhi —Member 4. Vice Chairman, Delhi Development Authority —Member 5. Director General (Works), Central Public Works Department —Member 6. One Senior Engineer equivalent to the level of Additional Secretary to the Government of India —Member		Not applicable

[F. No. K-11011/18/2005-DDIA]

S. APARNA, Director (DC)

EXTRACT FROM THE GAZETTE OF INDIA : PART II, SEC. 3, SUB-SEC. (ii)

Appearing on Page Nos. 413-414

Dated 18-7-2009

शहरी विकास मंत्रालय

MINISTRY OF URBAN DEVELOPMENT

अधिसूचना

नई दिल्ली, 16 जुलाई, 2009

सा.का.नि. 105.—केन्द्रीय सरकार दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 56 की उप-धारा 2 के खंड (ख) और खंड (ग) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण, इंजीनियर सदस्य भर्ती नियम, 2006 का संशोधन करने के लिए निम्नलिखित नियम बनाती है, अर्थात् :-

1. संक्षिप्त नाम और प्रारम्भ.—(1) इन नियमों का संक्षिप्त नाम दिल्ली विकास प्राधिकरण, इंजीनियर सदस्य भर्ती (संशोधन) नियम, 2009 है।

(2) ये राजपत्र में प्रकाशन की तारीख को प्रवृत्त होंगे।

2. नियम 2 के स्थान पर नया नियम रखा जाएगा.—दिल्ली विकास प्राधिकरण, इंजीनियर सदस्य भर्ती नियम, 2006 (जिसे इसके पश्चात् मूल नियम कहा गया है) नियम 2 के स्थान पर निम्नलिखित नियम रखे जाएंगे, अर्थात्,

"2. नियुक्ति—दिल्ली विकास प्राधिकरण में इंजीनियर सदस्य के पद की नियुक्ति केन्द्रीय सरकार द्वारा की जाएगी।"

3. अनुसूची का संशोधन—उक्त नियमों की अनुसूची के स्तंभ (13) में, प्रविष्टियों के स्थान पर निम्नलिखित प्रविष्टियां रखी जाएंगी, अर्थात् :-

खोज-सह-चयन समिति का गठन निम्नलिखित से मिलकर होगा :-

- | | |
|---|----------|
| 1. सचिव, भारत सरकार, शहरी विकास मंत्रालय | —अध्यक्ष |
| 2. मुख्य सचिव, राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार | —सदस्य |
| 3. उपाध्यक्ष, दिल्ली विकास प्राधिकरण | —सदस्य |
| 4. महानिदेशक (निर्माण), केन्द्रीय लोक निर्माण विभाग | —सदस्य |
| 5. भारत सरकार के अपर सचिव के समकक्ष स्तर का एक ज्येष्ठ इंजीनियर | —सदस्य" |

[फा. सं. के-11011/18/2005-डीडीआईए]

सुजाता चतुर्वेदी, निदेशक (दिल्ली डिवीजन)

पाद टिप्पणी :- मूल नियम 5 जुलाई, 2006 के जीएसआर नं. 161 के तहत 8 जुलाई, 2006 के भारत के राजपत्र में प्रकाशित किए गए थे।

NOTIFICATION

New Delhi, the 16th July, 2009

G.S.R. 105.—In exercise of the powers conferred by clauses (b) and (c) of sub-section (2) of Section 56 of the Delhi Development Act, 1957 (61 of 1957), the Central Government hereby makes the following rules to amend the Delhi Development Authority, Engineer Member Recruitment Rules, 2006, namely :—

1. Short title and commencement.—(1) These rules may be called the Delhi Development Authority, Engineer Member Recruitment (Amendment) Rules, 2009.

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

2. Substitution of new rule for rule 2.—In the Delhi Development Authority, Engineer Member Recruitment Rules, 2006 (hereinafter referred to as the said rules), for rule 2, the following rule shall be substituted, namely,

"2. Appointment.—The appointment to the post of Engineer Member, Delhi Development Authority, shall be made by the Central Government."

3. Amendment of Schedule.—In the Schedule to the said rules, in column (13), for the entries, the following entries shall be substituted, namely :—

“Search-cum-Selection Committee consisting of :—

- | | |
|---|--------------|
| 1. Secretary to the Government of India, Ministry of Urban Development | —Chairperson |
| 2. Chief Secretary, Government of National Capital Territory of Delhi | —Member |
| 3. Vice-Chairman, Delhi Development Authority | —Member |
| 4. Director General (Works), Central Public Works Department | —Member |
| 5. One Senior Engineer equivalent to the level of Additional Secretary to the Government of India | —Member”. |

[F. No. K-11011/18/2005-DDIA]

SUJATA CHATURVEDI, Director (Delhi Division)

Foot Note :—The principal rules were published in the Gazette of India, dated 8th July, 2006, vide, number G.S.R. 161, dated the 5th July, 2006.

Receipt No. : 19258120116AEN-V (P)3

File No. PE/HR/PH/10023/202 (IT7)-PG-1 (Computer No. 16413)

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K-110112/2012-D011 (Comp. No. 3067968)
 Government of India
 Ministry of Housing and Urban Affairs
 (Delhi Division)

Nirman Bhawan, New Delhi
 Dated the 16th September, 2021

To

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

Subject: Filling up the post of Engineer Member in DDA on deputation basis in the year 2021 - etc.

Sir,

1. I am directed to refer to the ongoing process for filling up the post of Engineer Member in DDA which was published in the Employment News dated 22.05.2021 - 28.05.2021 and to say that the same stands cancelled due to poor response.

2. In this connection, DDA is requested to initiate the process of amendments in RRs for the post of Engineer Member to include provisions to ensure that maximum eligible candidates apply for this post on deputation basis.

3. This issues with the approval of Hon'ble Minister for Housing and Urban Affairs.

Yours faithfully,

(Sd/-) [Signature]
 Under Secretary to the Government of India
 Tel: 011-2306340

DELHI DEVELOPMENT AUTHORITY

(Personnel Branch-I)

MINUTES OF THE MEETING

Agenda: Suggestions on the amendments in the Recruitment Rules for the post of Engineer Member, DDA.

A meeting was held in the chamber of Ld. VC, DDA on 01.12.2021 to discuss the proposed modifications in the RRs for the post of EM, DDA, as requested by Ministry. The meeting was presided over by VC, DDA and was attended by the following officers:

1. Sh. Manish Gupta, Vice Chairman In Chair
2. Sh. D.C. Goel, Engineer Member
3. Sh. Vijay Kumar Singh, Finance Member
4. Sh. Rajeev Kumar Tiwari, Pr. Commissioner (Pers.)
5. Sh. Vineet Jain, Commissioner (Pers.)

2. It was noticed that the clause (d) of sub section (3) of Section 3 of the DD Act, 1957 lays down that the Authority shall consist of an Engineer Member to be appointed by the Central Government. The clauses (b) &(c) of section 56 of the Delhi Development Act, 1957 make the provisions relating to the qualifications and disqualifications for being chosen as, and for being, members of the Authority or the Advisory Council and the salaries, allowances and conditions of service of the whole time paid members of the Authority.

3. The Recruitment Rules for the post of Engineer Member, DDA were notified by Ministry of Urban Development (now M/o Housing & Urban Affairs) in exercise of powers conferred by aforesaid clauses (b) &(c) of section 56 of the Delhi Development Act, 1957, vide G.S.R. 161 dated 05.07.2006. The said RRs were amended to delegate the powers of appointment to the post of Engineer Member, DDA to the Ministry, vide No. G.S.R. 105 dated 16.07.2009.

4. It was also observed during discussions that MoHUA invited applications for filling up the said post. However, the process of recruitment has been cancelled due to poor response and Ministry has asked DDA to initiate the process of amendments in the recruitment rules to include provisions so that maximum eligible candidates may apply for this post on deputation basis.

5. The provisions of the existing RRs were gone through and it was observed that the post is in Level-14 of the pay matrix as per 7th CPC with special pay of Rs. 300/- per month. The RRs prescribed the composite method of recruitment i.e. 'by promotion/deputation'. The eligibility condition for promotion/deputation envisages that the officers holding the post of Chief Engineer (Civil) or equivalent in the pay scale of Rs. 18400-22400/- or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public

Sector Undertakings under them) having a minimum of five years of regular service in the grade are eligible.

6. The FM was of the view that the special pay/special allowance to be attached to the posts are not covered by the recommendations of 7th CPC. The EM was of the view that the post of EM is having supervisory control over Chief Engineers of DDA and the remuneration is just Rs. 300/- per month as special pay in the same grade as that of Chief Engineer. He further viewed that the catchment is generally from amongst officers from various organize services where the CE level posts are controlled by the post next in hierarchy of the scale i.e. in HAG scale of Rs. 67000-79000/-. He further pointed out that the Chief Engineer working in the Grade Pay of Rs. 10000/- becomes eligible for the post of ADG (in pre-revised scale of Rs. 67000-79000/-) after three years of service. He, therefore, proposed that the eligibility condition may be modified as the officers holding the post of Chief Engineer (Civil) in Level-14 of 7th CPC pay matrix or Additional Director General (Civil) in Level-15 of 7th CPC pay matrix or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public Sector Undertakings under them) having a minimum of three years of regular service in the grade of Level-14 of 7th CPC pay matrix.

7. After elaborate discussions, following amendments in the RRs were considered appropriate for placing an agenda accordingly for the consideration of Authority:

- i. That the post may be upgraded to the level of **ADG** and the pay scale may be raised to Level-15 (Rs. 1,82,200 – 2,24,100/-) in the Pay Matrix;
- ii. That the existing composite method of recruitment may be retained and the words 'not applicable' may be inserted against column No. 5 of the RRs i.e. 'whether selection or non selection post' in view of the para 3.6 of the DoPT's revised guidelines dated 31.12.2010;
- iii. That the provisions relating to promotion/deputation may be modified as under:

Promotion:

The Chief Engineer of DDA in the substantive pay in Level-14 (Rs. 1,44,200 – 2,18,200/-) in the Pay Matrix with 03 years of regular service in the grade and possessing degree in Civil Engineering from a recognized university or institution or equivalent.

Deputation:

- a. Officers holding analogous posts on regular basis in the parent cadre or department ; or
- b. Officers holding the post of Chief Engineer (Civil) or equivalent in the substantive pay in Level-14 (Rs. 1,44,200 – 2,18,200/-) or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public Sector Undertakings under them) or other Govt. organizations dealing with execution of public works, having a minimum of three years of regular service in the grade.

8. It was also decided to refer the matter to Finance Wing for working out the financial implications involved in the proposal.

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

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No. AB.14017/48/2010-Estt.(RR)
Government of India
Ministry of Personnel, PG & Pensions
(Department of Personnel & Training)

New Delhi the 31st December, 2010

OFFICE MEMORANDUM

Sub: Revision of guidelines for framing / amendment / relaxation of Recruitment Rules.

The undersigned is directed to state that instructions on framing / amendment of Recruitment Rules were issued in a consolidated form in this Department's OM No. AB.14017/12/87-Estt.(RR) dated 18.3.1988. Subsequently, a number of orders and clarifications have been issued on the subject.

2. The existing instructions have been reviewed in consultation with UPSC and consolidated in the form of "**Guidelines on framing / amendment / relaxation of recruitment rules**", a copy of which is enclosed. The number and the date of original OM has been referred in the relevant instructions for easy reference to the context. The Guidelines on framing / amendment / relaxation of recruitment rules along with the relevant instructions and existing model RRs are available on the DoPT website www.persmin.nic.in* in the dynamic form of Handbook on Recruitment Rules, 2010.

2. Hindi Version will follow.

(Smita Kumar)
Director (E-1)
Tel: 23092479

*(Link: Circular → Establishment → Recruitment Policies)

To

All Ministries and Departments of the Government of India

PAY BAND AND GRADE PAY/ PAY SCALE

3.5 Column 4 (Pay Band and Grade Pay/Pay Scale)

The full Pay Band and Grade Pay/Pay Scale should be indicated. Special pay or non-practising allowance (in respect of medical posts), if any, should also be mentioned.

SELECTION OR NON-SELECTION

3.6 Column 5 (Whether selection post or non-selection post)

When promotion is proposed to be made on the basis of merit, the word "Selection" may be used and when promotion is to be made on the basis of seniority subject to the rejection of the unfit, the word "Non-Selection" may be used. In the case of direct recruitment or deputation or absorption, the entry should be "Not Applicable". In the case of composite method of recruitment (i.e. Promotion / deputation), the words "Not Applicable" may be used.

(DOPT OM No. 35034/7/97-Estt. (D) dated 8.2.2002)

AGE LIMIT FOR DIRECT RECRUITS

3.7.1 Column 6: (Age for direct recruits)

This column may be filled by any one of the methods indicated below:-

(a) "Not exceeding.....years".
(Where only the maximum age-limit is intended to be prescribed.

(b) "Betweenandyears"

(DP&AR OM No. 2/66/71-Estt.(D) dated 6.9.75)

The table showing the existing provisions and proposed modifications with reasons in respect of Recruitment Rules the post of Engineer Member, DDA

Sl. No.	Column of RR	Existing provisions	Proposed modifications	Reasons for modifications
1	Name of Post	Engineer Member, Delhi Development Authority	No Change	-
2	Number of posts	01 (One)	No Change	-
3	Classification	Group A	No Change	-
4	Level in the pay matrix	Level-14 (Rs. 1,44,200 – 2,18,200/-) plus Special Pay of Rs. 300/- per month	Level-15 (Rs. 1,82,200 – 2,24,100/-)	The post is proposed to be upgraded to the level of Additional Director General and accordingly, the pay scale has been proposed in Level-15 in the pay matrix as per 7 th CPC. The Chief Engineers of DDA are in Level-14 in pay matrix and they report to Engineer Member, DDA as per the existing organizational structure. Hence, upgradation of the post is advisable in the administrative exigency. No Special Pay has been proposed as the Finance wing of DDA has viewed that the special pay/special allowance

					to be attached to the posts are not covered by the recommendations of 7 th CPC.
5	Whether Selection Post or Non-Selection Post	Selection Post	Not Applicable		As composite method of recruitment has been prescribed in the RRs, therefore, as per para 3.6 of the DoPT's OM dated 31.12.2010, the words 'not applicable' have been used.
6	Age limit for direct recruits	Not Applicable	No Change		-
7	Whether Educational qualifications prescribed for direct recruits will apply in the case of promotees	Not Applicable	No Change		-
8	Whether Educational qualifications prescribed for direct recruits will apply in the case of promotees	Not Applicable	No Change		-
9	Period of probation, if any	Not Applicable	No Change		-

10	Method of recruitment whether by direct recruitment or by promotion or by deputation/ absorption and percentage of the vacancies to be filled by various methods	By Promotion/Deputation	No Change
11	In case of recruitment By promotion/deputation/ absorption grades from which promotion/deputation/ absorption to be made	<p>Officers holding the post of Chief Engineer (Civil) or equivalent in the pay scale of Rs. 18400-22400/- or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public Sector Undertakings under them) having a minimum of five years of regular service in the grade.</p> <p>Promotion: The Chief Engineer of DDA in the substantive pay in Level-14 (Rs. 1,44,200 - 2,18,200/-) in the Pay Matrix with 03 years of regular service in the grade and possessing degree in Civil Engineering from a recognized university or institution or equivalent.</p> <p>Deputation: (a) Officers holding analogous posts on regular basis in the parent cadre or department; OR (b) Officers holding the post of Chief Engineer (Civil) or equivalent in the substantive pay in Level-14 (Rs. 1,44,200 - 2,18,200/-) or equivalent under the Central or State Government or Union Territories (including Autonomous Bodies or Public Sector Undertakings under them) or other Govt. organizations</p>	<p>Separate eligibility criteria for promotion and deputation has been laid down keeping in view the proposed upgradation of the post to the level of ADG in Level-15 in Pay Matrix. Further, the list of eligible departments for deputation is proposed to be expanded by including the other Govt. organizations dealing with execution of public works. The eligibility service for promotion and for the next below category for deputation has been reduced to 03 years from 05 years. The proposed modifications may result in proper response to the</p>

ITEM NO. 07/2022

Sub: Information to the Authority under Rule 17 of DDA Budget & Accounts Rules, 1982.

F. 32(06)2020/II

Rule 17 of DDA Budget & Accounts Rules 1982 provides that in emergency inevitable expenditure may be incurred under the order of Vice-Chairman, a report of which shall be made to the Authority.

Following inevitable payments, were made under above Rule: -

1. Payment of Rs. 900 Crore to NHAI for C/o UER-II.

1.1 DDA signed MoU with NHAI on 19th April, 2021 for providing viability gap funding of Rs. 3600 Crore to NHAI for Construction of UER-II (NH-344M)" (Budget Code: 24095812) out of total project cost of Rs 7716 Crore.

1.2 In the meeting of Project Sanctioning Committee, held on 09.07.2021, MoHUA has sanctioned the UDF funds amounting Rs. 1786.88 Crore (being 80% of Rs. 2233.61Crore) against the viability gap of Rs. 3600 Crore. Accordingly, the total contribution of DDA worked out to Rs. 1813.12 Crore. (i.e. 3600 Crore. -1786.88 Crore).

1.3 As per the T&C of the MoU, initially, 15% of 3600 crore i.e. Rs. 540 crore and 1st installment of Rs. 360 Crore i.e. 10% of 3600 crore was to be released to NHAI. Since, there was no sufficient budget provision in BE 2021-22 and sanction of MoHUA for UDF share was not received at that time, a sum of Rs. 540 Crore was initially released to NHAI from NA-II A/c on 27.05.2021 and after sanction of UDF share by MoHUA, Rs. 360 Crore was released from UDF 16.09.2021 with the prior approval of Vice-Chairman, considering inevitable and emergent nature of the expenditure for discharging the contractual obligation.

1.4 Thus, till date, a sum of Rs. 900 Crore (540 Crore + 360 Crore) has been released to NHAI as per the T&C of the MOU.

2. Payment of Rs. 20.71 Crore to NBCC for Integrated Development of East Delhi Hub at Karkardooma.

2.1 DDA has appointed NBCC for providing comprehensive architectural services for planning, designing and executing agency for the work related to "Integrated Development of East Delhi Hub" based on TOD norms on 30 Hect. Land at Karkardooma, Delhi. The Project is a deposit work on turnkey basis on the terms & conditions set forth by DDA. Accordingly, on 09.12.2019 MOU signed with NBCC for construction of approximately 1108 no. of DUs plus EWS 522 nos. residential flats

i/c external development works under the scheme "Integrated development of "East Delhi Hub" based on TOD norms on 30 Hectares land at Karkardooma, Delhi (B. Code No. 44094370)."

2.2 Since, it was a new scheme and no Budget provision was available and as AA & ES was also not accorded till that time, an amount of Rs. 5 Crore was released to NBCC on 19.12.2019 as initial deposit after obtaining approval of VC/DDA.

2.3 As per the terms and conditions of the MOU, further payment was to be made to NBCC but the budget provision and accord of AA & ES were in process and took some time for finalization. Therefore, an anticipation approval of Rs. 19.95 Crore was again obtained from VC/DDA under Rule-17 of DDA Budget & Accounts Rules-1982 in December, 2020. Against the approval a sum of Rs. 7.16 Crore (on 04.01.2021) and Rs. 8.55 Crore (on 18.01.2021), totaling of Rs. 15.71 Crore were released.

2.4 The overall payment made to NBCC till date, stands at Rs. 20.71 crore.

3. In view of the above, the agenda note for inevitable expenditure is submitted under rule -17 of DDA Budget & Accounts Rules 1982, as under: -
- A) Rs. 900 Crore incurred on making payment to NHAI for information to the Authority.
 - B) Rs. 15.71 Crore, incurred in January, 2021 for making payment to NBCC for information to the Authority, and
 - C) Post facto approval for additional allotment of funds of Rs. 5 Crore released in December, 2019 to NBCC.

RESOLUTION

Information contained in the agenda item was noted.

ITEM NO. 08/2022

**Subject: Extension of time upto 30.06.2022 for applicability of existing rates in respect of following:-
F.No. F2(14)2020-21/AO(P)/DDA**

- i) Additional FAR for residential properties, Coop. Group Housing, Mixed Use/ Commercial streets and commercial properties (excluding hotel and parking plots) arising out of MPD 2021; and
- ii) Use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs.

1. Addl.FAR charges:-

- i. The addl. FAR charges for residential properties/ coop. group housing, properties, mixed use/commercial streets and commercial properties (excluding hotel and parking plots) were notified vide S.O. No. 3172 (E) dated 29.06.2018. The notification provided that the owners/allottees/residents/users of the premises on Residential/mixed use/commercial streets can avail Addl. FAR at rates as per Column 4 of the table during the window period of six months. Thereafter, the applicable rates as shown under column 5 would be payable which were derived linking to Cost Inflation Index (CII) which was 2.1 times at that point of time. The period for applicability of these charges mentioned under column 4 was extended for a period of six months i.e. up to 28.06.2019 vide S.O.359(E) dated 21.01.2019 read with S.O. No. 373(E) dated 23.01.2019. These rates were again extended up to 28.06.2020 vide Notification No. S.O. 2271(E) dated 1st July, 2019.
- ii. In the meanwhile, the rates of Item No. 4(A) for addl. FAR for CSCs/LSCs and shop-cum-residential complexes (Shop-cum-residence plots/shop plots in partial modification of Notification S.O.3172(E) dated 29.06.2018 were rationalized and notified vide S.O. No. 2892(E) dated 09.08.2019. These rates were valid up to 28.06.2020. Thereafter the same were to be reviewed and fixed as given in Column 1 of this notification.
- iii. The period for applicability of addl. FAR charges mentioned herein in Para 1(i) & 1(ii) was further extended upto 31.12.2020 vide S.O.2989(E) dated 03.09.2020, then upto 30.06.2021 vide S.O. 770(E) dated 19.02.2021 and again upto 31.12.2021 vide S.O. 2778 (E) dt. 08.07.2021.

2. Use conversion charges:-

- i. The use conversion charges for Mixed Use/Commercial Use of Premises and Shop- cum-residence plots/Complexes later designated as LSCs were notified vide S.O. 3173(E) dated 29nd June, 2018. The charges contained in the

notification were to remain in force for a period of six months, and thereafter these were to be reviewed. The period for applicability of these charges mentioned under Para 5.3 of Part A and Para 4 of Part-B of above Notification was extended for a period of six months i.e. up to 28.06.2019 vide S.O.358(E) dated 21.01.2019 read with S.O. No. 372(E) dated 23.01.2019. The validity period of these rates was again extended up to 28.06.2020 vide Notification No. S.O. 2270(E) dated 1st July, 2019.

- ii. In the meanwhile, in partial modification of Part B of Notification S.O.3173(E) dated 29.06.2018, the rates for use conversion charges for shop-cum-residence plots/complexes/shop plots later designated as LSCs were rationalized and notified vide S.O. No. 2891(E) dated 09.08.2019. These rates were valid up to 28.06.2020.
- iii. The period for applicability of use conversion charges mentioned herein above in Para 2(i) & 2(ii) was extended up to 31.12.2020 vide S.O. 2990(E) dated 03.09.2020, then up to 30.06.2021 vide S.O. 771(E) dated 19.02.2021 and again upto 31.12.2021 vide S.O. 2779 (E) dt. 08.07.2021.

3. It is intimated that the Authority while granting the extension of time up to 30.06.2021 had resolved that this would be the final extension and last opportunity for lessees/owners to avail the schemes of both Addl FAR and Use conversion at existing rates. However considering the then prevailing scenario of second wave of Covid-19 pandemic which was at its peak in April-May, 2021, the applicability of existing rates of Addl. FAR and Use conversion for all categories of properties were extended for a further period of six months i.e. up to 31.12.2021 and the rates were to be revised w.e.f 01.01.2022. However, the economic situations have not yet been improved due to the third wave of Covid-19 pandemic and it is felt that enhancement of rates at this stage may not be in the larger public interest. It is, therefore, proposed that the period of applicability of existing rates of Addl. FAR and Use conversion for all categories of properties may be extended for a further period of six months i.e. up to 30.06.2022.

PROPOSAL

The Authority may consider and approve the proposal for extension of time upto 30.06.2022 for applicability of existing rates of Addl. FAR and Use conversion for all categories of properties. The proposal shall, thereafter, be forwarded to the Ministry of Housing & Urban Affairs, GOI, for approval under Section 57 of Delhi Development Act, 1957.

RESOLUTION

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957.

ITEM NO. 09/2022

DELHI DEVELOPMENT AUTHORITY

SUB: REVISED BUDGET ESTIMATES FOR THE YEAR 2021-22 AND BUDGET ESTIMATES FOR THE YEAR 2022-23.

File No.4(3) 91/Budget/RBE/2021-22

P R E C I S

DDA budget is divided into the following 3 parts: -

a) **NAZUL ACCOUNT-I**

This account records transactions pertaining to the Old Nazul Estates entrusted to Delhi Improvement Trust under Nazul Agreement 1937, which was taken over by Delhi Development Authority as successor of the Delhi Improvement Trust. Under the said agreement 1937, Trust was authorized to manage the said Nazul Estates on behalf of Government by carrying out necessary improvement and development of the same.

b) **NAZUL ACCOUNT-II**

This account primarily exhibits the receipts and expenditure pertaining to the scheme of Large-Scale Acquisition, Development and Disposal of Land in Delhi.

c) **GENERAL DEVELOPMENT ACCOUNT**

This account records transactions of houses, shops, various deposit works and Ministry of Rehabilitation (MoR) land.

2. PROJECT HIGHLIGHTS:-

a) COMMITMENT FOR PROVIDING HOUSES

Construction of 51,987 Dwelling Units (DU's) with conventional method as well as with prefab technology were in progress at the beginning of the year. The prominent locations are Dwarka, Rohini, Narela, Vasant Kunj, Jasola Karkardooma, Chilla, Kalka Ji Extension and Jailorwala Bagh. Detail of houses in progress including 2243 new houses taken up during the year along with likely completion schedule is as under: -

Sr. No.	Description/Schedule of likely Completion	SFS/HIG	MIG	LIG	EWS/JANTA	Total
1.	Houses in progress at the beginning of the year	4544	8778	19996	18669	51987
2.	Houses completed during 2021	215	700	19680	5233	25828
3.	Houses likely to be completed up to 31.03.22	192	328	0	4899	5419
4.	Houses likely to be completed up to 31.12.22	2267	3095	316	6010	11688
5.	Houses likely to be completed up to 31.03.24	1870	4655	0	2527	9052

For future, DDA has decided to reduce focus on construction projects and emphasize more on its role as a planner, regulator and facilitator.

b) DEVELOPMENT OF LAND FOR CITY GROWTH

DDA is continuing its process of development of land for expanding the city limits as per the Master plan 2041. The new sub-cities under development are Dwarka, Rohini and Narela. Main physical infrastructure facilities like roads, sewerage, drainage, water supply, power lines etc. provided in these sub-cities. A provision of Rs.2090 Crore and Rs. 2922 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively for this purpose.

c) PROVIDING INFRASTRUCTURE FACILITES IN DEVELOPMENT AREAS

i) URBAN EXTENSION ROAD-II

DDA has signed MoU with National Highway Authority of India (NHAI) for constructing Unban Extension Road-II (UER-II) as 3rd ring road of Delhi for which

DDA has agreed to provide a major component of the viability gap funding for this project. MoHUA has sanctioned UDF funding of Rs. 1786.88 Crore for the project. The proposed UER-II will connect all the major National Highways on the western side of Delhi including NH 1, NH 10, NH 8 and NH 2, thereby easing heavy congestion on Delhi roads which will also reduce pollution. A provision of Rs. 453.00 Crore & Rs. 725.00 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively for the project.

ii) **DELHI METRO PHASE -IV**

DDA has committed Rs.1000 Crore in a phased manner for Rithala-Bawana-Narela corridor of Delhi Metro Phase IV. This Metro line will significantly enhance the connectivity to the Narela and surrounding areas. A provision of Rs.240 Crore each has been provided in RBE 2021-22 & BE 2022-23 respectively for release of Grant to DMRC for the Metro Projects under Phase-IV.

iii) **FLYOVER CUM RAILWAY OVER BRIDGE (ROB), NARELA**

The construction of flyover Cum ROB in Narela having three lanes for motorized traffic, Non-Motorized traffic, footpath and a dedicated bus corridor on either side, is in progress. This is an Urban Development Fund (UDF) Funded Project (80% UDF share and balance 20% DDA share) with a Tendered Cost of Rs. 378.24 Crore. Provision of Rs. 4 Crore & Rs. 8 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively. Straight portion of the ROB has already been opened for public use. Budget provision has been made for spill over payments.

iv) **CONSTRUCTION OF SW-DRAIN**

Construction work of SW-Drain at Sector-8, Dwarka has been undertaken to cater the discharge of drain water of Airport. Provision of Rs. 2.80 Crore & Rs. 10 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively.

v) **FOOT OVER BRIDGE, DWARKA**

DDA has taken up the work of construction of four (4) Foot Over Bridges (FOB) in Dwarka which will provide safe passage to the pedestrians, reduce traffic congestion and ensure smooth traffic flow. The 4 FOBs will provide pedestrian connectivity between Sector 1 and sector 7, Madhu Vihar and Sector 4 & 5, NSIT and Sulahkul Mandir, and District Court and General Hospital. A provision of Rs. 1.62 Crore & Rs. 1.25 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively.

d) **DEVELOPMENT OF EAST DELHI HUB**

DDA has appointed NBCC as project management consultant and awarded them the work "Integrated Development of East Delhi Hub on 30 Hectares of land at Karkardooma, Delhi" on Transit-Oriented Development (TOD) norms basis. This will bring together metro stations, residences, workplaces, and recreational spaces. Scope of work covers Master Planning of the entire project area, designing and execution of approximate 1108 number of DUs along with 522 EWS residential units. Provision of Rs. 326 Crore & Rs. 426 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively.

e) **ENVIRONMENTAL INITIATIVES & RESTORING ECOLOGICAL BALANCE**

i) **DEVELOPMENT OF YAMUNA RIVER FRONT**

A comprehensive development of the Yamuna River Front in a holistic manner has been initiated by DDA. The entire stretch of the River has been divided into 10 sub projects and it is targeted that all projects will be completed by August, 2022. The river front is envisaged to be developed with the twin objective of abetting pollution in river Yamuna and providing recreational facilities. DDA has kept provision of Rs. 24.62 Crore and Rs.35.77 Crore for the project in RBE 2021-22 and BE 2022-23 respectively.

ii) **Development and Rehabilitation of Trunk Drain No. 2 and Trunk Drain No. 5 at Dwarka**

To cater the need of water for irrigation, DDA has planned that after treating the drain water through STPs, it will be reused for horticulture purposes and finally the drain water will be stopped to fall into Yamuna River which would play a decisive role in abatement of pollution in River Yamuna. For this purpose, a provision of Rs. 6.11 Crore and Rs. 37.79 Crore has been kept in RBE 2021-22 and BE 2022-23 respectively.

iii) **CONSERVATION OF WATER BODIES**

At present, several water bodies in the city need conservation efforts for revival, both to serve as recreational spots and also to help recharge the depleting water levels. For this work, DDA has made a provision of Rs. 4.60 Crore and Rs. 17.90 crore in RBE 2021-22 and BE 2022-23 respectively.

iv) **DEVELOPMENT OF BIODIVERSITY PARKS**

DDA has established a network of 7 Biodiversity Parks spread over an area of about 3000 acres land in Delhi in joint collaboration with Centre for Environmental Management of Degraded Ecosystems (CEMDE), University of Delhi. Provision of Rs. 13.50 Crore & Rs. 15.20 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively for the development and maintenance of Bio-diversity Parks.

v) **RECYCLING OF WASTE WATER**

To improve the efficiency and proper utilization of water, innovative techniques for recycling and water quality improvement has been envisaged with the creation of decentralized STPs. This is mainly for the purpose of reuse of waste water including recharging of water bodies, ponds, lakes etc. For this purpose, a provision of Rs. 10 lakhs and Rs. 7.90 crore has been kept in RBE 2021-22 and BE 2022-23 respectively.

f) **BEAUTIFYING DELHI/ HERIATAGE PRESERVATION**

i) **BHARAT VANDANA PARK**

DDA has undertaken the iconic Bharat Vandana (innovation) Project which will be modelled on public spaces to showcase "Mini India" the rich diverse cultural/art/heritage/ethnic values of the country. The project is consistent with Hon'ble Prime Minister's vision of 'ease of living' for citizens and to accord them all the necessities that are part of an urban life. NBCC is the project management consultant which has already initiated the work. For this project, a provision of Rs. 171.75 Crore and Rs.280.00 Crores has been kept in RBE 2021-22 and BE 2022-23 respectively.

ii) **DEVELOPMENT, UPGRADATION & MODERNIZATION OF PARKS**

DDA is committed to develop and preserve the greens and parks all across Delhi. A provision of Rs. 63.39 Crore. & Rs. 72.50 Crore have been kept in RBE 2021-22 & BE 2022-23 respectively for Modernization/ Upgradation of existing parks and greens. Further, for Development of new Parks/Green Belts, provision of Rs. 1.60 Crore & 4.45 Crore. have kept in RBE 2021-22 & BE 2022-23 respectively.

g) **PROMOTION OF SPORTS**

DDA has been a premiere agency for promoting sports culture in Delhi and has established a network of 18 Sports Complexes and 2 Golf Courses. In addition to this, construction of three sports complexes and one Golf Course at Dwarka, one Sports Complex at Rohini are in progress. Further, one Sports Complex is proposed to be

constructed in Dwarka Sector 19B. Overall, provision of Rs. 434.26 Crore & Rs. 546.26 Crore has been provided under this head in RBE 2021-22 & BE 2022-23 respectively.

h) **REFURBISHMENT/UPGRADATION OF EXISTING COMMERCIAL CENTRES**

DDA has identified three commercial centres - Nehru Place, Bhikaji Cama Place and Basant Lok Community Centre for retrofitting and upgradation. The work of retrofitting and upgradation for Basant Lok has already been completed and for Nehru Place and Bhikaji Cama Place, are in progress. Provision of Rs. 14.05 Crore & Rs. 26.60 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively for the refurbishment/upgradation of these commercial centres.

i.) **REHABILITATION OF SLUM DWELLERS**

For in-situ rehabilitation of Slum dwellers, following Housing Projects are in progress:

- i. **KALKAJI EXTENSION**: - C/o 3024 EWS DU's on Design and Build Model. Provision of Rs. 46.00 Crore & Rs. 30.00 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively.
- ii. **JAILORWALA BAGH**: - C/o 1675 EWS DU's on Design and Build model. Provision of Rs. 120.00 Crore & Rs. 168.00 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively.
- iii. **KATHPUTLI COLONY**: - C/o 2800 EWS DU's on PPP model.

Further, DDA is the nodal agency for rehabilitation in respect of 376 JJ Clusters on DDA & L&DO lands. Viable JJ clusters will be taken up for in situ slum rehabilitation on PPP mode as per PMAY Guidelines and DDA policy. Survey work of these clusters has been awarded to an Agency and is likely to be completed by March, 2022. DDA has formulated 16 projects comprising 30 JJ clusters having about 34000 Households. RFPs of 6 projects comprising 10 JJ Clusters having about 10300 Households have been re-floated and the technical proposals are to be opened on 29.1.2022. RFPs of 4 projects comprising 8 JJ clusters having about 7600 Households are likely to be floated in February, 2022. DPRs of 4 more projects are under finalisation.

j.) **DELHI CYCLE WALK**

DDA, with an objective to take a few million car rides out of the Delhi roads, has planned a dedicated corridor track for cyclists and pedestrians. Project Sanctioning Committee (PSC) had already sanctioned Delhi Cycle Walk Phase- I for Rs.550.00 Cr. (80% UDF and 20% DDA) for a total length of 36 Km on grade as well as elevated. It is divided into the following three lines: -

- i) Neelgai line: From Badar Pur to Malviya Nagar Metro Station –20.5 Km
- ii) Peacock line: From Malviya Nagar Metro station to Vasant Kunj Malls - 8.5 km
- iii) Bulbul line: From Chirag Dilli to Nehru Place and Isakson Temple- 7.0 Km

The work related to Neelgai Line has been awarded and in progress.

Provision of Rs. 1.00 Crore & Rs. 6.00 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively for this line.

k.) **PROMOTION OF SOCIAL CULTURAL ACTIVITIES**

UTSAV PANDAL

With an objective to make available a venue to general public for marriage and other Utsavs on affordable rates, DDA has planned to construct Utsav Pandals (temporary) on DDA land at the following locations in Delhi: -

- i) Dwarka Sector-10
- ii) Rohini Sector-24
- iii) CBD Ground Shahdara
- iv) Madangir near Virat Cinema

Provision of Rs. 10.45 Crore & Rs. 6.00 Crore has been provided in RBE 2021-22 & BE 2022-23 respectively for the execution of above-mentioned projects.

3.) **FINANCIAL HIGHLIGHTS**

a) **BASIS OF FINALISATION OF BUDGET**

While finalizing the figures of Receipts and Expenditure for RBE 2021-22 & BE 2022-23, various qualitative and quantitative factors like actual Receipts and Expenditure of last year i.e. of 2020-21, actuals upto December 2021, physical progress of the work, new works to be undertaken, realization from new housing schemes to be launched in remaining period of F.Y. 2021-22 and in next year, COVID-19 impact on deferment of contractual liability and housing receipts etc. have been taken into account. Accordingly, Budgetary figures have been finalized after carrying out a series of comprehensive budgetary review exercises to make it more realistic and achievable.

b) **SUMMARY OF BUDGETARY FIGURES (RBE 2021-22 & BE 2022-23): -**

i) **RECEIPTS SIDE: -**

For receipts, the Budget Estimates 2022-23 and Revised Budget Estimates 2021-22 have been pegged at Rs. 7943.43 Crore and Rs. 5327.42 Crore respectively,

Budget Estimates 2022-23 for receipts contains a provision of Rs. 2008.45 Crore from disposal of land, Rs. 69.29 Crore from Sports Complexes, Rs. 2770.85 Crore from disposal of Houses & Shops and Rs. 3094.85 Crore from Misc. receipts which includes financing from UDF for UDF funded projects, Interest from Investments, Ground Rent, License Fee, Compounding Fees, Damages, Penalty, Plantation Receipts from various Deptt. etc.

Similarly, Revised Budget Estimates 2021-22 for receipts contains a provision of Rs. 1691.28 Crore from disposal of land, Rs. 52.31 Crore from Sports Complexes, Rs. 1150.97 Crore from disposal of Houses & Shops and Rs. 2432.85 Crore from Misc. receipts which includes financing from UDF for UDF funded projects, Interest from Investments, Ground Rent, License Fee, Compounding Fees, Damages, Penalty Plantation Receipts from various Deptt. etc.

ii) **EXPENDITURE SIDE: -**

The Budget Estimates 2022-23 and Revised Budget Estimates 2021-22 for expenditure have been slated at Rs. 7932.96 Crore and Rs. 6482.58 Crore respectively.

Budget Estimates 2022-23 contains a provision of Rs.230.00 Crore for acquisition of land and payment of enhanced compensation, Rs.2922.42 Crore for development of land including maintenance, beautification, up-gradation and renovation of greens, Rs. 546.26 Crore for Development, Upgradation and Maintenance of Sports Complexes and Rs.2543.01 Crore for Construction of houses and shops (including Rs.426.00 Crore for East Delhi Hub at Kadkadduma). Budget Estimates 2022-23 also contains the provision of Rs. 564.00 Crore for DDA's contribution to various Retirement Benefit Fund Trusts & Employee Benefit Schemes, Rs. 374.05 Crore for Establishment Expenditure, Rs. 240.00 Crore for Grant to DMRC for phase-IV Metro Project and Rs. 513.23 Crore for other Misc. Expenditure.

Similarly, the Revised Budget Estimates 2021-22 contains a provision of Rs.172.00 Crore for acquisition of land and payment of enhanced compensation, Rs. 2089.57 Crore for development of land including maintenance, beautification, up-gradation and renovation of greens, Rs. 434.26 for Development, Upgradation and Maintenance of Sports Complexes and Rs.2268.80 Crore for Construction of Houses and Shops, Rs. 514.63 Crore for DDA's contribution to various Retirement Benefit Fund Trusts & Employee Benefit Schemes, Rs. 318.63 Crore for Establishment Expenditure, Rs. 240.00 Crore for Grant to DMRC for phase-IV Metro Project and Rs. 444.68 Crore for other Misc. Expenditure.

iii) **BUDGET REFORM: -**

- From BE 2021-22 onwards, it has been decided to include the DDA's contribution to Retirement Funds Trusts and other employees' benefits schemes, in GDA's effective expenditure to make the budget more transparent and showing true position of Surplus/Deficit. Accordingly, provision of Rs. 514.63 Crore in RBE 2021-22 and of Rs. 564 Crore in BE 2022-23 has been kept for DDA's Contribution towards Employees Retirement Benefits Funds Trusts.
- For meeting out the unforeseen liabilities, inevitable payments and for re-appropriation of funds, provision of Rs. 80 Cr. each has been kept in RBE 2021-22 & BE 2022-23 in NA-II and of Rs. 50 Cr. each in RBE 2021-22 & BE 2022-23 in GDA under the head "Unforeseen Contingent Liabilities".

iv) **NEW SCHEMES: -**

Provision of Rs.842.32 crore in BE 2022-23 and Rs. 475.08 crore in RBE 2021-22 has been kept for new schemes as per Annexure -III of Volume -I of Budget Booklet.

4. Overall, there is a nominal surplus of Rs. 10.47 Cr. in BE 2022-23 and deficit of Rs. 1155.16 Cr. in RBE 2021-22. However, in GDA, there will be a deficit of Rs. 692.87 Cr. and of Rs. 1852.33 Cr in BE 2022-23 and RBE 2021-22 respectively which is proposed to be met out by raising loans from NA-II.
5. Salient features of the Budget are given in Volume-I of the Budget Booklet (Annexure-I (a), I (b), II & III).
6. Volume-II of the Budget Booklet (Annexure-IV) comprises of scheme-wise detailed budget proposals for receipts and payments both under the three heads of account as stated in para 1 above.
7. It is planned to release funds for various schemes/ projects by linking requirement of funds with the physical progress as reflected by the Zonal Chief Engineer concerned and as per the data/ information supplied by them. This would facilitate effective monitoring of various projects/ schemes besides improving the cash flow management.
8. In accordance with the provisions contained in Rule - 6, Sub Rule - 4 of DDA Budget & Accounts Rules, 1982, the consolidated estimates, so finalized, are required to be placed before the Authority for approval.

9. **Proposal**

In view of the above, Revised Budget Estimates 2021-22 and Budget Estimates 2022-23 as contained in the annexures, is placed before the Authority for kind consideration and approval please. Approval may also be accorded for utilization of Revised Budget Estimates of 2021-22 pending confirmation of minutes of this meeting by the Authority. After approval of the Authority, funds will be released to the Zonal CAUs/DDOs/concerned Deptt. on demand with the approval Chief Accounts Officer, DDA, as per provision kept in Revised Budget Estimates 2021-22 and Budget Estimates 2022-23.

RESOLUTION

1. The Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23 were discussed.
2. After due deliberations, the Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23 were approved.

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

No. F.2(01)2022/MC/DDA/10

Dated: the 14th January, 2022

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

In continuation to this office circular of even number dated 14.01.2022, kindly find enclosed supplementary agenda for the meeting of Delhi Development Authority fixed for **Tuesday, the 18th January, 2022 at 12.00 noon** under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA.

The meeting will be held through video conferencing. Details of the link for NIC video conferencing are as under:

<https://desktop.vc.nic.in/flex.html?roomdirect.html&key=rDiflQWPcE>
VC ID: 1357139
Password: 9708

Kindly connect the link 30 minutes before the scheduled time of the meeting.


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

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Manish Kumar Gupta

MEMBERS

3. Shri Vijay Kumar Singh
Finance Member, DDA
4. Shri D. C. Goel
Engineer Member, DDA
5. Shri Kamran Rizvi
Addl. Secretary, Ministry of Housing and 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

...2.

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Shri P.K. Gupta
Addl. Chief Secretary (UD), GNCTD
3. Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA
4. Dr. Ashish Chandra Verma
Principal Secretary (Finance)
5. Smt. Rinku Dhugga
Secretary (L&B), GNCTD
6. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
7. Shri Sanjay Goel
Commissioner, North Delhi Municipal Corporation
8. Shri Vikas Anand
Commissioner, East Delhi Municipal Corporation
9. Chief Planner
Town and Country Planning Organization

Copy also to:

1. Smt. Ankita Mishra Bundela
Secretary to Lt. Governor, Delhi
2. Ms. Sakshi Mittal
Special Secretary to Lt. Governor, Delhi
3. Shri Shinde Deepak Arjun
Special Secretary to Lt. Governor, Delhi
4. Smt. Richa
Addl. Secretary to Lt. Governor, Delhi
5. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

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

**Supplementary Agenda for the meeting of the
Delhi Development Authority fixed for 18.01.2022**

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	10/2022	Applicability of the decision taken by the Authority vide Agenda Item No. 57/2019 with regard to discount of 40% & 10% in the construction cost of EWS flats Sector A-1 to A-4, Narela and 960 EWS flats at Sector-G7/G-8, Narela respectively. F.1/0224/2021/Coord/Hsg(Coord)Pt-1.	HOUSING
2.	11/2022	Special Permission under Section 8(2), Chapter 17 of MPD-2021 for construction of Ramp on land measuring 3030 sq.m. opposite Millennium Park at Sarai Kale Khan in Zone 'O' for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III. F.21.(4)2013/MP	PLANNING

ITEM NO. 10/2022

Subject: Applicability of the decision taken by the Authority vide Agenda Item no. 57/2019 with regards to discount of 40% & 10% in the construction cost of EWS flats Sector A-1 to A-4, Narela & 960 EWS flats at Sector G-7/G-8, Narela respectively.

F.1/0224/2021/Coord/Hsg(Coord)Pt-I.

Background:

1. In DDA HS 2019, DDA offered 6536 EWS flats at Sector A-1 to A-4, Narela & 960 EWS flats at Sector G-7/G-8, Narela. The cost of these flats calculated on the basis of actual expenditure which was considered on the higher side and thus a large number of flats in HS 2019 remained unsold.
2. Thereafter, a conscious decision was taken with the approval of the Authority vide Agenda Item No 57/2019 that a concession of 40% on the construction cost may be applied to EWS flats at Sector A-1 to A-4, Narela & 10% to Sector G-7/G-8 flats. This was done to offer affordable housing to economically weaker section as a welfare measure. The proposal approved by the Authority reads as under:

"Taking into consideration that the income criteria of the allottees of EWS Category is three lakh per annum and the persons belonging to Economically Weaker Section, it would be 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 and similarly 10% concession in construction cost for EWS flats at Pocket G7/G8, sector V, Narela to offer affordable housing to economically weaker section as a onetime measure. It is also proposed to introduce a family income criterion of Rs 10. Lakh per annum to be eligible.

Since the brochure of the scheme was approved by Authority, approval of the Authority is required for modification in terms & conditions of brochure as proposed above. The modified rates would apply to the allottees of the current scheme. As a large number of flats under EWS 2019 scheme would be left over, these left over flats would be re-advertised immediately at reduced rates. This will help in making available these flats at concessional rates to economically weaker section. "

3. In Housing Scheme 2019 out of 6536 EWS flats at Sector A-1 to A-4, Narela only 325 allottees has submitted the final payment & 960 EWS flats at Sector G-7/G-8, Narela only 60 allottees has submitted the final payment. Also these flats were subsequently offered in DDA Housing Scheme 2019 for EWS and Online First Come First Serve Scheme, despite that as on date more than 5000 flats at Sector A-1 to A-4 and 550 flats at G7/G8, Narela still remained unsold.
4. There can be two interpretations of the decision taken by the Authority vide Agenda item no 57/2019; first, the discount was to be offered only once through

subsequent scheme; second, the discount to be applied in all subsequent schemes till all the flats are of the above locality are sold/disposed off. Since the second interpretation was more pragmatic it was applied in costing of the unsold flats of these localities while working out cost of the flats to be offered in Special Housing Scheme 2021. It is evident from the clarification/replies given by the department to observations/concerns of Hon'ble LG about poor salability of DDA flats particularly at Narela. A tentative cost was prepared in consultation with Financial Advisor (Housing). The discount was applied while submitting the tentative cost of flats to Hon'ble LG along with clarifications. Annexure 'A'. However applicability of the interpretations and tentative cost after application of discount could not be made part of the text of Agenda 92/2021.

5. This aspect was pointed out/noticed by Financial Advisor (Housing) while working out the actual cost of the flats to be published in the brochure of the scheme. Since the time was too short to bring these aspects to the notice of the Authority before launching of the scheme, it was considered appropriate to bring these aspects/facts to the notice of the Authority in its next meeting.

Proposal

The discount in construction cost at the rate of 40% & 10% for the EWS flats at Sector A-1 to A-4 & Sector G-7/G-8, Narela respectively has been applied while working out cost of these flats for the Special Housing Scheme 2021 as per the spirit of the decision of the Authority taken vide Agenda item no. 57/2019. Submitted for kind information of the Authority. This may be treated as part & parcel of Agenda no. 92/2021 approved by the Authority in its meeting dated 24.11.2021.

RESOLUTION

The information contained in the agenda item was noted.

ANNEXURE-A

Location/Category	2014			2017			2019						Tentative	Tentative	Increase (Rs in Lakhs)
	No. of Flats	Surrendered/Cancelled	Price (Rs in Lakh)	No. of Flats	Surrendered/Cancelled	Price (Rs in Lakh)	No. of Flats	Vacant (approx.)	Price (Rs in Lakh)	No. of Flats	Vacant (approx.)	Price (Rs in Lakh)	Inventory to be offered in New Scheme	Current Disposal Price (Rs in Lakh)	
L5															
Narela G2 & G8	6422	4039	14.70 to 14.94	4009	3253	14.50 to 14.75	-	-	-	-	-	-	217	No change	
Rohini Sector 34 & 35	10872	5152	15 to 15.25	4357	2901	14.83 to 15.08	-	-	-	-	-	-	1721	No change	
Siraspur	2840	2233	20.31	2225	1823	18.40 to 18.72	-	-	-	-	-	-	195	No change	
Narela G7/G8	-	-	-	-	-	-	8164	7832	22.54	-	-	-	5500	22.2	0.3
M6															
Narela A1 to A4	-	-	-	-	-	-	976	462	96.92 to 98.55	-	-	-	459	91.1	5.8
Dwarka Sector 19B	-	-	-	-	-	-	-	-	-	352	297	114 to 124	297	112.11 to 118.2	6.11 to 6.2
Dwarka Sector 16B	-	-	-	-	-	-	-	-	-	348	141	116 to 127	141	118.23 to 130.4	12.33 to 13.1
FWS/Janta															
Narela A1 to A4	-	-	-	-	-	-	6536	5800	10.62 to 12.25	-	-	-	4922	10.75 to 12.4	0.13 to 0.15
Narela G7/G8	-	-	-	-	-	-	960	864	9.55	-	-	-	507	9.55	0.14
Manglauri Dwarka	-	-	-	-	-	-	-	-	-	276	86	28.51 to 29.50	86	29.02 to 31.0	0.51
HIG															
Jasola Pocket 9B	-	-	-	-	-	-	-	-	-	215	182	197 to 214	182	192.41 to 220.8	28.41 to 28.8

ITEM NO. 11/2022

Sub:- Special Permission under Section 8(2) , Chapter 17 of MPD 2021 for construction of Ramp on land measuring 3030 sq.m opposite Millennium Park at Sarai Kale Khan in Zone 'O' for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III.

(File No.F21 (4)2013/MP)

1 BACKGROUND:

- 1.1 DMRC vide letter dated 22.11.2012 requested DDA for 3030 sqm of land on permanent basis for **Construction of Ramp** at Sarai Kale Khan for Mukundpur – Yamuna Vihar Corridor (Line - 7) of Delhi Metro project, Phase-III.
- 1.2 Accordingly, the proposal was discussed in the 5th Technical Committee Meeting vide item No. 25/13 dated 20.06.2013 and the minutes of the meeting is reiterated as under:

“After detailed deliberation, the proposal of Planning permission for construction of ramp at Sarai Kale Khan on a land measuring 3030 sq.mts. on permanent basis for Mukundpur Yamuna Vihar Corridor (Line No.-7) of Delhi Project Phase-II was approved and it was suggested that the Ramp will be part of the Bridge. The Layout Plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA.

The proposal after the clearance will be submitted to Authority for consideration and permission of the proposal specific use premise – Ramp (underground to elevated) in the use Zone A-3 : River & Water-body as per provision under Notes (IV) of Sub-Clause 8 (2) of Clause 8 of Chapter-17 Development Code of MPD-2021”.
- 1.3 in response to the above decision, DMRC had submitted the minutes of the 82nd Yamuna Standing Committee (YSC) meeting held on 19.07.2013 in which the item No. 82.2.2 regarding Construction of Ramp and Underground-section at Sarai Kale Khan on Mukundpur – Yamuna Vihar Line was cleared as per layout shown in the drawing No.CC-24/GAD/AP/1/U of DMRC (Annexure 'A').
- 1.4 DMRC also stated that “no clearance is required from Ministry of Environment & Forest (MoEF) for metro works”.
- 1.5 Further, IL Department, DDA vide letter dated 28.11.2013 granted working permission for pre –construction activities to DMRC.
- 1.6 Meanwhile, Hon'ble NGT gave its final order dated 13.01.2015 in the court case OA-300/2013 and OA-06/2012, prohibiting carrying of any construction activity in the demarcated floodplain:

“94 v(b). We direct and prohibit carrying on of any construction activity in the demarcated flood plain henceforth. We further direct the Principal Committee to identify or cause to be identified, all existing structures as of today which fall on the so

identified and demarcated flood plain. Upon identification, the Principal Committee shall make its recommendations as to which of the structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorized and illegal manner."

- 1.7 As the site under reference falls in Planning Zone O, DMRC approached the Principal Committee in the 10th meeting held on 30.09.2019 and it was suggested that **"as working permission on the 5 land pockets was given by DDA to DMRC prior to constitution of Principal Committee, therefore the issue may be decided by DDA"** (Annexure 'B').
- 1.8 DMRC vide letter dated 07.01.2021 requested Planning Department to expedite the Phase III MRTS project cases so that **formal allotment** can be made to DMRC.

2 EXAMINATION:

- 2.1 Land use of the said site is :
 - a) **'Agriculture/Green Belt and Water Body (A3. River and Water Body)'** as per MPD-2021
 - b) **Partially 'Recreational (P2 - City Park, District Park, Community Park) and Partially Agriculture & Water Body (A3. River and Water Body /Pondage)** as per Zonal Development Plan of Zone-'O' (Annexure 'C').
- 2.2 As per MPD 2021 (modified upto 31st March 2021), Sub/Clause 8(2) Permission of Use Premises in use Zones (as part of approval of layout plan or as a case of special permission from the Authority) Note (i) **"Circulation is permitted in all use zones"**.
- 2.3 The site under reference is free from litigation as per the information received from LM Department, DDA on 12.08.2021 and as per the site inspection on 08.11.2021, Ramp for DMRC is already constructed and functional on the ground.
- 2.4 However, part of the proposed Ramp falls in 1 in 25 years Flood plain of River Yamuna as per the floodplain map prepared by I&FC and GSDL in compliance to the directions of Hon'ble NGT (Annexure 'D').

3 DECISION OF THE TECHNICAL COMMITTEE:

The proposal was discussed in the 1st Technical Committee meeting for the year 2022 held on 05.01.2022 and the Technical Committee approved the proposal for placing before the Authority for seeking Special permission under notes iv) of Sub-Clause 8 (2) Permission of use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority) of Chapter 17.0 Development Code of Master Plan for Delhi – 2021. The copy of Agenda and minutes of Technical Committee are annexed as Annexure E.

Note iv) of Sub-Clause 8 (2): *"The permission of use premise in the following use zones shall be governed by the specific function of the use zone. C3-Hotel.....A3-River & Water Body"*.

4 PROPOSAL:

Based on the recommendation of Technical Committee at Para 3, proposal regarding 'construction of Ramp in Zone 'O' opposite Millennium park at Sarai Kale Khan for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III' is placed before the Authority for seeking Special permission under notes iv) of Sub-Clause 8 (2) Permission of use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority) of Chapter 17.0 Development Code of Master Plan for Delhi – 2021. The area is bounded by (Annexure 'F');

North: Recreational and Agriculture & Water Body as per ZDP of Zone O
South: Recreational and Agriculture & Water Body as per ZDP of Zone O
East: Agriculture & Water Body as per ZDP of Zone O
West: Ring Road as per ZDP of Zone O

5 RECOMMENDATIONS:

The proposal as given in Para above is put up for consideration of Authority for seeking Special permission under notes iv) of Sub-Clause 8 (2) Permission of use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority) of Chapter 17.0 Development Code of Master Plan for Delhi.– 2021.

RESOLUTION

The proposal contained in the agenda item was approved.

ANNEXURE-A

Tel : 23417910/12
Fax : 23417921



दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

[Handwritten initials]
9/11/13

No. DMRC/Land/15/MKP-YV/DDA/1341/12/11/11

05.08.2013

Director (Planning) - Zone O
Delhi Development Authority
Vikas Minar
New Delhi 110002

[Handwritten notes]
13/8/13

Subject : Minutes of the 82nd meeting of the Yamuna Standing Committee
Ref. : 82nd Meeting of Yamuna Standing Committee held on 19.07.2013 at 15.00 hrs.

Sir,

82nd meeting of the Yamuna Standing Committee was held in Committee Hall No.307 (South), of Central Water Commission at Seva Bhavan, R K Puram, New Delhi 110066. Minutes of the meeting as circulated by Central Water Commission are enclosed herewith wherein the following two proposals have been cleared by the Committee -

Item No.82.2.2 Construction of Ramp and underground section at Sarai Kale Khan on Mukundpur-Yamuna Vihar line.

Item No.82.2.3 Construction of Kalindi Kunj Metro Station on Janakpuri - Botanical Garden Line No.2 under Phase III of Delhi MRTS Project

Thanking you,

Yours faithfully,

[Signature]
05/08/13

(Sanjeev Malik)
Dy. Chief Engineer/Land

Encl. : as above

- Copy to (i) Commissioner (Planning), Delhi Development Authority, Vikas Minar, New Delhi 110002
- (ii) Deputy Director (IL), Delhi Development Authority, Vikas Sadan, INA, New Delhi 110023

[Handwritten signature]

Deputy Chief Engineer/Land

[Handwritten notes]
17/8/13
DD (G/O)
KOC (O)

[Handwritten signature]
sh. Toshi/plg. (c)

(मेट्रो भवन फायर ब्रिगेड रोड, नई दिल्ली - 110001)
Metro Bhawan, Fire Brigade Lane, Sarakhamba Road, New Delhi-110001

11/2013

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C E/G
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संख्या:16/1/ वाई.सी./2012/ बा.प्र- एक/368-82

भारत सरकार
केन्द्रीय जल आयोग
बाढ़ प्रबन्ध-1 निदेशालय

Room No. 901(N), Sewa Bhawan
R.K.Puram, New Delhi- 110606
दिनांक 24th July, 2013

सेवा में,

.1महा निदेशक, सड़क, जहाज व परिवहन मंत्रालय, ट्रांसपोर्ट भवन, संसद मार्ग, नई दिल्ली- 110001	.2मुख्य अभियंता यमुना जल सेवाएं (द०), हरियाणा सरकार, 3 शामनाथ मार्ग, दिल्ली -110054
.3प्रमुख अभियंता, जल संसाधन, उत्तर प्रदेश सिंचाई विभाग, कैन्ट रोड, लखनऊ, उत्तर प्रदेश	.4मुख्य पुल अभियंता, (HQs), उत्तर रेलवे, बडौदा हाऊस नई दिल्ली- 110001
.5सदस्य योजना गंगा बाढ़ नियंत्रण आयोग, तीसरा तल, सिंचाई भवन, पटना-800015	.6मुख्य अभियंता सिंचाई एवं बाढ़, दिल्ली राज्य सरकार अंतर्राज्यीय बस अड्डा भवन, चौथा तल, कशमीरी गेट, दिल्ली-110007
.7निदेशक, जल विज्ञान निदेशालय "उत्तर", केन्द्रीय जल आयोग, सेवा भवन, रामाकृष्णापुरम, नई दिल्ली- 110606	

बिषय: यमुना समिति की 82वी बैठक का कार्यवृत्त।

महोदय,

यमुना समिति की 82वी बैठक जो दिनांक 19.07.2013 को 15.00 बजे केन्द्रीय जल आयोग समिति कक्ष संख्या 307 (दक्षिण) सेवा भवन आरके.पुरम नई दिल्ली -110606 में हुई थी उसका कार्य अग्रिम कार्यवाही हेतु संलग्न हैं। यदि इस पर कोई आख्या हो तो इस पत्र के जारी होने के 15 दिन के अंदर देवे।

संलग्न: उपरोक्त अनुसार

copy of minutes may be sent to Dir(N) June 01, 2013. Put up the letter. PA

भवदीय

सि.पी.सिंह
(सी०पी०सिंह) 24/7/13

निदेशक, बाढ़ प्रबंध-1 निदेशालय

प्रतिलिपि उचित कार्यवाही हेतु प्रेषित।

1. सदस्य, (नदी प्रबंध) के पी.सी.पी., केन्द्रीय जल आयोग, सेवा भवन, नई दिल्ली- 110606
2. आयुक्त (इंडस), जल संसाधन मंत्रालय, सी. जी.ओ. कॉम्प्लेक्स, ब्लॉक 11, 8वा तल, लोधी रोड, नई दिल्ली -110003



88/1/2012

✓
no. 82.2.2 Construction of Ramp and underground section at Sarai Kale Khan
on Mukundpur-Yamuna Vihar line.

The clearance for construction of a bridge across river Yamuna 142m d/s of the existing Nizamuddin Road Bridge from the point of flood plains was given by the YSC in its 80th meeting held on 06.03.2012 with a condition that except the bridge foundation /piers, no other structures shall be constructed by DMRC Ltd. The Chief Engineer (G), DMRC Ltd vide his letter dated 26.06.2013 has informed that clearance for construction of Ramp and underground section was not discussed in the 80th meeting of YSC held on 06.03.2012 and requested the committee to consider the above issue in the next meeting.

The matter was discussed in detail wherein it was informed by the representative of DMRC, that the length of ramp and underground tunnel section is only about 180 m and 100 m respectively. The committee felt that there is not much obstruction to the flow of river Yamuna. The representatives from Governments of Haryana, Delhi and Uttar Pradesh agreed to the proposal. The committee, therefore, cleared the proposal as per layout shown in the drawing No.CC-24/GAD/AP/1/11 of DMRC.

(Action: DMRC)

✓
Item no. 82.2.3 Construction of Kalindi Kunj Metro Station on Janakpuri – Botanical
Garden Line No: 8 under phase –III of Delhi MRTS project.

The DMRC proposal for construction of Kalindi Kunj Metro Station having an area of 1.34 ha on Janakpuri – Botanical Garden Line No:-8 under phase –III of Delhi MRTS project was discussed in detail. The committee was of the view that the said plot/area for Metro station is already beyond the flood embankments of river Yamuna. The metro station would be constructed on the elevated piers. Further, it was informed by the DMRC representative that Metro projects are not included in the list of projects which require prior environmental clearance as per MoEF Notification dated 14.09.2006. The representatives from Governments of Haryana, Delhi and Uttar Pradesh offered no comments. The Committee decided to accord its no objection to the proposal subject to the following conditions, which was agreed to by the representative of DMRC.

- This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd to secure all the mandatory clearances including change in land use before award of works.
- Except for the approved plan by DDA, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd without the specific clearance from Yamuna Standing committee under this project.

(Action: DMRC)

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

ANNEXURE-B

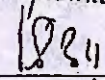
1-03/2016-17/534/NMCG/Phase-II/Vol.II
National Mission for Clean Ganga
Ministry of Jal Shakti, Government of India

1st Floor,
Major Dhyan Chand National Stadium
India Gate, New Delhi-110002
Dated: 10th October, 2019

OFFICE MEMORANDUM

Subject: Minutes of 10th Meeting of the re-constituted Principal Committee in the matter O.A. No. 06 of 2012 — Manoj Mishra Vs Union of India & Ors held on 30.09.2019 at 03.00 PM

A copy of Minutes of Meeting of Principal Committee held at Conference Room, Ministry of Jal Shakti on 30.09.2019 at 03.00 PM under the Chairmanship of Secretary, DoWR, RD&GR, Ministry of Jal Shakti is forwarded herewith for information/ necessary action.


(D. P. Mathuria)

10.10.2019
Executive Director (Technical)
Member Secretary, Principal Committee

Encl: As above.

To:

1. Shri Shashi Shekhar, Expert Member, C - II/155, Satya Marg, Chanakyapuri, New Delhi - 110021
2. Additional Secretary, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110032
3. Joint Secretary, Ministry of Water Resources, RD&GR Shram Shakti Bhavan, Rafi Marg, Sansad Marg Area, New Delhi, Delhi 110001
4. Chief Secretary, GNCTD, Delhi Secretariat, IP Estate, Near Indira Gandhi Indoor Stadium, Delhi - 110002
5. Secretary, Irrigation Department, Govt. of Haryana, Haryana Civil Secretariat, Sector-1, Chandigarh, Haryana
6. Secretary, Irrigation Department, Govt. of Himachal Pradesh, H.P. Secretariat, Shimla-171002
7. Secretary, (UP) Irrigation Department, Babu Bhawan Sachivalya, Government of UP, Lucknow - 226 001
8. Secretary, Irrigation Department, Govt. of Uttarakhand, 4 Subhash Road, Secretariat, Forth Floor, New Building Dehradun, Pin code-248001
9. Secretary, Department of Environment, Govt. of NCT of Delhi, 6th Floor, Delhi Secretariat, IP Estate, New Delhi (Fax - 011 23392034)
10. Secretary, Department of Irrigation & Flood Control, Varunalaya Complex (Phase-II), Karol Bagh, New Delhi-110005

created by the existing bridge/ metro/ railway projects and the proposed p... daily
ns well as cumulatively on afflux created and its impact on food levels.

Further, Member Convener PC informed that DMRC's another proposal requesting permission for allotment of five land pockets - Kashmere Gate, Sarai Kale Khan, Kalindi Kunj Station, Kalind Kunj Depot and Kulindi Kunj Feeder Bus Depot, in O-Zone from DDA was discussed in the 8th meeting of the Principal Committee held on 25.06.2019. It was suggested that the proposal may be discussed in the next meeting of the Committee in the presence of expert members of Principal Committee.

General Manager DMRC informed that DMRC during the period 2011-2013 had obtained working permission from DDA for construction of receiving sub-station, station, depot, ramp and feeder bus depot at the 5 land pockets. These structures have been constructed and operationalized. The construction at these 5 locations started prior to the NGT order of 13.01.2015, hence clearance of Principal Committee was not required at the time of obtaining working permission from DDA. However, when DMRC approached DDA in 2016 for allotment of these 5 land pockets, DDA informed that these 5 locations are falling under floodplain zone of River Yamuna and directed DMRC to obtain clearance from Principal Committee.

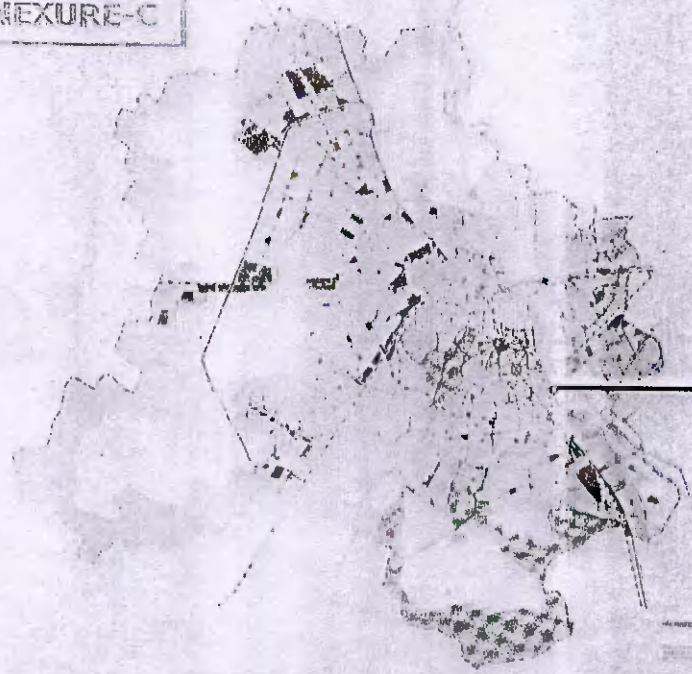
It was informed to the PC that certain activities were categorized as prohibitive activities in the O zone as per Delhi Master Plan-2011 and 2021 as well. DDA has already given working permission to DMRC for carrying out construction activities and infrastructure has already been created against the permission. Accordingly, DDA may have to decide on the issue.

After detailed discussions, Principal Committee suggested that as the working permission on the 5 land pockets was provided by DDA to DMRC prior to constitution of the Principal Committee, therefore the issue may be decided by DDA.

Agenda 3: Irrigation and Flood Control Department, GNCTD's proposal for "Development of the existing Chhath Ghat at ITO on the Right Bank of River Yamuna"

Official from WAPCOS, Consultant for the project, informed the Committee that the proposal aims at re-development of the already existing Chhath Ghat at a total cost of Rs. 1.99 Crore (presentation at Annexure - IV). The existing Chhath Ghat of 2750 m² was built by PWD Delhi in 2010 and was later allotted to Chhath Puja Samiti. The site is primarily used for Chhath Puja. It was informed that a total of 1 hectare area is proposed to be

ANNEXURE-C



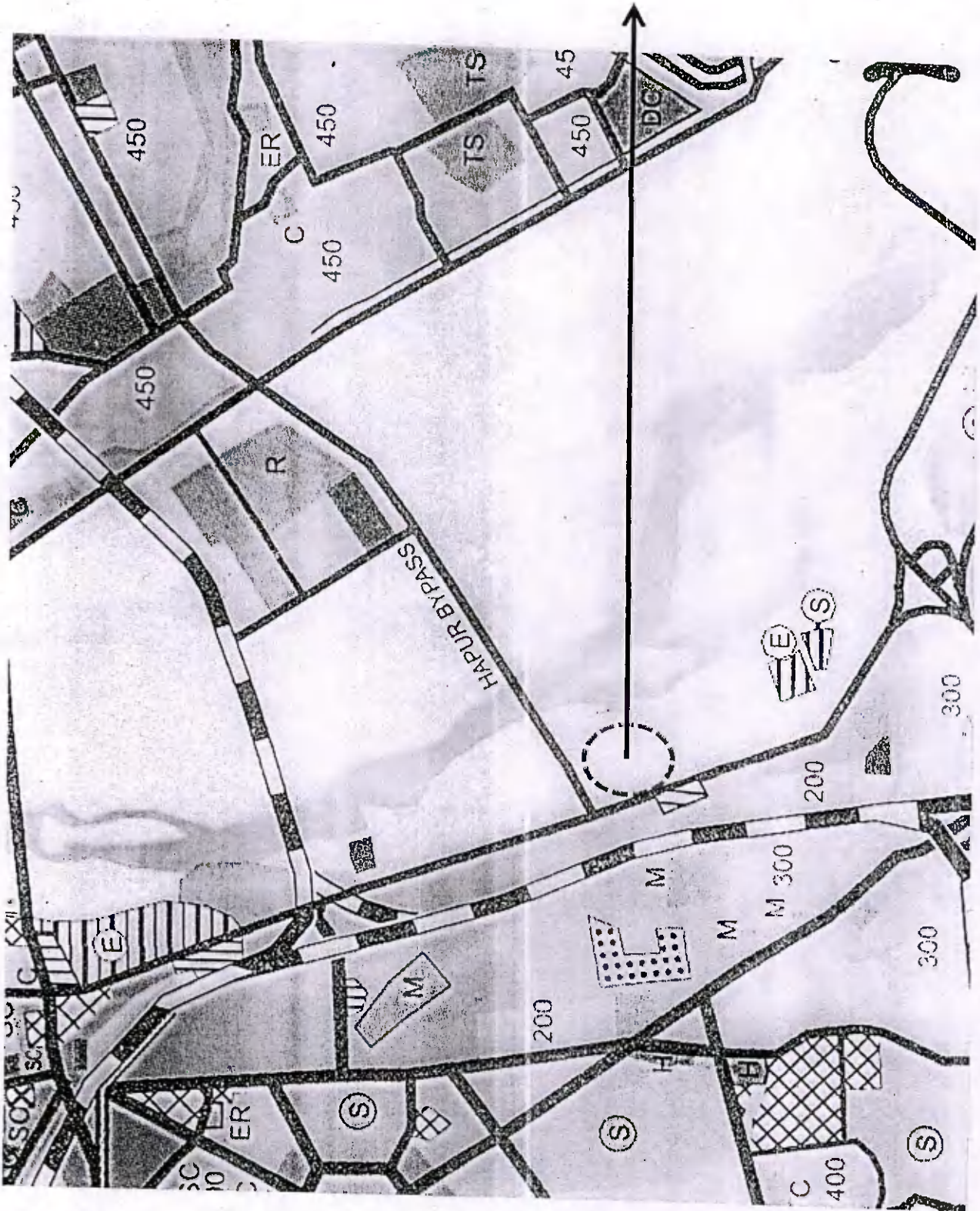
LAND USE PLAN

Code	Description
1	Residential
2	Commercial
3	Industrial
4	Public Use
5	Green Space
6	Water Body
7	Other

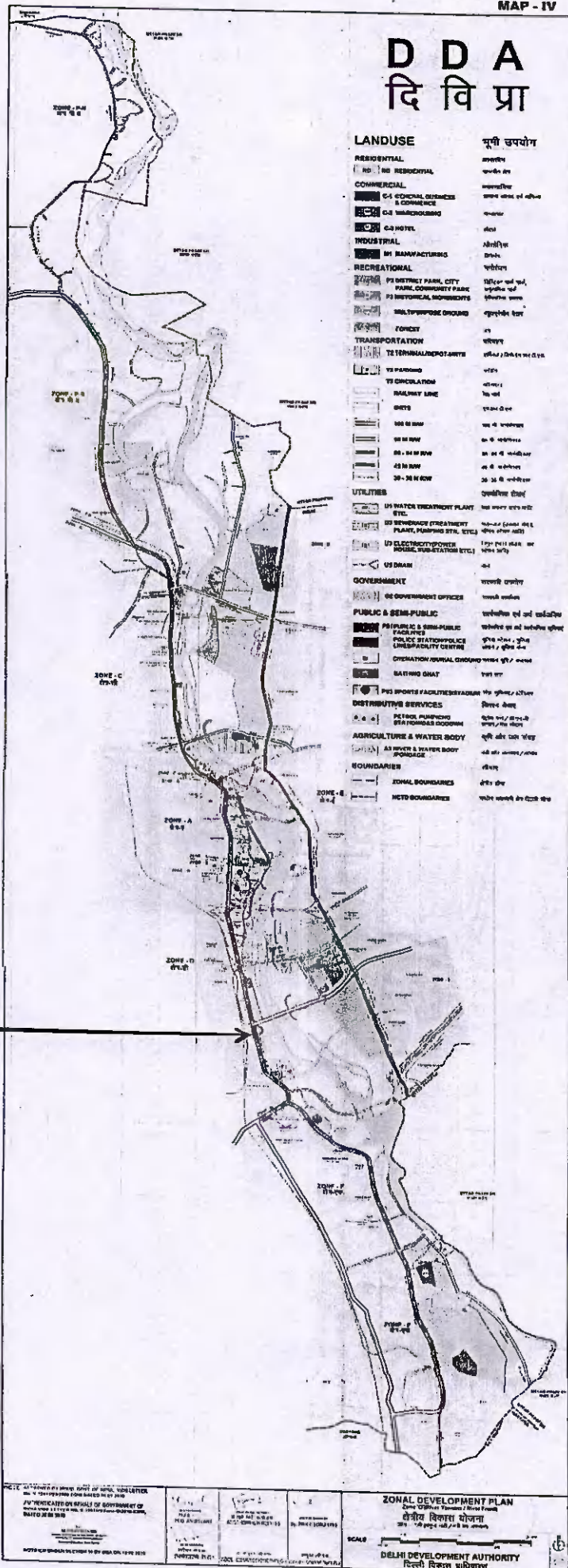
Site Under Reference

MASTER PLAN FOR DELHI - 2021

Site Under
Reference



DDA दिविप्रा



Site Under Reference



ZONAL DEVELOPMENT PLAN
 Zone 'C' Prithvi
 दिल्ली विकास प्राधिकरण
 DELHI DEVELOPMENT AUTHORITY
 दिल्ली विकास प्राधिकरण

SCALE: 1:10,000

DATE: 15/05/2018

PROJECT NO: 100/2018

APPROVED BY: 15/05/2018

PREPARED BY: 15/05/2018

DATE OF ISSUE: 15/05/2018

SCALE: 1:10,000

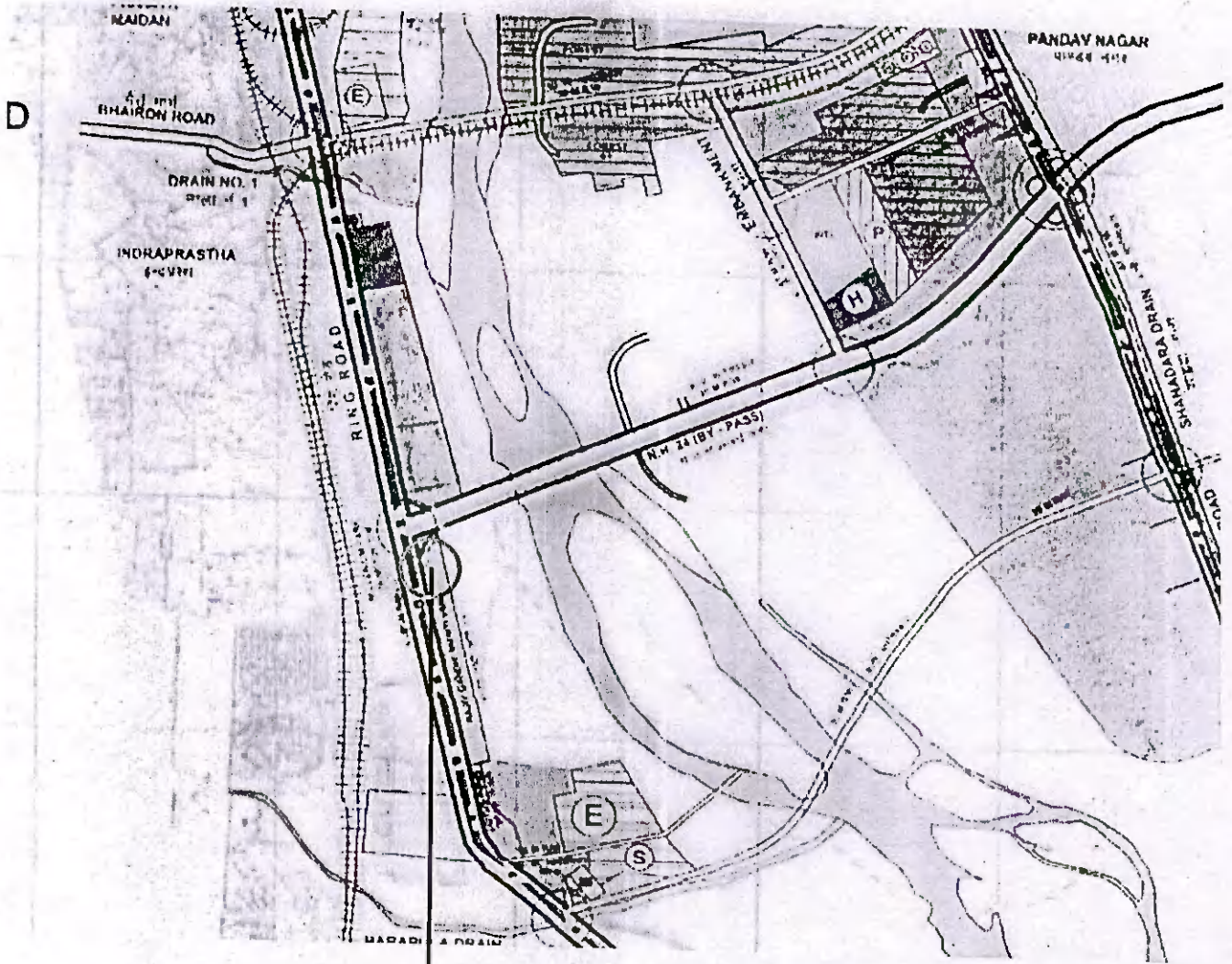
DATE: 15/05/2018

PROJECT NO: 100/2018

APPROVED BY: 15/05/2018

PREPARED BY: 15/05/2018



DATE OF ISSUE: 15/05/2018

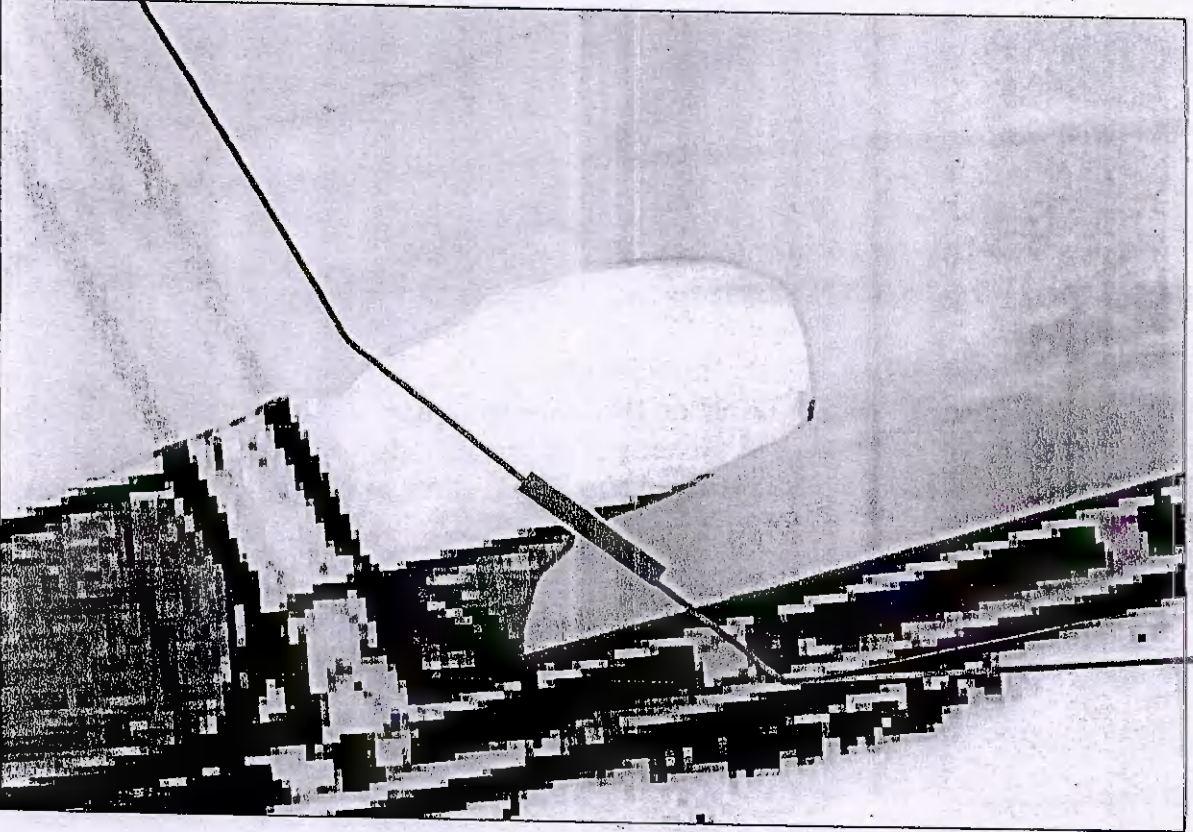


Site Under Reference

ANNEXURE-D

Legend:

-  Ramp – 3030 Sqm
-  Delhi metro Pink line
Majlis Park (Mukundpur) – Shiv Vihar
Corridor



Note:
Location of the Ramp is as per TSS and the superimposition of 1 in 25 years Flood plain of River Yamuna as prepared by I&FC and GSDL over Zonal Development Plan of Zone -O is tentative in nature.

ANNEXURE-E



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

E-File No.- PLG/MP/0048/2021/F-1/07

Date : 11.01.2022

Sub: Minutes of the 1st Technical Committee meeting of DDA for the year 2022 held on 05.01.2022.

The 1st Technical Committee Meeting of DDA for the year 2022 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 05.01.2022 at 04:00 PM**. 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.

Sd/-
(Manju Paul)
Additional Commissioner (Plg) - I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Special Secretary (Environment) GNCTD
3. Commissioner, EDMC

Item No. 01/2022

**Confirmation of the Minutes of 12th Technical Committee meeting held on 29.11.2021.
PLG/MP/00027/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

The minutes of the 12th Technical Committee held on 29.11.2021 were confirmed as circulated along with the correction in the title of the Item no. 72/2021 "Planning permission for CNG Station on Private Land Khasra No. 43//16 & 441/20/2, Village Bakargarh, Delhi." may now be read as

"Planning permission for CNG Station on Private Land Khasra No. 43//16 & 44//20/2, Village Bakargarh, Delhi."

Item No. 02/2022

**Special Permission for construction of Ramp on land measuring 3030 sq.m opposite Millennium Park at Sarai Kale Khan in Zone 'O' for Majlis Park (Mukundpur) - Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III.
F 21 (4)2013/MP**

The agenda was presented by Additional Commissioner (Plg) - III. After detailed deliberations, the agenda item was approved for placing before the Authority for seeking Special permission under notes iv) of Sub-Clause 8 (2) Permission of use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority) of Chapter 17.0 Development Code of Master Plan for Delhi - 2021.

Item No. 03/2022

**Change of Land Use for Land measuring 7.23 Ha. (20 acres) approx. from Recreational P2 (District Park) to Utility U4 (Solid Waste, Sanitary Landfill, etc.) for setting up of Ecopark in Delhi for management of E-Waste by GNCTD
PLG/MP/0067/2021/F-20/-O/o ADDL COMMISSIONER (PLG)-II**

The agenda was presented by Addl. Comm. (Plg.)- II. It was observed by the Special Secretary (Environment), GNCTD that the configuration of the current site offers constraints in development due to the 400KV High tension lines passing through it. The area adjacent to the site may also be added to ensure feasibility of setting up of the Ecopark.

After detailed deliberations, the agenda item was approved for processing for the Change of Land Use for Land measuring 15.02 Ha. (37 acres) approx. from Recreational P2 (District Park) to Utility U4 (Solid Waste, Sanitary Landfill, etc.) for setting up of Ecopark in Delhi for management of E-Waste by GNCTD and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 04/2022

**Change of Land Use of an area measuring 31.4 Acres (approx.) for Solid Waste Management Processing and Disposal Facility from 'Recreational (P2: District Park, City Park, Community Park)' as per Zonal Development Plan of Zone O to 'Utility (U-4)' located at Ghonda Gujran in Planning Zone O.
PLG/MP/0036/2021/F-3/-O/o DIRECTOR (PLG) ZONE E AND O**

The agenda was presented by Commissioner, East Delhi Municipal Corporation. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957. However, the final Change of Land Use will be processed only after all the statutory clearances have been sought by East Delhi Municipal Corporation.

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

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Special Permission for construction of Ramp on land measuring 3030 sq.m opposite Millennium Park at Sarai Kale Khan in Zone 'O' for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III. (File No.F21 (4)2013/MP)

1 BACKGROUND:

1.1 DMRC vide letter No.DMRC/Land/15/DDA/MKP-YU/1341/923 dated 22.11.2012 requested DDA for 3030 sqm on permanent basis for Construction of Ramp at Sarai Kale Khan for Mukundpur – Yamuna Vihar Corridor (Line - 7) of Delhi Metro project, Phase-III (Annexure 'A').

1.2 Accordingly, the proposal was discussed in the 5th Technical Committee Meeting vide item No. 25/13 dated 20.06.2013 and the minutes of the meeting is reiterated as under:

"After detailed deliberation, the proposal of Planning permission for construction of ramp at Sarai Kale Khan on a land measuring 3030 sq.mts. on permanent basis for Mukundpur Yamuna Vihar Corridor (Line No.-7) of Delhi Project Phase-II was approved and it was suggested that the Ramp will be part of the Bridge. The Layout Plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA.

The proposal after the clearance will be submitted to Authority for consideration and permission of the proposal specific use premise – Ramp (underground to elevated) in the use Zone A-3 : River & Water-body as per provision under Notes (IV) of Sub-Clause 8 (2) of Clause 8 of Chapter-17 Development Code of MPD-2021".

1.3 In response to the above decision, DMRC vide letter dated 05.08.2013 had submitted the minutes of the 82nd Yamuna Standing Committee (YSC) meeting held on 19.07.2013 in which the item No. 82.2.2 regarding Construction of Ramp and Underground-section at Sarai Kale Khan on Mukundpur – Yamuna Vihar Line was cleared as per layout shown in the drawing No.CC-24/GAD/AP/1/U of DMRC (Annexure 'B').

1.4 DMRC vide letters dated 29.10.2014 & 08.01.2015 stated that "no clearance is required from Ministry of Environment & Forest (MoEF) for metro works"(Annexure 'C').

1.5 Meanwhile, Hon'ble NGT gave its final order dated 13.01.2015 in the court case OA-300/2013 and OA-06/2012, prohibiting carrying of any construction activity in the demarcated floodplain:

"94 v(b). We direct and prohibit carrying on of any construction activity in the demarcated flood plain henceforth. We further direct the Principal Committee

to identify or cause to be identified, all existing structures as of today which fall on the so identified and demarcated flood plain. Upon identification, the Principal Committee shall make its recommendations as to which of the structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorized and illegal manner."

- 1.6 DMRC approached Principal Committee constituted by Hon'ble NGT in the 10th meeting held on 30.09.2019 and it was suggested that *"as working permission on the 5 landspockets was given by DDA to DMRC prior to constitution of Principal Committee, therefore the issue may be decided by DDA"* (Annexure 'D').
- 1.7 As IL Department, DDA vide letter dated 28.11.2013 granted working permission for pre-construction activities to DMRC (Annexure 'E'), Planning Department vide note in IL file No. F.34(40)12/IL dated 16.12.2019 requested IL Department to provide approval from Competent Authority for processing the matter further w.r.t to the above mentioned order of Principal Committee constituted by Hon'ble NGT. Worthy VC, DDA has approved the same on 28.01.2020 as mentioned in the IL File F.34(40)12/IL note dated 04.02.2020.
- 1.8 DMRC vide letter dated 07.01.2021 requested Planning Department to expedite the Phase III MRTS project cases so that formal allotment can be made to DMRC by Land Disposal Department, DDA (Annexure 'F').

2 EXAMINATION:

- 2.1 Land use of the said site is :
 - a) 'Agriculture/Green Belt and Water Body (A3. River and Water Body)' as perMPD-2021
 - b) Partially 'Recreational (P2 - City Park, District Park, Community Park) and Partially Agriculture & Water Body (A3. River and Water Body /Pondage) as perZonal Development Plan of Zone-'O' (Annexure 'G').
- 2.2 Layout Plan for site under reference is unavailable as per the records of Planning Zone O.
- 2.3 As per MPD 2021 (modified upto 31st March 2021), Sub/Clause 8(2) Permission of Use Premises in use Zones (as part of approval of layout plan or as a case of special permission from the Authority) Note (i), **Circulation' is permitted in all use zones.**
- 2.4 LM Department, DDA vide letter no. TN. 2(16)/2021/DD/CZ/378 dated 12.08.2021 states that the specific site is free from litigation.
- 2.5 As per the TSS received in this unit from Horticulture Div-VII on 06.08.2021, area of the site under reference (i.eRamp) is 3030 sq.m. (Annexure 'H').

- 2.6 As per the site inspection on 08.11.2021, Ramp for DMRC is already constructed and functional on the ground (**Annexure 'J'**).
- 2.7 However, part of the proposed Ramp falls in 1 in 25 years Flood plain of River Yamuna as per the floodplain map prepared by I&FC and GSDL in compliance to the directions of Hon'ble NGT (**Annexure 'K'**).

3 PROPOSAL:

In view of above, proposal regarding 'construction of Ramp in Zone 'O' opposite Millennium parkat Sarai Kale Khan for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III' is placed before the Technical Committee for approval and special permission before allotment under Sub-Clause 8 (2) of Clause 8 of Chapter-17 'Development Code' of MPD-2021. The area is bounded by (**Annexure 'L'**):

North: Recreational and Agriculture & Water Body as per ZDP of Zone O
South: Recreational and Agriculture & Water Body as per ZDP of Zone O
East: Agriculture & Water Body as per ZDP of Zone O
West: Ring Road as per ZDP of Zone O

4 RECOMMENDATIONS:

Proposal regarding 'construction of Ramp in Zone 'O' opposite Millennium parkat Sarai Kale Khan for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III' is placed before the Technical Committee for approval and granting special permission from the Authority before allotment under Sub-Clause 8 (2) of Clause 8 of Chapter-17 'Development Code' of MPD-2021.

Addl. Comm. (Plg.)-III

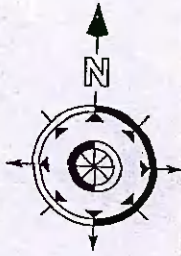
Director (Plg.) Zone E & O

Asst. Dir (Plg.) Zone O

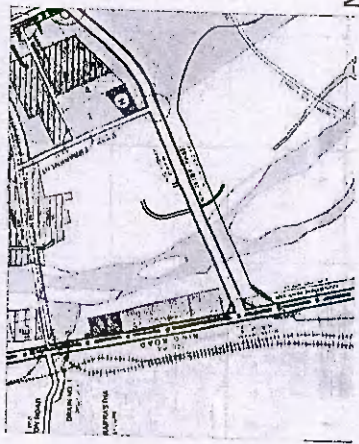
ANNEXURE-F

DDA

PLANNING ZONE-O



KEY PLAN



LEGEND

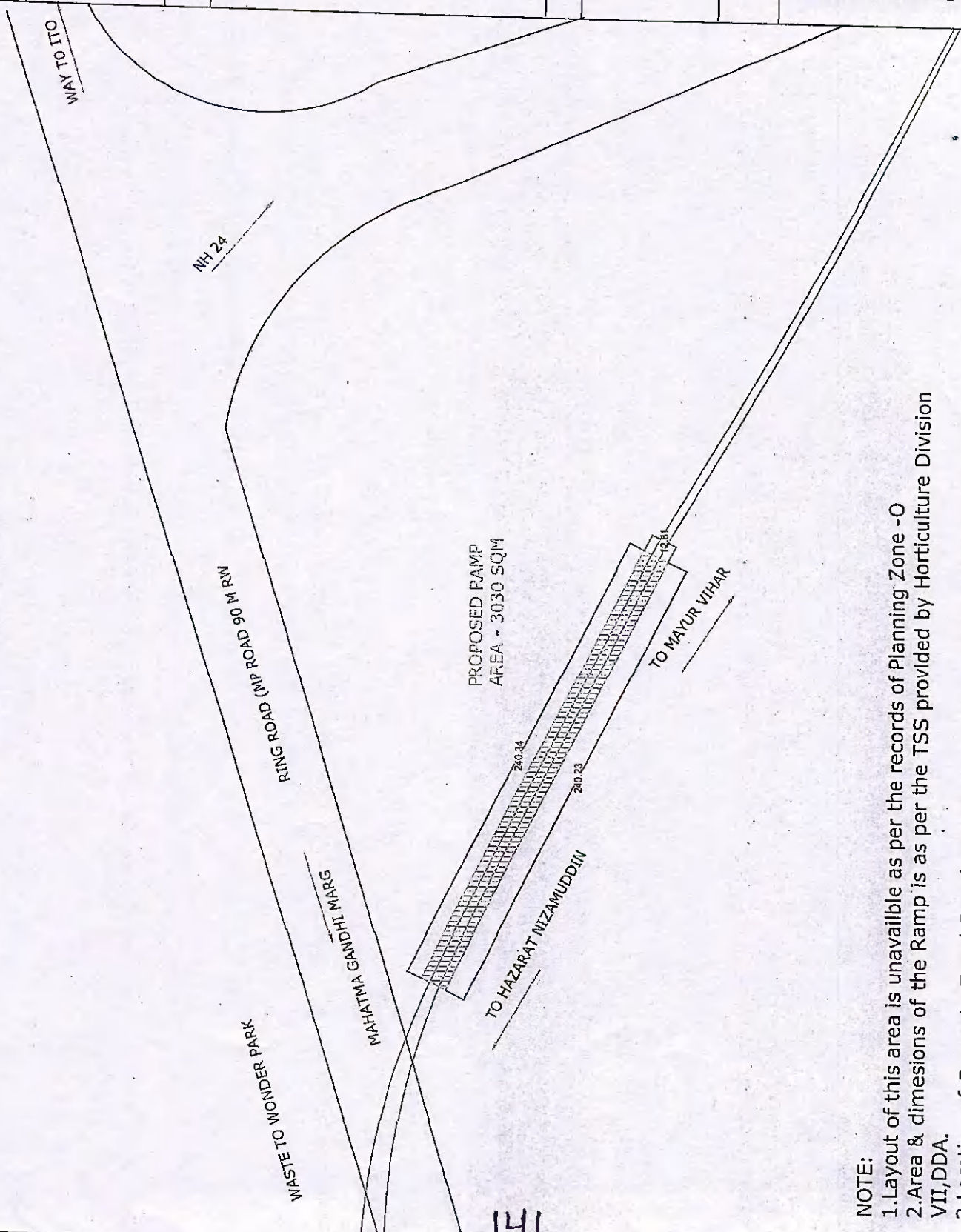


PROPOSED RAMP
AREA - 3030 SQM

DMRC Pink Line Metro
Park (Mukundpur) - Shiv
Vihar Corridor

TITLE

Special Permission for construction of Ramp on land measuring 3030 sq.m opposite Millennium Park at Sarai Kale Khan in Zone 'O' for Majlis Park (Mukundpur) - Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III. (File No.F21 (4)2013/MP)



NOTE:

1. Layout of this area is unavailable as per the records of Planning Zone -O
2. Area & dimensions of the Ramp is as per the TSS provided by Horticulture Division VII, DDA.
3. Location of Ramp in Zonal Development Plan of Zone -O in Key Plan is only for representation purpose

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 18.01.2022 at 12.00 noon through video conferencing.

Following were present:

CHAIRMAN

Shri Anil Baijal
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 Somnath Bharti, MLA
- 7 Shri O P Sharma, MLA

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri P K Gupta
Addl. Chief Secretary (UD), GNCTD
- 2 Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.),
DDA
- 3 Dr. Ashish Chandra Verma
Principal Secretary (Finance)
- 4 Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
- 5 Shri Sanjay Goel
Commissioner, North Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Smt. Ankita Mishra Bundela
Secretary to Lt. Governor
- 2 Smt. Sakshi Mittal
Special Secretary 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.

Item No. 01/2022

Confirmation of minutes of the meeting of the Delhi Development Authority held on 24.11.2021.

F.2(10)2021/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 24.11.2021 were confirmed as circulated.

Item No. 02/2022

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 24.11.2021.

F.2(10)2021/MC/DDA/Pt.

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 24.11.2021 were noted with the following observations:

Shri Vijender Gupta

- i) Problems under the PM-UDAY scheme being faced by inhabitants of colonies falling on the alignment of proposed Master Plan roads need to be resolved expeditiously. The Committee constituted for the purpose should submit its report in a time bound manner.

Shri Somnath Bharti

- i) In many constituencies, like Aya Nagar and Devli, Master Plan roads are proposed along densely populated areas. Inhabitants of such areas should not be displaced.
- ii) Many individuals are trying to register under the PM-UDAY scheme unauthorisedly by encroaching Gram Sabha lands handed over to DDA.
- iii) Requested DDA to suggest how DJB land at Jangpura could be allotted for a Sr. Secondary/Secondary school.
- iv) DDA should make efforts to get the stay orders vacated with regard to Khasra No. 277, Village Hauz Khas and seal the property.
- v) Status of development of infrastructure on 25 acres land cleared from encroachment at Vikas Puri be intimated. Allotment of the said land for hospital at Vikas Puri be considered.
- vi) Site at Gautam Nagar, which has been cleared from encroachment, be utilized for community facilities.
- vii) DDA to confirm whether his suggestion to allow 40% of FAR for commercial use in hotels has been incorporated in draft MPD-2041.
- viii) Utilization of open vacant spaces in front of shops in CSCs/LSCs be legalized on payment of reasonable charges.
- ix) Land at Vijay Mandal park at Begum Pur is being re-encroached.

- x) Shri Subu R, former Commissioner, Land Disposal and Shri Ranjan Mukherjee, former OSD to Lt. Governor should not be charged damage rates of licence fees.

Shir Vijender Gupta also recommended these cases.

Shri O P Sharma

- i) Rules for PM-UDAY need to be amended to enable individuals in unauthorised occupation of Govt. land without any requisite documents to register under the scheme.
- ii) Revision of conversion rates for renewal of expired leases be done in a time bound manner.
- iii) Efforts be made to get the stay orders vacated with regard to 60 ft. ROW at Vishwas Nagar on priority.
- iv) Matter regarding rehabilitation of encroachers on ROW of Shanti Swaroop Bhatnagar Marg be settled expeditiously.
- v) Two community halls which have been constructed in his constituency be inaugurated on priority.
- vi) Expedite the process for conversion of properties from lease hold to free hold.
- vii) Allottees of Paper Market at Gazipur be allowed to undertake other commercial activities in view of the unhealthy environment due to the adjacent land fill. Vice Chairman, DDA may kindly schedule a site inspection.

Item No. 03/2022

Inclusion of multi-storied flats along Baha Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of multi-storied flats for Hon'ble Members of Parliament (Lok Sabha).

F.16(01)2021/MP

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval and issuance of final notification.

Item No. 04/2022

**Proposed change of land use of an area measuring 10236.69 sq.m. from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase-III.
F.21(5)2013/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. 05/2022

**Rates for premium of land for the block period of two financial years 2020-22 in respect of Institutional land/plots allotted by DDA to Govt./local bodies.
F.1(Misc.)2016/IL**

The proposal contained in the agenda item was approved. The proposal be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for its approval.

Item No. 06/2022

**Amendment in the Recruitment Rules for the post of Engineer Member, Delhi Development Authority - suggestions under Section 56 of the DD Act, 1957 reg.
F.7(34)2018/PB-I/Pt.**

The proposal contained in para - 2 (i), (ii) and (iii) of the agenda item was approved with the modification that the provision of 'Deputation' mentioned in sub-para (iii) (a) would be read as 'Officers holding analogous posts on regular basis in the parent cadre or department and possessing degree in civil engineering from a recognised university or institution or equivalent.'

Item No. 07/2022

**Information to the Authority under Rule 17 of DDA Budget & Accounts Rules, 1982.
F.32(06)2020/II**

Information contained in the agenda item was noted.

Item No. 08/2022

Extension of time upto 30.06.2022 for applicability of existing rates in respect of following:

- i) Additional FAR for residential properties, Coop. Group Housing, Mixed Use/Commercial streets and commercial properties (excluding hotel and parking plots) arising out of MPD-2021; and**
- ii) Use conversion charges for Mixed Use/Commercial Use of Premises and Shop-cum-residence plots/Complexes later designated as LSCs.**

F.2(14)2020-21/AO(P)/DDA

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of Delhi Development Act, 1957.

Item No. 09/2022

Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23.

F.4(3)91/Budget/RBE/2021-22

1. The Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23 were discussed.
2. After due deliberations, the Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23 were approved.

Item No. 10/2022

Applicability of the decision taken by the Authority vide Agenda Item No. 57/2019 with regard to discount of 40% & 10% in the construction cost of EWS flats Sector A-1 to A-4, Narela and 960 EWS flats at Sector-G7/G-8, Narela respectively.

F.1/0224/2021/Coord/Hsg(Coord)Pt-I.

The information contained in the agenda item was noted.

Item No. 11/2022

Special Permission under Section 8(2), Chapter 17 of MPD-2021 for construction of Ramp on land measuring 3030 sq.m. opposite Millennium Park at Sarai Kale Khan in Zone 'O' for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III.

F.21(4)2013/MP

The proposal contained in the agenda item was approved.

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

Shri Vijender Gupta

- i) Policy be prepared for allotment of land for multilevel parking with commercial component on revenue sharing basis.
- ii) Possession has been handed over to the allottees of the Rohini Residential Scheme. DDA is now raising demand for composition fees, even though infrastructure services like, sewerage, electricity and water supply have not yet been laid.

Shri Somnath Bharti

- i) Municipal Corporations are allowing use of lands allotted for schools for commercial purpose. These lands should be handed over to Delhi Govt. for building schools.
- ii) Pond at Sahipur Village, Shalimar Bagh be developed as a recreational spot.
- iii) Around 180 municipal wards do not have any commercial development. All municipal wards in Delhi should have commercial development. Suitable amendments be made in MPD-2041.
- iv) DDA to consider handing over of land to PWD for construction of road beneath viaduct from Maa Anandmayee marg, near Govind Puri metro station to Harkesh Nagar metro station.
- v) A barat ghar be provided at Harkesh Nagar.

- vi) Construction work of utsav sthal at Virat park be stopped and land be handed over to Ambedkar Nagar hospital.
- vii) A senior citizen's recreational centre be developed at Gulmohar Park.
- viii) Long pending issue of development of 2.84 acres land at Arjun Nagar be brought to a conclusion.

Shri O P Sharma

- i) Traffic impact assessment for TOD Karkardooma project be conducted on priority to ensure proper accessibility to Arya Nagar village.
- ii) DDA should ensure that all facilities are made available in DDA flats before offering them to the public.

Hon'ble Lt. Governor directed that a separate meeting of the Authority be scheduled for a detailed discussion on matters pertaining to Land Pooling.

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.
