

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

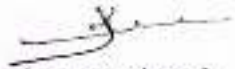
No. F.2(2)2019/MC/DDA/143

Dated: the 7th October, 2019

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Wednesday, the 9th October, 2019 at 11.30 a.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.


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

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
4. Ms. Manisha Saxena
Secretary (UD), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
7. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
8. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
9. Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports), DDA
10. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

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Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katyal
Jt. 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.

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 9.10.2019

TIME: 11.30 A.M.

VENUE: RAJ NIWAS

DELHI

INDEX

S. NO.	ITEM NO.	SUBJECT	DEPARTMENT
1.	97/2019	Confirmation of minutes of the meetings of the Delhi Development Authority held on 13.08.2019 and 17.09.2019 at Raj Niwas. F.2(2)2019/MC/DDA	CCS <i>Pg- 1-26</i>
2.	98/2019	Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 13.08.2019 and 17.09.2019. F.2(2)2019/MC/DDA	CCS <i>Pg 27-45, 45A, 46-47, 2/3</i>
3.	99/2019	Proposed amendments in MPD-2021 w.r.t. Fitness Centre (including gymnasium, yoga/meditation centre and Wellness Centres). F.3(9)/2012/MP	PLANNING <i>Pg- 48-50</i>
4.	100/2019	Development of 10.26 hectares of DDA land at Trilokpuri, Delhi. F.3(90)98-MP/Vol.II	PLANNING <i>Pg 51-73</i>
5.	101/2019	Disposal of LIG flats offered under Housing Scheme-2019 'In-Pair' so that allottees can amalgamate two adjacent flats into one bigger flat. F.1(9)/19/LIG(H)/Amalgamation	HOUSING <i>Pg 74-79</i>
6.	102/2019	Amendment in the Nazul Rule-1981 (Rule-4) with respect to allotment of land for Group Housing and all other Socio-Cultural facilities (socio-cultural plots/centres, religious plots, old age homes, reformatories, orphanage or as stipulate in Master Plan to individuals (body of person, firms, companies) through auction/e-auction. F.1(Misc.)2019/GH/Auction/Nazul Rules	LAND DISPOSAL <i>Pg 80-82</i>
7.	103/2019	Permissibility of 'Local/Govt. Maintenance offices' in 'Residential' use zone under Sub-Clause 8(2) of MPD 2021 in respect to plot measuring 4494.58 sq.mt. for construction of DDA Dwarka Zonal Office building as Local/Govt. Maintenance office within LSC site no. 02 at Sector-10, Dwarka. F.115/SA(DWK)/HUPW/2019/DDA	ARCHITECTURE <i>Pg 83-91</i>
8.	104/2019	Amendments proposed in: i. The Delhi Development Authority (Pension) Amendment Rules 1978 ii. The Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999. F.1(Misc.)2012/Vig./DVO-I.	PERSONNEL <i>Pg 92-103</i>

ITEM NO. 97/2019

Sub: Confirmation of minutes of the meetings of the Delhi Development Authority held on 13.08.2019 and 17.09.2019.
F.2(2)2019/MC/DDA/

Minutes of the meetings of the Authority held on 13.08.2019 and 17.09.2019 were circulated vide this office circulars No. F.2(2)2019/MC/DDA/106 dated 20.08.2019 and F.2(2)2019/MC/DDA/134 dated 24.09.2019 respectively with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure 'A' & 'B').

2. Corrigendum in respect of agenda item No. 76/2019 regarding "Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021-suggested by GNCTD" has been issued vide circular No. F.2(2)2019/MC/DDA/Pt/124 dated 12.09.2019 (Annexure 'C').

3. Shri Somnath Bharti, Hon'ble Member vide his letter No. SB/8841 dated 31.08.2019 has sought certain amendments in the minutes for paras i) and ii) of agenda item No. 58/2019, paras i), iii), v), vi) and vii) of agenda item No. 59/2019 and para i) of 'Other Points' raised by the Members of the Authority (Annexure 'D').

4. Request of Shri Somnath Bharti, Hon'ble Member is placed before the Authority for consideration.

5. No proposal for amendment of the minutes of the meeting of the Authority held on 17.09.2019 has been received.

6. Minutes of the meetings of the Delhi Development Authority held on 13.08.2019 and 17.09.2019 are submitted for confirmation of the Authority.

RESOLUTION

- i) The minutes of the meeting of the Authority held on 13.08.2019 alongwith corrigendum in respect of agenda item No. 76/2019 and amendments sought by Shri Somnath Bharti were confirmed with the following addition under Table 7.3 in respect of agenda item No. 76/2019 regarding Proposed modification related to Chapter on Industry in Master Plan for Delhi, 2021 - as suggested by GNCTD:
"FAR # The additional FAR charges shall be payable as decided by the Government from time to time."
- ii) The minutes of the meeting of the Authority held on 17.09.2019 were confirmed as circulated.

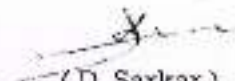
DELHI DEVELOPMENT AUTHORITY
(Office of Commissioner-cum-Secretary)

No. F.2(2)2019/MC/DDA/106

Dated: the 20th August, 2019

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 13th August, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation
12. Shri Sanjay Goyal
Municipal Councillor, East Delhi Municipal Corporation

SPECIAL INVITEES

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Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
4. Ms. Manisha Saxena
Secretary (UD), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
7. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
8. Smt. Varsha Joshi
Commissioner, South Delhi Municipal Corporation
9. Dr. Rajesh Kumar
Principal Commissioner (Housing & Sports), DDA
10. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

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Special Secretary to Lt. Governor, Delhi
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Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katyal
Jt. 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 13th August, 2019 at 2.30 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Bajaj
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

1. Shri K Vinayak Rao
Finance Member, DDA
2. Shri Shailendra Sharma
Engineer Member, DDA
3. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
4. Shri Somnath Bharti, MLA
5. Shri S K Bagga, MLA
6. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Dr. G Narendra Kumar
Principal Secretary (L&B), GNCTD
- 2 Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports)
- 3 Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 4 Shri Shripal
Principal Commissioner (Pers., Hort. & Landscape), DDA
- 5 Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
- 6 Smt. Varsha Joshi
Commissioner, South Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav
Special Secretary to Lt. Governor
- 3 Smt. Ruchika Katyal
Joint Secretary to Lt. Governor
- 4 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. 58/2019

Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.7.2019 at Raj Niwas.
File No. F.2(2)2019/MC/DDA

- i) Observation made by Shri Somnath Bharti mentioned in para No. viii) of Item No. 47/2019 has been recorded in the minutes as follows:
"The community hall at Gujjar Dairy is in a dilapidated condition."
The following is to be added to the para of the minutes:
"The first floor of the community hall should be repaired/constructed."
- ii) Observation made by Shri Somnath Bharti mentioned in para No. xi) of Item No. 47/2019 has been recorded in the minutes as follows:
"Allotment of land for a senior citizens' recreation centre at Gulmohar Park is pending for a long time."
The above minutes were amended as follows:
"DDA to consider construction of a Community Centre at Gulmohar Park."
- iii) The remaining minutes of the meeting of the Authority held on 9.7.2019 were confirmed as circulated.

Item No. 59/2019

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 9.07.2019 at Raj Niwas.
F.2(2)2019/MC/DDA

The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 9.7.2019:

Shri Vijender Gupta

- i) Roads under the jurisdiction of DDA should be properly maintained and cleaned, if required through outsourcing, till they are handed over to PWD/Municipal Corporations. Concerned zonal engineers should ensure their proper maintenance.

Shri Somnath Bharti

- i) DDA to reconsider determination of lease of land allotted to Badarpur Traders' Union.

- ii) Whether approval of the Authority is required for allotting land earmarked for Nursery Schools for various permissible facilities.
- iii) Since demarcation of land has been done for the third time and there is no stay order in respect of Khasra No. 277, Hauz Khas, DDA should initiate necessary action.
- iv) Land for community services be allotted at Gautam Nagar as DDA land is available in the area.
- v) A large DDA plot at Arjun Nagar cannot be developed for its intended purpose due to unauthorized construction in the area which has narrowed its approach road.
- vi) The status of DDA land at Kumhar Basti be re-checked so that a part of it can be utilized for a community centre.
- vii) DDA should consider installation of an STP to clean the drain water at Rose Garden, Hauz Khas.

Shri S K Bagga

- i) The maintenance of DDA parks in Krishna Nagar Assembly Constituency is not satisfactory.

Shri Manish Aggarwal

- i) Status of DDA land in Khasra Nos. 23, 26, 27 and 39 at Karbala, Lodhi Road be intimated.
- ii) Roads under jurisdiction of DDA should be handed over to PWD/Municipal Corporations and deficiency charges paid.

Item No. 60/2019

Modification in the existing policy guidelines for resitement/shifting of Petrol Pump/Gas Godown existing on the land of DDA.

F.13(47)93/CRC

After detailed discussion the agenda item was deferred.

Item No. 61/2019

Extension of time for completing construction on the residential plots allotted by DDA in r/o Rohini Residential Scheme-1981.
PA/DD/LAB(RO)2017/CF/DDA

The proposal contained in the agenda item was approved.

Item No. 62/2019

Proposal for launching Online Running Scheme for commercial built-up properties.
F.25(21)2018/CE/PL

The proposal contained in the agenda item was approved.

Item No. 63/2019

The proposal relating to policy for renewal of 90 years expired term leases of residential as well as mixed land-use in 23 Nazul-I Estates under Old Scheme Branch of DDA upto 31.12.2021.
F.PS/C(LD)/2010/OSB

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

Item No. 64/2019

Permission to undertake Survey and In-situ Redevelopment/Rehabilitation of JJ clusters in Delhi.
F.2(03)2019/PMAY(ISR)

- i) The proposal contained in the agenda item was approved.
- ii) It was decided that concerned Engineers be directed to ensure no new jhuggis come up on DDA land, in case of failure to comply, the concerned Engineer shall be held responsible. All vacant DDA lands should be protected with boundary wall/fencing.

Item No. 65/2019

Proposed change of land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.
F.20(03)/2019-MP

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

Item No. 66/2019

Inclusion of villages/ (part village) in the list of villages for development in the Land Pooling Zones.
F. 15(7)/2013-MP

The proposal contained in the agenda item was approved. This should be forwarded to the respective Municipal Corporations for notification of villages as Urban Areas under Section 507 of the Delhi Municipal Corporation Act, 1957 and to Govt. of NCT of Delhi for declaration as Development Area of DDA under Section 12 of Delhi Development Act, 1957.

Item No. 67/2019

Investment of DDA Pension Fund Trust in 8.69% IL&FS Financial Services Ltd.-NCD.
F.6(1)2015-16/A/Cs(M) Part File

Information contained in the agenda item was noted.

Item No. 68/2019

Modification of powers delegated to the officers of Engineering Wing DDA.
F.WAB1(76)Vol.-41/Secy-2017

The proposal contained in the agenda item was approved.

Item No. 69/2019

Amendment in the Nazul Rule-1981(Rule-4) with respect to allotment of Institutional plots of Old Age Home.
F.1(01)19/Policy/II.

The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for amendment in Nazul Rule, 1981 in exercise of powers conferred by clause (j) of sub-section (2) of Section 56, read with sub-section (3) of Section 22 of DD Act, 1957(61 of 1957) for inserting other use premises in the Rule 4(2) of DDA (Disposal of Nazul Land) Rules, 1981.

Item No. 70/2019

Policy for disposal of Group Housing plots through auction.
F.1(Misc.)2019/GH/Auction

The proposal contained in the agenda item was approved.

Item No. 71/2019

Proposed amendments in MPD-2021 w.r.t amalgamation of Residential Plots upto 200 sq.m.
F.20(1)/2013/MP

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

Item No. 72/2019

Incurring inevitable expenditure for the works "Comprehensive Mobility Plan for Dwarka (K-II Zone)", Delhi.
F.1(332)2019/UTTIPEC

Information contained in the agenda item was noted.

Item No. 73/2019

Proposal regarding proposed change of land use of an area measuring 26 ha. (64.22 acres), from "MANUFACTURING" to "RECREATIONAL", located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS), falling in Zone- "O" for development of Eco Park.

F.3(56)/89-MP/Pt-I

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

Item No. 74/2019

Proposal regarding change of land use of an area measuring 19800 sq.m. from 'Recreational' to 'Public Semi-Public' located at Shastri Park for development of Community Sports Centre falling in Planning Zone-E.

F.20(7)2019-MP

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

Item No. 75/2019

Development of 30 hectares DDA land at Karkardooma.
F.11(01)2010/UTTIPEC/Vol-III(part)

- i) The proposal for development of the land as per TOD norms based on the new MoU to be signed with NBCC was approved.
- ii) The Authority authorized Vice Chairman, DDA to undertake any subsequent changes in the new MoU if required. The final MoU would be placed before the Authority for information after signatures.

Item No. 76/2019

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

F.17(5)2007/MP

- i) The proposal contained in Part A of the agenda was approved with the condition that the warehousing within the plot in 10% limit other than in identified clusters is to be provided as incidental storage accruing out of the

industrial activity in the respective plot (raw material, finished products, etc., storage).

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

Item No. 77/2019

Fixation of charges for processing and examination of layout plans by DDA for enabling the planned development of Privately Owned Lands.
F.5(5)2019/A0(O)P/DDA

The proposal contained in the agenda item was approved.

'Other Points' raised by the Members of the Authority

Shri Vijender Gupta

- i) In view of the recent fire incident at Okhla and earlier at Kohat, review of UBBL is essential to provide emergency exit provision in buildings.
- ii) Erection of fibre sheets over courtyards upto a height of 7 ft. in DDA flats is permissible. DDA should consider enhancing the permissible height to 9 to 10 ft.

Shri Somnath Bharti

- i) DDA should consider allotment of alternative land to Guru Ravidas Samiti in lieu of the structure removed at Tuglakabad as per the orders of the Hon'ble Supreme Court.

Shri S K Bagga

- i) Proper boundary walls and roads should be constructed at Gazipur paper market.
- ii) DDA should protect its land in his constituency and to explore its utilization/sale through auction which have been got vacated after protracted litigation.

Shri Manish Aggarwal

- i) Four gas godowns near Jhandewalan temple be shifted on priority.

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

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

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

No. F.2(2)2019/MC/DDA/134

Dated: the 24th September, 2019

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 17th September, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.

(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MIA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
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Principal Commissioner (Personnel, Landscape & Hort.), DDA

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Jt. 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 17th September, 2019 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Bajaj
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Shri Shailendra Sharma
Engineer Member, DDA
- 3 Shri Vjender Gupta, MLA &
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Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

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Commissioner, East Delhi Municipal Corporation
- 6 Shri Gyanesht Bharti
Commissioner, South Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Smt. Chanchal Yadav
Special Secretary to Lt. Governor
- 2 Smt. Ruchiika Katyal
Joint 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. 78/2019

Confirmation of minutes of the meeting of the Delhi Development Authority held on 13.08.2019 at Raj Niwas.
F.2(2)2019/MC/DDA

The agenda item was deferred.

Item No. 79/2019

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 13.08.2019
F.2(2)2019/MC/DDA

The agenda item was deferred.

Item No. 80/2019

Disposal of flats of Commonwealth Games Village-concession in rates of disposal for allotment to Government Bodies, PSUs and Corporations of Central and State Governments.
F.1(272)2013/N&C(H)

The proposal contained in the agenda item was approved.

Item No. 81/2019

Removal of embargo for execution of Conveyance Deed for a period of 5 years and handing over possession on submission of an undertaking for becoming member of RWA and to abide by Regulations of RWA to allottees of EWS flats at Shivaji Marg.
F.2(07)2017/EWS/Pt

The proposal contained in the agenda item was approved.

Item No. 82/2019

Regarding amendment in the Nazul Rule-1981 (Rule-4) with respect to allotment of Institutional plots of Socio Cultural and Religious Category.
F.7A(Religious- Policy)15/IL

The proposal contained in the agenda item was approved with the modification that organizations working in the district in which the plot is located will be eligible for participating in the bid. If not even two such organizations register for participation in the bid, organizations from adjoining districts will be allowed to participate. Again if not even two such organizations register for participation in the bid, all other eligible organizations may be allowed. The matter be referred to Ministry of Housing and Urban Affairs, Govt. of India, for amendment in Nazul Rule-1981 (Rule-4).

Item No. 83/2019

**Fixation of amalgamation charges for commercial properties,
F.5(09)2019/AO(P)DDA**

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

Item No. 84/2019

**Review Petition filed by Sh. B.M. Tiwari, Dy. CAO (Medical) & Sh. S. N. Tiwari, AO (Retd.) under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulation, 1999
F.27(09)07/EE(Vig.)-VII/Pt.-V**

Shri B M Tiwari, Dy. CAO (Medical) and Shri S N Tiwari, AO(Retd.) both have filed Review Petitions, under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 against the orders dated 23.01.2019 passed by the Revisionary Authority, i.e., Vice Chairman, DDA. The said review petitions were discussed and deliberated in detail during the meeting. The Authority observed that Shri B M Tiwari, Dy. CAO (Medical) and Shri S N Tiwari, AO(Retd.) both have not brought out any new material or evidence in their review petitions, which could not be produced or was not available at the time of passing the orders under review which could have the effect of changing the nature of the case.

In view of the above, the Review Petitions filed by Shri B M Tiwari, Dy. CAO (Medical) and Shri S N Tiwari, AO(Retd.) have not been found maintainable and thereby, the penalty imposed on them by the Revisionary Authority shall remain the same. Accordingly, their Review Petitions before the Authority under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 stands disposed of.

Item No. 85/2019

**Policy for Collection of Damage from the occupants of Damage payee properties, under the Public Premises (Eviction of Unauthorised Occupants) Act, 1971,
F.TN 2(09)2017**

The proposal contained in the agenda item was approved. Further, in order to make the Self Assessment Scheme successful, DDA may not issue notices to the occupants of the damage property owners during the period of operation of the

window of the proposed Self Assessment Scheme. Further, after collection of data/information, comprehensive scheme for ownership of damage properties be brought before the Authority.

Item No. 86/2019

Empanclement of Private Scheduled Commercial Banks for Investment of Surplus Funds in DDA.

F.6(36)2003/A/Cs(M)/DDA/Pt-1

The Authority delegated the power of empanclement private scheduled commercial banks in accordance with Govt. of India/RBI instructions to Vice Chairman, DDA. In case there is requirement to deviate from Govt. of India/RBI instructions, the matter will be brought before the Authority.

Item No. 87/2019

Change of landuse of land measuring 36.6 ha. earmarked for District Centre under Commercial use to PSP to provide land for colleges and university to create institutional Hub at Narela and swapping with Institutional land (PSP) in FA-20 to commercial.

F.9(01)/2012-MP

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

Item No. 88/2019

Proposal for change of Use Zone/ Premise of an area measuring 2.62 Ha. (6.47 acre approx.) from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' at Block-B, Janakpuri under Sub/Clause 8(2) of MPD-2021 for Special Permission from the Authority w.r.t. the contempt Petition No. 229/2019 in the court case titled 'Randeela Committee, Janakpuri (Regd) & Anr. V/s Rishu Kant Sharma & Ors.' falling in Planning Zone-G.

F.3(12)/2016-MP

The proposal contained in the agenda item was approved.

Item No. 89/2019

Modification in the Development Control Norms and activities permissible under Religious Category at sub city level in the Master Plan.

F.15(01)2018-MP

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

Item No. 90/2019

Policy for Transit Oriented Development (TOD) in Delhi- as a modification to MPD-2021.
F.20(7)/2015/MP

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

Item No. 91/2019

Draft regulations for Transit Oriented Development (TOD) in Delhi.
F.20(7)2015/MP/Pt-I

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

Item No. 92/2019

Proposed Amendments in MPD-2021.
F.20(9)/2014/MP

After detailed discussion it was decided that the recommendation contained in Para 5.0 (ii) of the agenda item be reassessed and placed before the Authority in the next meeting. Recommendations contained in paras 5.0 (i) and (iii) were approved. Matter regarding recommendation contained in para 5.0 (i) be referred to the Ministry of Housing and Urban Affairs, Govt. of India for issue of final notification.

Item No. 93/2019

Relaxation in lock-in period, raising the ceiling of rebate and reducing the rate of interest in respect of flats allotted to Persons with Disability (PwD).
F.25(PHP)/LIG/2019

The proposal contained in the agenda item was approved.

Item No. 94/2019

Rationalization of cost of One Bed Room Flats at Ram Garh Colony, Jahangirpuri.
F-25/Rationalization/LIG/2019/08

The proposal contained in the agenda item was approved.

Item No. 95/2019

Partial Amendment in Policy for permissibility of Additional Educational Activities/use premises under the Educational Category plots.
F.12(55)92/11/Pl.

The proposal contained in the agenda item was approved with the modification that the rebate on the penalty and permissible charges be amended as 90%.

Item No. 96/2019

Request of Authority Member Shri Somnath Bharti for grant of NOC for Aam Aadmi Mohalla Clinics.
F.22A (01)/17/11.

The matter was discussed and it was decided that the request of GNCTD may be examined as per the DD Act, 1957 and norms of MPD-2021 for allotment of plots for health facilities.

'Other Points' raised by the Members of the Authority

Shri C.P. Sharma

- i) DDA should stop unauthorized use of premises allotted to schools for organizing Ramleelas. Action should be taken for violation of terms and conditions of allotment. Parking of cars outside the premises of schools be disallowed.

Shri Somnath Bharti

- i) Land temporarily allotted to DMRC at Begampur be taken back by DDA.

Shri Manish Aggarwal

- i) A list of DDA parks which are being utilized for religious purpose be compiled and these sites be designated as utsav grounds.

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.

ANNEXURE-C

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

No. F.2(2)2019/MC/DDA/Pt./124

Dated: 12.09.2019

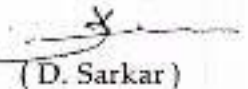
**Sub: Corrigendum to the minutes of the meeting of the Delhi Development Authority held on 13.8.2019.
F.2(2)2019/MC/DDA/Pt.**

Minutes of the meeting of the Delhi Development Authority held on 13.8.2019 for agenda item No. 76/2019 regarding "Proposed modification related to Chapter on-Industry in Master Plan for Delhi-2021 - suggested by GNCTD", have been recorded as follows:

- i) The proposal contained in Part A of the agenda was approved with the condition that the warehousing within the plot in 10% limit other than in identified clusters is to be provided as incidental storage accruing out of the industrial activity in the respective plot (raw material, finished products, etc., storage).

The above minutes are amended as follows:

- i) The recommendation contained in Para 4.0 of the agenda was approved with the condition that the warehousing within the plot in 10% limit other than in identified clusters is to be provided as incidental storage accruing out of the industrial activity in the respective plot (raw material, finished products, etc., storage).



(D. Sarkar)

Commissioner-cum-Secretary

CHAIRMAN

1. Shri Arul Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA

9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
4. Ms. Manisha Saxena
Secretary (UD), GNCTD
5. Chief Planner
Town and Country Planning Organization
6. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
7. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation
8. Smt. Varsha Joshi
Commissioner, South Delhi Municipal Corporation
9. Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports), DDA
10. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
11. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katyal
Jt. 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.



सोमनाथ भारती

(विधायक - (मालविय नगर)
सदस्य, दिल्ली विकास प्राधिकरण
पूर्व मंत्री
विधि, प्रशासनिक सुधार
पर्यटन, कला एवं संस्कृति

SOMNATH BHARTI

M.L.A. (Malviya Nagar)
Member, Delhi Development Authority
Ex-Minister
Law, Administrative Reforms,
Tourism and Art & Culture
Govt. of NCT of Delhi

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E-mail : office@somnathbharti.com

D.O. No. 23/8841

Date 31/8/19

Dear Sri D. Sarkar ji,

संख्या 2622
दिनांक 11/09/19

Re: Minutes of the meeting of Delhi Development Authority

This has reference to the letter No F-2(2)2019/MC/DDA/106 dated August 20, 2019 enclosing the minutes of the meeting held on August 13, 2019. The following corrections may be carried out in each item under my name, as stated below:

1. Item No 58/2019

- i) The first floor of the Community Centre should be constructed
- ii) DDA must fulfil its promise of construction of Community Centre at Gulmohar Park at the land earmarked for this purpose on its own.

2. Item No 59/2019

- i) DDA to reconsider determination of lease of land allotted to Badarpur Traders' Union and finalize this long pending issue
- ii) Since demarcation of land has been done for the third time and there is no stay order in respect of Khastha No 277, Hauz Khas, DDA should initiate necessary action and why the demarcation be carried out for the third time?
- iii) A large DDA plot at Arjan Nagar cannot be developed for its intended purpose due to narrowed approach road, widening of which must be undertaken urgently
- iv) The status and demarcation of DDA land at Kumhar Basti be rechecked so that a part of it can be utilized for a community centre
- v) DDA should consider installation of an STP to clean the drain water at Rose Garden, Hauz Khas and lake at district park must be cleaned.

AD/MLA
11/9/19
For Dict.
11/9/2019
DEO

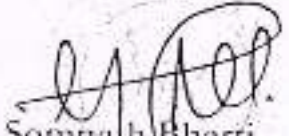
- 25

3. "Other Points" raised by the Members of the Authority
- DDA should allot the same land back to the Guru Ravidas Samiti to bring back the demolished temple.

Kindly incorporate the corrections accordingly under intimation.

Thanking you,

Sincerely yours


Somnath Bharti

To
Mr D Sarkar
Commissioner-cum Secretary
Delhi Development Authority
New Delhi

ITEM NO. 98/2019

ACTION TAKEN REPORT ON THE MINUTES OF THE MEETINGS OF DELHI DEVELOPMENT AUTHORITY HELD ON 13.08.2019 AND 17.09.2019 AT RAJ NIWAS.

13.08.2019

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<u>Item No. 58/2019</u> Confirmation of minutes of the meeting of the Delhi Development Authority held on 9.7.2019 at Raj Niwas. File No. F.2(2)2019/MC/DDA	
i)	Observation made by Shri Somnath Bharti mentioned in para No. viii) of Item No. 47/2019 has been recorded in the minutes as follows: "The community hall at Gujjar Dairy is in a dilapidated condition." The following is to be added to the para of the minutes: "The first floor of the community hall should be repaired/constructed." Action: Engineering	As reported by concerned Executive Engineer, the condition of the community hall is satisfactory as already intimated in Authority meeting dated 09.07.2019. However, minor repair work as well as provision for making the community hall disabled friendly is being taken up and targeted to be completed by October, 2019. (Engineering)
ii)	Observation made by Shri Somnath Bharti mentioned in para No. xi) of Item No. 47/2019 has been recorded in the minutes as follows: "Allotment of land for a senior citizens' recreation centre at Gulmohar Park is pending for a long time." The above minutes were amended as follows: "DDA to consider construction of a Community Centre at Gulmohar Park." Action: Planning/Architecture	A plot measuring 469.36 sqm was approved for 'Community Room cum Library in 315 th Screening Committee meeting held on 07.08.2013 wherein the activity such as Recreation for Senior Citizen can be accommodated. (Planning)

<p>2.</p>	<p>Item No. 59/2019</p> <p>Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 9.07.2019 at Raj Niwas. F.2(2)2019/MC/DDA</p> <p>The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 9.7.2019.</p> <p><u>Shri Vijender Gupta</u></p> <p>i) Roads under the jurisdiction of DDA should be properly maintained and cleaned, if required through outsourcing, till they are handed over to PWD/Municipal Corporations. Concerned zonal engineers should ensure their proper maintenance.</p> <p style="text-align: right;">Action: Engineering</p>	<p>Advisory in respect of maintenance of roads under the jurisdiction of DDA has been issued by the office of Engineer Member to all zonal Chief Engineers vide letter No. EM3(16)2019-20/AM/13.8.19/DDA/2437 dated 29.08.2019 for compliance.</p> <p style="text-align: right;">(Engineering)</p>												
<p>i)</p>	<p><u>Shri Somnath Bharti</u></p> <p>DDA to reconsider determination of lease of land allotted to Badarpur Traders' Union.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>Letter dated 08.08.2019 along with the detailed facts of the case has been sent to Ministry of Housing & Urban Affairs, Govt. of India for directions/clarification on the observation raised by Hon'ble Member. No reply has been received so far.</p> <p style="text-align: right;">(Land Disposal)</p>												
<p>ii)</p>	<p>Whether approval of the Authority is required for allotting land earmarked for Nursery Schools for various permissible facilities.</p> <p style="text-align: right;">Action: Planning</p>	<p>The approval of the Authority is not required. However, the agenda would be tabled in the Authority for its information.</p> <p style="text-align: right;">(Planning)</p>												
<p>iii)</p>	<p>Since demarcation of land has been done for the third time and there is no stay order in respect of Khasra No. 277, Hauz Khas, DDA should initiate necessary action.</p> <p style="text-align: right;">Action: Land Management</p>	<p>Status of Court cases in respect of Khasra No. 277, Village Hauz Khas is as follows:</p> <table border="1" data-bbox="766 1859 1532 2004"> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	S. No.	Title of case	Case No.	Court Order/Stay Order etc	Name of Court	Next date of hearing						
S. No.	Title of case	Case No.	Court Order/Stay Order etc	Name of Court	Next date of hearing									

		<table border="1"> <tr> <td>1.</td> <td>Iqbal Chauhan V/s DDA</td> <td>MCA No. 34/18</td> <td>Stay from 18.12.18</td> <td>ADJ Court, Saket</td> <td>21.12.19</td> </tr> <tr> <td>2.</td> <td>Rehana Chauhan V/s DDA</td> <td>MCA No. 35/18</td> <td>Stay from 18.12.18</td> <td>ADJ Court, Saket</td> <td>18.12.19</td> </tr> <tr> <td>3.</td> <td>Nagudup Wangama Dontatsang Bhutia V/s DDA</td> <td>C5(O5) No. 3352/15</td> <td>Stay from 06.11.15</td> <td>High Court</td> <td>21.10.19</td> </tr> </table> <p>We are pursuing the matter in the Hon'ble Courts. As and when the stay order from the aforesaid cases is vacated by the Hon'ble Courts, demolition action will be taken accordingly.</p> <p style="text-align: right;">(Land Management)</p>	1.	Iqbal Chauhan V/s DDA	MCA No. 34/18	Stay from 18.12.18	ADJ Court, Saket	21.12.19	2.	Rehana Chauhan V/s DDA	MCA No. 35/18	Stay from 18.12.18	ADJ Court, Saket	18.12.19	3.	Nagudup Wangama Dontatsang Bhutia V/s DDA	C5(O5) No. 3352/15	Stay from 06.11.15	High Court	21.10.19
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iv)	<p>Land for community services be allotted at Gautam Nagar as DDA land is available in the area.</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>Hon'ble Authority Member informed that Hon'ble High Court vide its order in 1999 directed that 4 acres land be made available for Community facilities at Gautam Nagar. He further informed that the said 4 acre land has been allotted to AIIMS. However, Hon'ble Member suggested that land pockets, one behind the allotted land of AIIMS and other near Church, Gautam Nagar are available. It was further informed that some portion of the aforesaid land is under litigation. During the meeting, it was decided that Engineering Dept. with the help of Land Management and Horticulture Dept. will demolish the unauthorized construction, properly fence the DDA land and provide TSS report to Planning/Architecture Depts. for provisioning of Community Facility.</p> <p style="text-align: right;">(Land Disposal)</p>																		
v)	<p>A large DDA plot at Arjun Nagar cannot be developed for its intended purpose due to unauthorized construction in the area which has narrowed its approach road.</p> <p style="text-align: center;">Action: LM/Planning/Architecture</p>	<p>The area of the plot is approximately 2.84 acres. The surrounding area/approach road is under the jurisdiction of SDMC. Action against removal of unauthorized construction is to be taken by SDMC.</p> <p style="text-align: right;">(Engineering)</p> <p>Issue discussed in the meeting convened on 11.09.2019 by Commissioner (Land Disposal) alongwith the Hon'ble Member, Shri. Somnath Bharti in which it was decided that the matter may be forwarded to STF for removal of encroachment along the approach roads as per layout plan of Arjun Nagar unauthorized regularized colony for making the site feasible for development.</p> <p style="text-align: right;">(Planning)</p>																		

vi)	The status of DDA land at Kumhar Basti be re-checked so that a part of it can be utilized for a community centre. Action: LD/Engineering/Planning	Hon'ble Authority Member requested that vacant DDA land may be utilized for Community Facility. Architecture Dept. has been requested to examine the request of Hon'ble Member for providing access from both sides in consultation with Engineering Dept. (Land Disposal)
vii)	DDA should consider installation of an STP to clean the drain water at Rose Garden, Hauz Khas. Action: Engineering/Horticulture	Since installation of STP is a new work, a new budget head has been created. Notice Inviting Tender is under preparation and will be floated within one month. (Horticulture)
i)	<u>Shri S K Bagga</u> The maintenance of DDA parks in Krishna Nagar Assembly Constituency is not satisfactory. Action: Horticulture	Joint inspection alongwith Hon'ble Member has been carried out and Hon'ble Member is satisfied with the work. (Horticulture)
i)	<u>Shri Manish Aggarwal</u> Status of DDA land in Khasra Nos. 23, 26, 27 and 39 at Karbala, Lodhi Road be intimated. Action: Land Management	The approval for demolition of unauthorized structures has been given by the Competent Authority. Demolition action will be taken jointly by LM and Engineering Wing in coordination with Delhi Police. (Land Management)
ii)	Roads under jurisdiction of DDA should be handed over to PWD/Municipal Corporations and deficiency charges paid. Action: Engineering	The matter for handing over roads has already been taken up with PWD and Municipal Corporations. PWD is not willing to take over the roads from DDA. There is no issue with Municipal Corporations for handing over roads and field staff are pursuing the matter. (Engineering)
3.	<u>Item No. 61/2019</u> Extension of time for completing construction on the residential plots allotted by DDA in r/o Rohini Residential Scheme-1981. PA/DD/LAB(RO)2017/CF/DDA The proposal contained in the agenda item was approved. Action: Land Disposal	Order has been issued vide No. PA/DDA/LAB(Ro)2017/C.F/DDA/3109 dated 09.09.2019. (Land Disposal)

4.	<p><u>Item No. 62/2019</u></p> <p>Proposal for launching Online Running Scheme for commercial built-up properties. F.25(21)2018/CE/Pt.</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>The proposal for launching online running scheme on "First Come First Serve" basis has been approved by Hon'ble Lt. Governor on 07.08.2019. Systems Dept. is developing software for launching the scheme.</p> <p style="text-align: right;">(Land Disposal)</p>
5.	<p><u>Item No. 63/2019</u></p> <p>The proposal relating to policy for renewal of 90 years expired term leases of residential as well as mixed land-use in 23 Nazul-I Estates under Old Scheme Branch of DDA upto 31.12.2021. F.PS/C(LD)/2010/OSB</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India, for approval under Section 57 of DD Act, 1957.</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>Ministry of Housing and Urban Affairs has been requested vide letter No. PS/CLD/2010/OSB/1274 dated 22.08.2019 for according approval to the said proposal so that necessary notification can be issued.</p> <p style="text-align: right;">(Land Disposal)</p>
6.	<p><u>Item No. 64/2019</u></p> <p>Permission to undertake Survey and In-situ Redevelopment/ Rehabilitation of JJ clusters in Delhi. F.2(03)2019/PMAY(ISR)</p> <p>i) The proposal contained in the agenda item was approved.</p> <p>ii) It was decided that concerned Engineers be directed to ensure no new jhuggis come up on DDA land, in case of failure to comply, the concerned Engineer shall be held responsible. All vacant DDA lands should be protected with boundary wall/fencing.</p> <p style="text-align: center;">Action: Housing</p>	<p>Directions have already been issued to Executive Engineers and Asstt. Engineers (QRT) to ensure no encroachment comes up on DDA land under their jurisdiction and if any encroachment is noticed, action against removal of same is initiated immediately in coordination with Land Management Deptt. Fencing/boundary wall of such vacant plots has been done, wherever feasible.</p> <p style="text-align: right;">(Engineering)</p>

		<p>In this regard, it is stated that vide letter no. F2(03)2019/PMAY(ISR)/97 dated 23.08.2019, all Chief Engineers have been informed to take action accordingly and to ensure that no new jhuggi comes up on DDA land. In case of failure to comply, the concerned Engineer shall be held responsible. All vacant DDA lands should be protected with boundary wall/fencing.</p> <p style="text-align: right;">(Housing)</p>
7.	<p><u>Item No. 65/2019</u></p> <p>Proposed change of land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.</p> <p>F.20(03)/2019-MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11-A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>As approved by the Authority, a public notice vide 3167 (E) dated 03.09.2019 has been issued for inviting objections/suggestions within a period of 30 days.</p> <p style="text-align: right;">(Planning)</p>
8.	<p><u>Item No. 66/2019</u></p> <p>Inclusion of villages/ (part village) in the list of villages for development in the Land Pooling Zones.</p> <p>F. 15(7)/2013-MP</p> <p>The proposal contained in the agenda item was approved. This should be forwarded to the respective Municipal Corporations for notification of villages as Urban Areas under Section 507 of the Delhi Municipal Corporation Act, 1957 and to Govt. of NCT of Delhi for declaration as Development Area of DDA under Section 12 of Delhi Development Act, 1957.</p> <p style="text-align: right;">Action: Planning</p>	<p>Draft to be sent to North Delhi Municipal Corporation and to Land & Building Department, Govt. of NCT of Delhi requesting declaration for notification of villages as Urban Areas under Section 507 of the Delhi Municipal Corporation Act, 1957 and to Govt. of NCT of Delhi for declaration as Development Area of DDA under Section 12 of Delhi Development Act, 1957 has been put up for approval. The same will be issued within this week for necessary action by North Delhi Municipal Corporation and GNCTD.</p> <p style="text-align: right;">(Planning)</p>

<p>9.</p>	<p><u>Item No. 67/2019</u></p> <p>Investment of DDA Pension Fund Trust in 8.69% IL&FS Financial Services Ltd.-NCD. F.6(1)2015-16/A/Cs(M) Part File</p> <p>Information contained in the agenda item was noted.</p> <p style="text-align: right;">Action: Finance</p>	<p>No further action is required.</p> <p style="text-align: right;">(Finance)</p>
<p>10.</p>	<p><u>Item No. 68/2019</u></p> <p>Modification of powers delegated to the officers of Engineering Wing DDA. F.WAB1(76)Vol.-41/Secy-2017</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Engineering</p>	<p>The delegation of powers as modified and approved by the Authority have been circulated vide letter No. WAB1(76)Vol-41/Secy.2017/DDA/2019/2493 dated 03.09.2019.</p> <p style="text-align: right;">(Engineering)</p>
<p>11.</p>	<p><u>Item No. 69/2019</u></p> <p>Amendment in the Nazul Rule-1981(Rule-4) with respect to allotment of Institutional plots of Old Age Home. F.1(01)19/Policy/IL</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for amendment in Nazul Rule, 1981 in exercise of powers conferred by clause (j) of sub-section (2) of Section 56, read with sub-section (3) of Section 22 of DD Act, 1957(61 of 1957) for inserting other use premises in the Rule 4(2) of DDA (Disposal of Nazul Land) Rules, 1981.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>Vide letter dated 11.09.2019 matter has been referred to the Ministry of Housing and Urban Affairs, Govt. of India for amendment of Rule(4) of DDA (Disposal of Developed Nazul Land) Rule, 1981.</p> <p style="text-align: right;">(Land Disposal)</p>

12.	<p><u>Item No. 70/2019</u></p> <p>Policy for disposal of Group Housing plots through auction. F.1(Misc.)2019/GH/Auction</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>Nine plots have been identified which will be put up in e-auction. Proposal for amendment in Nazul Rule also submitted for approval of Authority.</p> <p style="text-align: right;">(Land Disposal)</p>
13.	<p><u>Item No. 71/2019</u></p> <p>Proposed amendments in MPD-2021 w.r.t amalgamation of Residential Plots upto 200 sq.m. F.20(1)/2013/MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>A public notice vide 3166 (E) dated 03.09.2019 has been issued for inviting objections/suggestions within a period of 45 days.</p> <p style="text-align: right;">(Planning)</p>
14.	<p><u>Item No. 72/2019</u></p> <p>Incurring inevitable expenditure for the works "Comprehensive Mobility Plan for Dwarka (K-II Zone)", Delhi. F.1(332)2019/UTTIPEC</p> <p>Information contained in the agenda item was noted.</p> <p style="text-align: right;">Action: Planning</p>	<p>Necessary action has been taken and part payment released to the Consultant SPA and work is under process.</p> <p style="text-align: right;">(Planning)</p>
15.	<p><u>Item No. 73/2019</u></p> <p>Proposal regarding proposed change of land use of an area measuring 26 ha. (64.22 acres), from "MANUFACTURING" to "RECREATIONAL", located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS), falling in Zone- "O" for development of Eco Park. F.3(56)/89-MP/Pt-I</p>	

	<p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>A public notice vide 3169 (E) dated 03.09.2019 has been issued for inviting objections/suggestions within a period of 30 days.</p> <p style="text-align: right;">(Planning)</p>
16.	<p><u>Item No. 74/2019</u></p> <p>Proposal regarding change of land use of an area measuring 19800 sq.m. from 'Recreational' to 'Public Semi-Public' located at Shastri Park for development of Community Sports Centre falling in Planning Zone-E. F.20(7)2019-MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>A public notice vide 3170 (E) dated 03.09.2019 has been issued for inviting objections/suggestions within a period of 30 days.</p> <p style="text-align: right;">(Planning)</p>
17.	<p><u>Item No. 75/2019</u></p> <p>Development of 30 hectares DDA land at Karkardooma. F.11(01)2010/UTTIPEC/Vol-III(part)</p> <p>i) The proposal for development of the land as per TOD norms based on the new MoU to be signed with NBCC was approved.</p> <p>ii) The Authority authorized Vice Chairman, DDA to undertake any subsequent changes in the new MoU if required. The final MoU would be placed before the Authority for information after signatures.</p> <p style="text-align: right;">Action: Planning</p>	<p>As per the decision of the Authority, the old MoU is under revision and will be finalized in consultation with Engineering and Finance Departments.</p> <p style="text-align: right;">(Planning)</p>
18.	<p><u>Item No. 76/2019</u></p> <p>Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021-suggested by</p>	

<p>i)</p> <p>ii)</p>	<p>GNCTD. F.17(5)2007/MP</p> <p>The proposal contained in Part A of the agenda was approved with the condition that the warehousing within the plot in 10% limit other than in identified clusters is to be provided as incidental storage accruing out of the industrial activity in the respective plot (raw material, finished products, etc., storage).</p> <p>The proposal contained in Part B of the agenda was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>Corrigendum to the minutes has been issued vide F.2(2)2019/MC/DDA/Pt./124 dated 12.09.2019.</p> <p>A public notice for Part-B for House Hold Industries vide 3168 (E) dated 03.09.2019 has been issued for inviting objections/suggestions within a period of 45 days.</p> <p style="text-align: right;">(Planning)</p>
<p>19.</p>	<p><u>Item No. 77/2019</u></p> <p>Fixation of charges for processing and examination of layout plans by DDA for enabling the planned development of Privately Owned Lands.</p> <p>F.5(5)2019/AO(O)P/DDA</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Planning</p>	<p>The rates have been approved by the Authority and a separate Account is being generated for deposit of funds.</p> <p style="text-align: right;">(Planning)</p>

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

S. No.	Subject	Action Taken Report
<p>i)</p>	<p><u>Shri Vijender Gupta</u></p> <p>In view of the recent fire incident at Okhla and earlier at Kohat, review of UBBL is essential to provide emergency exit provision in buildings.</p> <p style="text-align: right;">Action: Planning</p>	<p>The Unified Building Bye Laws 2016 notified on 22nd March, 2016 and its further amendments specifies the width of corridors, doors, staircases, fire towers for various occupancy of Buildings such as Residential, Mercantile, Educational, Institutional, etc. for buildings that require fire clearances from Delhi Fire Services. The sanctioning authorities approve the</p>

		<p>plan only after obtaining NOC from Delhi Fire Services.</p> <p>Chapter 7, Chapter 8 and Chapter 9 of UBBL 2016 deals with the provisions required for Fire Safety, including emergency exits.</p> <p>As for the incidents of Okhla and Kohat, the case is required to be discussed in detail with the Delhi Fire Services and necessary amendments, if required can be carried out.</p> <p style="text-align: right;">(Planning)</p>
ii)	<p>Erection of fibre sheets over courtyards upto a height of 7 ft. in DDA flats is permissible. DDA should consider enhancing the permissible height to 9 to 10 ft.</p> <p style="text-align: right;">Action: Planning</p>	<p>As per "Policy & Procedure for permission and regularization of Additions/Alterations in DDA Flats" - the following is mentioned:-</p> <p>"Para ii. Additional/Alteration(s) permitted with Prior Intimation/Permission:</p> <p>(3) Covering of open terrace with sloping roofs upto 9' height with light weight material, i.e., fibre glass/AC sheets/GI Sheets with pipes and standard angle iron section, etc., and enclosing with glazing".</p> <p style="text-align: right;">(Planning)</p>
i)	<p><u>Shri Somnath Bharti</u></p> <p>DDA should consider allotment of alternative land to Guru Ravidas Samiti in lieu of the structure removed at Tuglakabad as per the orders of the Hon'ble Supreme Court.</p> <p style="text-align: right;">Action: Land Disposal</p>	<p>It is intimated that the policy of allotment of land for religious purpose is under submission to Competent Authority and there is no policy to give alternative land to any society after removal of unauthorized structure on DDA land.</p> <p style="text-align: right;">(Land Disposal)</p>
i)	<p><u>Shri S K Bagga</u></p> <p>Proper boundary walls and roads should be constructed at Gazipur paper market.</p> <p style="text-align: right;">Action: Engineering</p>	<p>Roads and the boundary walls have been provided and repairs, if required, are being carried out regularly.</p> <p style="text-align: right;">(Engineering)</p>
ii)	<p>DDA should protect its land in his constituency and to explore its utilization/sale through auction which have been got vacated after protracted litigation.</p> <p style="text-align: right;">Action: Engineering/LD</p>	<p>DDA land is being protected.</p> <p style="text-align: right;">(Engineering)</p> <p>Disposal is under process.</p> <p style="text-align: right;">(Land Disposal)</p>
i)	<p><u>Shri Manish Aggarwal</u></p> <p>Four gas godowns near Jhandewalan temple be shifted on priority.</p> <p style="text-align: right;">Action: LD/Planning</p>	<p>There are several trees at the alternative site for shifting of the existing gas godowns. Permission of cutting of trees has been sought from the Ridge Management Board which has not been received so far.</p> <p style="text-align: right;">(Land Disposal)</p>

17.09.2019

S.No	SUBJECT	ACTION TAKEN REPORT
1.	<p><u>Item No. 80/2019</u></p> <p>Disposal of flats of Commonwealth Games Village-concession in rates of disposal for allotment to Government Bodies, PSUs and Corporations of Central and State Governments. F.1(272)2013/N&C(H)</p> <p>The proposal contained in the agenda item was approved. Action: Housing</p>	<p>File has been submitted for approval of Vice Chairman, DDA on 26.09.19 for offering flats to Central Govt./State Govt./PSUs and confirmation of offer already made to various departments. (Housing)</p>
2.	<p><u>Item No. 81/2019</u></p> <p>Removal of embargo for execution of Conveyance Deed for a period of 5 years and handing over possession on submission of an undertaking for becoming member of RWA and to abide by Regulations of RWA to allottees of EWS flats at Shivaji Marg. F.2(07)2017/EWS/Pt</p> <p>The proposal contained in the agenda item was approved. Action: Housing</p>	<ol style="list-style-type: none">1. The possession of EWS flats at Shivaji Marg has already been handed over after payment of demanded amount and submission of requisite documents, on submission of an undertaking that the allottee shall become member of the registered Residents' Welfare Association (RWA) of EWS flats at Shivaji Marg, abide by the rules and regulations framed by the RWA and will continue to pay the maintenance charges of common area of the flat to the RWA.2. The conveyance deed will be executed in favour of the allottees of EWS flats at Shivaji Marg on receipt of entire cost of the flat and after possession is taken over by the allottee. Letters in this regard are being issued to the allottees. Director(PR) has been requested to give public notice in news papers in this regard. (Housing)

3.	<p><u>Item No. 82/2019</u></p> <p>Regarding amendment in the Nazul Rule-1981 (Rule-4) with respect to allotment of Institutional plots of Socio Cultural and Religious Category. F.7A(Religious- Policy)15/IL</p> <p>The proposal contained in the agenda item was approved with the modification that organizations working in the district in which the plot is located will be eligible for participating in the bid. If not even two such organizations register for participation in the bid, organizations from adjoining districts will be allowed to participate. Again if not even two such organizations register for participation in the bid, all other eligible organizations may be allowed. The matter be referred to Ministry of Housing and Urban Affairs, Govt. of India, for amendment in Nazul Rule-1981 (Rule 4).</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>The matter has been referred to the Ministry of Housing and Urban Affairs, Government of India for amendment in the Nazul Rules, 1981.</p> <p style="text-align: right;">(Land Disposal)</p>
4.	<p><u>Item No. 83/2019</u></p> <p>Fixation of amalgamation charges for commercial properties. F.5(09)2019/AO(P)DDA</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India, for approval under Section 57 of DD Act, 1957.</p> <p style="text-align: center;">Action: Finance</p>	<p>The matter has been sent to MoHUA under Section 57 of DD Act, 1957 for approval before final notification by DDA vide letter No. F5(09)/2019/AO(P)/DDA/124 dated 3.10.2019.</p> <p style="text-align: right;">(Finance)</p>
5.	<p><u>Item No. 84/2019</u></p> <p>Review Petition filed by Sh. B.M. Tiwari, Dy. CAO (Medical) & Sh.</p>	

S. N. Tiwari, AO (Retd.) under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulation, 1999
F.27(09)07/EE(Vig.)-VII/Pt.-V

Shri B M Tiwari, Dy. CAO (Medical) and Shri S N Tiwari, AO (Retd.) both have filed Review Petitions, under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 against the orders dated 23.01.2019 passed by the Revisionary Authority, i.e., Vice Chairman, DDA. The said review petitions were discussed and deliberated in detail during the meeting. The Authority observed that Shri B M Tiwari, Dy. CAO (Medical) and Shri S N Tiwari, AO (Retd.) both have not brought out any new material or evidence in their review petitions, which could not be produced or was not available at the time of passing the orders under review which could have the effect of changing the nature of the case.

In view of the above, the Review Petitions filed by Shri B M Tiwari, Dy. CAO (Medical) and Shri S N Tiwari, AO (Retd.) have not been found maintainable and thereby, the penalty imposed on them by the Revisionary Authority shall remain the same. Accordingly, their Review Petitions before the Authority under Regulation 33 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 stands disposed of.

Action: Vigilance

The decision of the Authority has been communicated to both the petitioners vide letters dated 30.09.2019.

(Vigilance)

6. Item No. 85/2019

Policy for Collection of Damage from the occupants of Damage

	<p>payee properties, under the Public Premises (Eviction of Unauthorised Occupants) Act, 1971. F.TN 2(09)2017</p> <p>The proposal contained in the agenda item was approved. Further, in order to make the Self Assessment Scheme successful, DDA may not issue notices to the occupants of the damage property owners during the period of operation of the window of the proposed Self Assessment Scheme. Further, after collection of data/information, comprehensive scheme for ownership of damage properties be brought before the Authority.</p> <p style="text-align: right;">Action: Land Management</p>	<p>Compliance of the approval of the Authority is under process. Tender has already been floated for Land Management Information System (LMIS). It is expected that work will be awarded by December, 2019. Self Assessment portal will be made operational thereafter.</p> <p style="text-align: right;">(Land Management)</p>
7.	<p><u>Item No. 86/2019</u></p> <p>Empanelment of Private Scheduled Commercial Banks for Investment of Surplus Funds in DDA. E.6(36)2003/A/Cs(M)/DDA/Pt-I</p> <p>The Authority delegated the power of empanelling private scheduled commercial banks in accordance with Govt. of India/RBI instructions to Vice Chairman, DDA. In case there is requirement to deviate from Govt. of India/RBI instructions, the matter will be brought before the Authority.</p> <p style="text-align: right;">Action: Finance</p>	<p>In view of approval of the Authority, the empanelment of four private scheduled commercial banks, namely, Bandhan Bank, RBL Bank, Karnataka Bank and DCB Bank has been approved by VC, DDA.</p> <p style="text-align: right;">(Finance)</p>
8.	<p><u>Item No. 87/2019</u></p> <p>Change of landuse of land measuring 36.6 ha. earmarked for District Centre under Commercial use to PSP to provide land for colleges and university to create</p>	

	<p>institutional Hub at Narela and swapping with Institutional land (PSP) in FA-20 to commercial. F.9(01)/2012-MP</p> <p>The proposal contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>Draft Public Notice for inviting objections/suggestions under Section 11 A of DD Act, 1957 has been prepared and submitted for the approval of the Competent Authority.</p> <p style="text-align: right;">(Planning)</p>
<p>9.</p>	<p><u>Item No. 88/2019</u></p> <p>Proposal for change of Use Zone/ Premise of an area measuring 2.62 Ha. (6.47 acre approx.) from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' at Block-B, Janakpuri under Sub/Clause 8(2) of MPD-2021 for Special Permission from the Authority w.r.t. the contempt Petition No. 229/2019 in the court case titled 'Ramleela Committee, Janakpuri (Regd) & Anr. V/s Rishu Kant Sharma & Ors.' falling in Planning Zone-G. F.3(12)/2016-MP</p> <p>The proposal contained in the agenda item was approved.</p> <p style="text-align: right;">Action: Planning</p>	<p>Follow up action as per the Authority decision has been taken and the reference has been disposed of.</p> <p style="text-align: right;">(Planning)</p>
<p>10.</p>	<p><u>Item No. 89/2019</u></p> <p>Modification in the Development Control Norms and activities permissible under Religious Category at sub city level in the Master Plan. F.15(01)2018-MP</p> <p>The recommendation contained in the agenda item was approved. Public notice inviting objections/suggestions under Section 11 A of DD Act, 1957 be issued.</p> <p style="text-align: right;">Action: Planning</p>	<p>Draft Public Notice for inviting objections/suggestions under Section 11 A of DD Act, 1957 has been prepared and submitted for the approval of the Competent Authority.</p> <p style="text-align: right;">(Planning)</p>

<p>11.</p>	<p><u>Item No. 90/2019</u></p> <p>Policy for Transit Oriented Development (TOD) in Delhi- as a modification to MPD-2021. F.20(7)/2015/MP</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India, for issue of final notification.</p> <p style="text-align: right;">Action: Planning</p>	<p>As per the decision of the Authority, draft notification regarding Chapter 20.0 Transit Oriented Development and MPD-2021 modifications alongwith Authority Resolution are being sent to MoHUA for approval and issuance of final notification.</p> <p style="text-align: right;">(Planning)</p>
<p>12.</p>	<p><u>Item No. 91/2019</u></p> <p>Draft regulations for Transit Oriented Development (TOD) in Delhi. F.20(7)2015/MP/Pt-I</p> <p>The proposal contained in the agenda item was approved. The matter be referred to the Ministry of Housing and Urban Affairs, Govt. of India for approval under Section 57 of DD Act, 1957.</p> <p style="text-align: right;">Action: Planning</p>	<p>As per the decision of the Authority, draft notification regarding Regulations for Transit Oriented Development (TOD) in Delhi is being sent to MoHUA for its approval before notification by DDA under Section 57 of DD Act, 1957.</p> <p style="text-align: right;">(Planning)</p>
<p>13.</p>	<p><u>Item No. 92/2019</u></p> <p>Proposed Amendments in MPD-2021. F.20(9)/2014/MP</p> <p>After detailed discussion it was decided that the recommendation contained in Para 5.0 (ii) of the agenda item be reassessed and placed before the Authority in the next meeting. Recommendations contained in paras 5.0 (i) and (iii) were approved. Matter regarding recommendation contained in para 5.0 (i) be referred to the Ministry of Housing and Urban Affairs, Govt. of India for issue of final notification.</p> <p style="text-align: right;">Action: Planning</p>	<p>The matter in respect of Para 5.0 point no. (i) has been referred to the Ministry of Housing and Urban Affairs, Government of India for consideration.</p> <p>In respect of Para 5.0 (ii), the same is being reassessed as per the minutes of the Authority meeting and shall be placed in the next Authority meeting.</p> <p style="text-align: right;">(Planning)</p>

<p>14.</p>	<p><u>Item No. 93/2019</u></p> <p>Relaxation in lock-in period, raising the ceiling of rebate and reducing the rate of interest in respect of flats allotted to Persons with Disability (PwD). F.25(PHP)/LIG/2019</p> <p>The proposal contained in the agenda item was approved. Action: Housing</p>	<p>The matter has been referred to the Ministry of Housing and Urban Affairs on 26.09.2019 for approval in respect of raising of ceiling from ₹ 2.5 lakhs and removal of lock-in period of 15 years. (Housing)</p>
<p>15.</p>	<p><u>Item No. 94/2019</u></p> <p>Rationalization of cost of One Bed Room Flats at Ram Garh Colony, Jahangirpuri. F-25/Rationalization/LIG/2019/08</p> <p>The proposal contained in the agenda item was approved. Action: Housing</p>	<p>The file has been sent to the Finance department for intimating the exact cost of flats at Ram Garh colony after giving 30% discount in construction cost of these flats. (Housing)</p>
<p>16.</p>	<p><u>Item No. 95/2019</u></p> <p>Partial Amendment in Policy for permissibility of Additional Educational Activities/use premises under the Educational Category plots. F.12(55)92/IL/Pt.</p> <p>The proposal contained in the agenda item was approved with the modification that the rebate on the penalty and permissible charges be amended as 90%. Action: Land Disposal</p>	<p>Cases of such nature will be taken up as per Authority's decision. (Land Disposal)</p>
<p>17.</p>	<p><u>Item No. 96/2019</u></p> <p>Request of Authority Member Shri Somnath Bharti for grant of NOC for Aam Aadmi Mohalla Clinics. F.22A (01)/17/IL</p>	

<p>The matter was discussed and it was decided that the request of GNCTD may be examined as per the DD Act, 1957 and norms of MPD-2021 for allotment of plots for health facilities.</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>The matter is under process.</p> <p style="text-align: right;">(Land Disposal)</p>
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'Other Points' raised by Hon'ble members of the Authority

S. No.	Subject	Action Taken Report
i)	<p><u>Shri O P Sharma</u></p> <p>DDA should stop unauthorized use of premises allotted to schools for organizing Ramleelas. Action should be taken for violation of terms and conditions of allotment. Parking of cars outside the premises of schools be disallowed.</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>The Authority's decision has been conveyed to the respective authorities for ensuring strict compliance. A reminder has also been issued to this effect.</p> <p style="text-align: right;">(Land Disposal)</p>
i)	<p><u>Shri Somnath Bharti</u></p> <p>Land temporarily allotted to DMRC at Begampur be taken back by DDA.</p> <p style="text-align: center;">Action: Land Disposal</p>	<p>A meeting was held with the Hon'ble Member and DMRC. Necessary instructions have been issued to respective authorities to expedite the matter on priority.</p> <p style="text-align: right;">(Land Disposal)</p>
i)	<p><u>Shri Manish Aggarwal</u></p> <p>A list of DDA parks which are being utilized for religious purpose be compiled and these sites designated as utsav grounds.</p> <p style="text-align: center;">Action: Horticulture</p>	<p>List of sites annexed. These sites are only allotted temporarily and cannot be designated as utsav grounds.</p> <p style="text-align: right;">(Horticulture)</p>

RESOLUTION

The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 13.08.2019 and 17.09.2019:

Shri Vijender Gupta

- i) A copy of all court orders with respect to land allotted to Badarpur Traders Union be provided.
- ii) DDA should expedite in-situ rehabilitation projects and issue tenders at the earliest. Surveys for all JJ clusters should be conducted. Status of detailed project reports (DPRs) be intimated.

Shri Somnath Bharti

- i) For mohalla clinics, allotment of land is not required and DDA should consider grant of NOC's as those provided earlier for public toilets.
- ii) It has been incorrectly mentioned that the condition of the community hall at Gujjar Dairy is satisfactory. A joint site inspection with the Authority Member be scheduled on priority.
- iii) Timelines for construction of community centre at Gulmohar Park be provided.
- iv) DDA should pursue the matter and make efforts to get the stay orders with respect to Khasra No. 277, Hauj Khas vacated at the earliest.
- v) A joint site inspection with the Authority Member should be conducted for identifying site for community facilities at Gautam Nagar.
- vi) DDA plot at Arjun Nagar be utilized for its intended purpose and part of DDA land at Kumhar Basti allotted for a community facility.
- vii) In-situ rehabilitation of Valmiki Camp and Indira Camp be initiated on priority.
- viii) Land vacated by DMRC at Begampur be taken back by DDA.

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Shri S K Bagga

- i) It has been incorrectly stated that he is satisfied with the maintenance work carried out for DDA parks in his constituency. On the contrary, no work has been undertaken or is ongoing in this regard.

Shri O P Sharma

- i) Despite furnishing information of a school in his constituency which is regularly utilizing its premises unauthorisedly for Ramleelas and other functions, DDA has not initiated any action for violation of the terms and conditions of allotment, though in another case DDA has cancelled the lease deed.
- ii) No action till date has been initiated against Preet Vihar Club and Great Gatsby Club which charge exorbitant membership fees. It should also be investigated how three institutional plots have been allotted to a single person.

Shri Manish Aggarwal

- i) All unauthorised structures should be removed at the earliest from DDA land in khasra No. 23, 26, 27 and 39 at Karbala, Lodhi Road.

LIST OF PARKS USED FOR RELIGIOUS PURPOSE

Sl. No.	Engineering Zone	Locality	Park /Address
1	2	3	4
DWARKA			
1	Dwarka	Vikas Puri	Sports field at C-Block, Vikaspuri
2	Dwarka	Hastsal	Park Sanitary land Fill Pit No. 2 Hastsal
3	Dwarka	Hastsal	Aff. MP Green area at Hastsal Ph.-I
4	Dwarka	Pasehim Vihar	Distt. Park along Rohitak Road at Pasehim Vihar
5	Dwarka	Hastsal	Sports Field Hastsal Ph.-II
6	Dwarka	Janakpuri	NHP C-4 Janakpuri
7	Dwarka	Kirti nagar	Distt. Park Hedgewar park Kirti Nagar
8	Dwarka	Hari Nagar	NHP Shiv Mandir Park, Hari Nagar
9	Dwarka	Hari Nagar	Green Belt Mohan Mandir, Hari Nagar
10	Dwarka		NHP Maharishi Dayanand Park, Subhash Nagar
11	Dwarka	Subhash Nagar	M/o NHP at Fateh Nagar / Manak Vihar
12	Dwarka	Nasirpur	Park at Isolated Pkt.6 Nasirpur (Budha Jayanti Park)
13	Dwarka	Nasirpur	Park at Isolated Pkt.-20 -D, Nasirpur (Chhat Puja Park)
ROHINI			
14	Rohini	Rohini	M/o Park and Play area Pkt.-16 & F-17, Sec-8, Rohini
15	Rohini	Rohini	M/o NHP and Play area Pkt. B-09 & F-17 Sec-03, Rohini
16	Rohini	Rohini	Maharaja Surajmal Stadium, Near Metro Station, Nangloi
17	Rohini	Rohini	NHP No. 8 Sec. 24 Rohini
NORTH			
18	North Zone	Ashok Vihar	Zonal green area at Ashok Vihar Ph-IV
19	North Zone	Lawrence Road	Distt. Park at Lawrence Road (Napal Wala Bagh)
20	North Zone	Bhlaswa.	M/o 4 Hact. of land at Bhlaswa.

	North Zone	Shalimar Bagh.	M/o NHP Block- B BL, Shalimar Bagh.
22	North Zone	Haiderpur	Green Area C & D Block Haiderpur (Near Ayurvedic Hospital).
<u>SOUTH</u>			
23	South Zone	Tughlukahad	M/o Green Belt at Tughlaka bad Ext. Opp. Gali No. 28
24	South Zone	Kalkaji Ext.	M/o NHP Pkt. A-10 & A-11 at Kalkaji Extn.
25	South Zone	Kalkaji Nehru place	M/o AasthaKunj Park kalkaji Near ISKCON Temple
26	South Zone	Jamrodpur G.K-1	M/o Park Opp. LSR College at G. K. -1
27	South Zone	Kalkaji	M/o Aff. M. P. Green area at Dhobi Ghat
28	South Zone	Saket	M/o N.H.P. J-Block, Saket
<u>EAST</u>			
29	East Zone	Patparganj	Park and RSP & CGHS ZE-13, Extended portion I. P. Extension Patparganj (Utsav Ground)
30	East Zone	Shakarpur	Green area Nehru Enclave at Shakarpur
31	East Zone	Patparganj	Park at Swati apartment at Patparganj
32	East Zone	Kondli	M/o green area 1040 EWS House at Kondli (Nut wala park)
33	East Zone	Mayur Vihar Ph.II	M/o Green area Sanjay lake, Children park near pkt.-F, Mayur Vihar Ph-II
34	East Zone	Dilshad Garden	NHP at PKT B, Dilshad Garden (Hanuman Vatika)
35	East Zone	Sunder Nagri	Park and Water body Sunder Nagri
36	East Zone	Swasthya Vihar	NHP at Swasthya Vihar.
37	East Zone	Laxmi Nagar	Green Area at Laxmi Nagar (lalita Park)
38	East Zone	Trilok Puri	Opposite Chand Cinema Trilok Puri

ITEM NO. 99/2019

Subject: Proposed Amendments in MPD-2021 w.r.t. Fitness Centre (including gymnasium, yoga / meditation centre and Wellness Centres.

File No.: F.3 (9)/2012/MP

SYNOPSIS

- MPD-2021 was notified by the Central Government on 07.02.2007 wherein Chapter 15.0 provides for Mixed Land Use regulations.
- As per Para 15.7.3. of Mixed Land Use regulations, Wellness Centres, Fitness Centres (including gymnasium, yoga / meditation centre) were allowed till 07.02.2007 and this was subsequently amended to allow fitness centres till 12.08.2008 vide S.O. 1215 dated 13.05.2013.
- Several representations and Local bodies have requested for removing the cut off date for few uses in Mixed Use / Residential Areas in the MPD-2021.

1.0 BACKGROUND

- 1.1 Delhi is continuously growing. The development of basic public-semi-public facilities along with general commercial facilities could not keep pace with growing population resulting in the increase of Mixed Use. The Mixed Use policy aims to balance the socio economic need and the impact of the said activity in the residential area.
- 1.2 Preparation of MPD-2041 where detailed strategies shall be worked out is underway; however, to address the urgent problems raised by the local bodies, few issues are being addressed in MPD-2021.
- 1.3 A meeting was held under the chairmanship of Vice Chairman, DDA on 11.06.2019 wherein Commissioners of Three Municipal Corporations (i.e. North DMC, South DMC and East DMC) CLA, PC (LM & Co-ord) and various other officers were present in which issues related to modifications required in Master Plan were discussed.

A letter in this regard was also sent by North DMC, South DMC and East DMC for taking a view related to 'proposed clarifications and amendments in MPD-2021' which included removal of prescribed cut-off dates as specified in Mixed use Chapter of MPD-2021.

- 1.4 Further, a presentation on the issues was also held on 17.06.2019 and continued on 19.06.2019 at Raj Niwas, Delhi wherein the issues arising out of implementation with respect to various clauses of MPD-2021 were discussed. One of the issues was removal of cut-off date for a few uses such as Fitness Centres and Wellness centres in Para 15.7 Other Activities.

- 1.5 Various Representations have been received requesting continuation of Fitness centres and Wellness centres considering the requirement of such centres at the neighbourhood level and their role to make the Fit India Movement a success.

Based on the above, the following proposal has been prepared.

2.0 PROPOSAL

In view of the above, the proposal regarding modifications in the relevant clauses of MPD-2021 is as follows:

MPD 2021	
Chapter 15: Mixed Use Regulations	
Existing Provisions	Proposed Amendments / Modifications
<p>Para 15.3</p> <p>Para 15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows:</p> <p>1. In colonies falling in categories A and B (Second bullet)</p> <ul style="list-style-type: none"> "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres existed as on 12.8.2008, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue. 	<p>Para 15.3</p> <p>Para 15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows:</p> <p>1. In colonies falling in categories A and B (Second bullet)</p> <ul style="list-style-type: none"> "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and NGOs will not be permissible. Banks which existed as on 7.9.2006 and NGOs which existed as on 7.2.2007 fitness centres and wellness centres (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue.
<p>Para 15.7 Other Activity</p> <p>b. iii) Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services and operating as on 7.2.2007.</p> <p>e. Fitness Centre (including gymnasium, yoga / meditation centre) as existed on 12.8.2008.</p>	<p>Para 15.7 Other Activity</p> <p>b. iii) Wellness Centers including Day Spas / Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services.</p> <p>e. Fitness Centre (including gymnasium, yoga / meditation centre).</p>

Para 15.7.3

iv) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply.

vi) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre), ~~(other than those on plots abutting commercial streets)~~ is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.

Para 15.7.3

iv) Nursing Homes, Wellness Centres including Day Spas / Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services] operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply. ***New wellness centre from the date of notification shall only be allowed on ground floor and basement.***

vi) Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga / Meditation Centre) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. ***New fitness centre from the date of notification shall only be allowed on ground floor and basement.***

- 3.0 The proposal contained in Para 2.0 above is placed before the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 for inviting objections/ suggestion from the general public.

RESOLUTION

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

ITEM NO. 100/2019

Sub.: Agenda for development of 10.26 hectares DDA land at Trilokpuri, Delhi.

[File No. F.3(90)98-MP/Vol-II]

1.0 Background:

- 1.1 DDA has signed a MoU with National Building Construction Corporation (NBCC) on 26.06.2015 for integrated development of "Lake View Complex" based on TOD norms on 10.26 hectares land at Trilokpuri, Delhi. Copy of MoU is enclosed as **Annexure-I**.
- 1.2 This issue was discussed in the meeting held under the Chairmanship of VC, DDA on 07.03.2019 wherein it is agreed that the project of Lake View Complex/ Sanjay Lake Park Complex at Trilokpuri, Delhi may be taken up for development for residential on design-built basis by the Engineering and HUPW. Copy of the minutes of the meeting is enclosed as **Annexure-II**.
- 1.3 The agenda for proposal regarding revoking of MoU earlier signed between DDA and NBCC on 26.06.2015 for integrated development of "Lake View Complex" based on TOD norms on 10.26 hectares land at Trilokpuri, Delhi was sent to Raj Niwas for approval for placing the same before the Authority. File was returned with the following observations:

"Hon'ble Lt. Governor has perused the draft agenda regarding development of 10.26 hectares of DDA land at Trilokpuri, Delhi" and noted that the agenda does not disclose any reason as to why the project could not take off. It has been desired that a joint inspection by NIUA and DDA teams may be conducted to assess whether this piece of land can be developed as TOD node or not. Agenda may be resubmitted along with the report by first week of September".

2.0 Follow up Action:

- 2.1 In compliance of observation of Raj Niwas, a joint site inspection by the team of NIUA and DDA (UTTIPEC, Planning, Engineering & Architecture Deptt.) was held on 02.09.2019. The considered view arising out of the site visit was that the site should be developed as a mixed use development on reduced TOD norms owing to the constraints in terms of the location, nature of adjoining developments, existing road networks and from salability point of view.
- 2.2 A meeting was also held under the Chairmanship of VC, DDA on 23.09.2019 regarding the development of DDA land at Trilokpuri (near Sanjay Lake) and following was decided:

- i. This site will be developed with an FAR of 200 (excluding the mandatory 15% FAR for EWS housing) based on mixed use development considering the features of TOD.
- ii. Change of land-use for this site from "Commercial" to "Residential" is to be processed on priority by the Planning Zone-E.
- iii. Chief Engineer (East Zone), DDA will be the nodal officer for the overall monitoring and coordination with other stakeholder agencies for implementation of this project.
- iv. The layout plan (LOP) of the entire site is to be prepared by NBCC considering the residential land use with the features of TOD and shall be submitted to Architecture Department of DDA who shall examine and place the proposed LOP in Screening Committee for approval. NBCC shall only provide the Architectural consultancy for design of the project, accordingly revised MOU has to be prepared.
- v. It was also suggested that the development must have sewerage and water treatment plant provisions within the site.
- vi. Revised MOU in this regard will be signed between DDA and NBCC through Chief Engineer (EZ).

(Copy of the minutes of the meeting is enclosed as **Annexure-III**)

2.3 In view of the above, the change of land use of the land under reference would be processed from commercial to residential and thereafter the mixed use development on TOD norms with FAR of 200 shall be carried out.

3.0 Proposal:

- i. Rescinding of the old MoU earlier signed between DDA and NBCC on 26.06.2015 for integrated development of "Lake View Complex" based on TOD norms on 10.26 hectares DDA's land at Trilokpuri, Delhi.
- ii. The site will be developed with an FAR of 200 (excluding the mandatory 15% FAR for EWS housing) based on mixed use development considering reduced TOD norms after processing of change of land use.

4.0 Recommendations:

The proposal contained at para 3.0 above is placed before for Authority for its approval.

RESOLUTION

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

The new MoU would be signed with NBCC and the Authority authorized Vice Chairman, DDA to undertake any subsequent changes in the new MoU, if required. The final MoU would be placed before the Authority for information after signatures.



MEMORANDUM OF UNDERSTANDING [MOU]

Between

Delhi Development Authority

and

National Buildings Construction Corporation Ltd

26 June, 2015

for

**Development of "Lake View Complex" based
on TOD norms on 10.26 hectares land at
Trilokpuri, Delhi**



[Signature]
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सुपरवाइजर
दिल्ली विकास प्राधिकरण
विकास भवन नई दिल्ली

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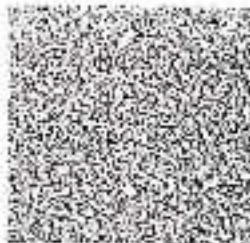
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Government of National Capital Territory of Delhi

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Certificate No. : IN-DL19669296482350N
 Certificate Issued Date : 24-Jun-2015 03:59 PM
 Account Reference : IMPACC (IVY) @ 861503/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL 86150336411668109841N
 Purchased by : DDA
 Description of Document : Article 5 General Agreement
 Property Description : NA
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DDA
 Second Party : NA
 Stamp Duty Paid By : DDA
 Stamp Duty Amount (Rs.) : 100
 (One Hundred only)



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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is made at New Delhi on this 25th day of June, 2015

BETWEEN

Delhi Development Authority, a Government body constituted under the Delhi Development Act, 1957 and having its registered office at Vikas Sadan, INA, New Delhi acting through its **Vice Chairman** hereinafter called "DDA" (which expression shall unless repugnant to the context includes its successors and assigns) of the **FIRST PARTY**

[Signature]
ब्रह्मचंद्र कुमार, आई.ए.एस.

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AND


National Buildings Construction Corporation Limited, a Government of India Enterprise incorporated under the Companies Act, 1956 and having its registered office at NBCC Bhawan, Lodhi Road, New Delhi-110003 acting through its **Chairman-cum-Managing Director** hereinafter called "NBCC" (which expression shall unless repugnant to the context include its successors and assigns) of the **SECOND PARTY**,

WHEREAS

1. DDA is in the process of introducing Transit Oriented Development (TOD) norms in the MPD-2021. The draft TOD Policy and norms have been approved by Delhi Development Authority and placed in the public domain on 25.11.2014 under section 11A of the D.D. Act, 1957 for seeking suggestions/objections after which it would be processed for incorporation into the Master Plan 2021 vide notification by the Authority/MoUD.
2. DDA is in possession of land admeasuring 10.26 hectares at Patparganj, Trilokpuri, Delhi as per the site plan annexed showing the location, extent and boundaries of the land and is fully entitled to develop the said land. The land is almost flat and located near NH-24 Trilokpuri. The site is bounded on eastern and southern side by 30 m Zonal plan roads. On the western side, the site is bounded by approx. 170 acres Sanjay Lake Park, which includes approx. 40 acres of lake area.
3. The DDA has desired to develop the TOD project which shall be named "Lake View Complex": Integrated Scheme for development of approx. 10.26 Hectares DDA land at Trilokpuri based on TOD norms. The Delhi Development Authority in its meeting dt 01.04.2015 has accorded approval containing layout plan to integrate the Lake View Complex with the Sanjay Lake Park.
4. The development control norms of Transit Oriented Development (TOD), which are part of the chapter on 'Transportation' of MPD-2021 shall be applicable.



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Page 2 of 14


Manoj Kumar
उपमहानिदेशक
दिल्ली विकास प्राधिकरण

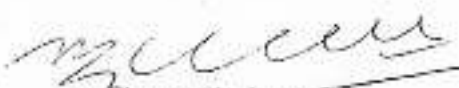
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- 5 DDA would show-case the Sanjay Lake Park through mixed use development of Lake View Complex on 10.26 hectares land having residential, hospitality and public oriented uses. The development shall comprise service apartments, old age houses, hostels, convenient corporate and commercial components, public plazas and other recreational facilities. Lake View Complex is envisioned to enhance footfall of visitors the lake and its surrounding better used and more active round the clock.
- 6 Development of this site shall be envisaged as an integrated development/comprehensive scheme that will generate substantial direct & indirect employment while conforming to the provisions of MPD - 2021. The development of the complete project "Lake View Complex" shall be on the basis of a self-sustaining financial model where the DDA shall not make any financial contribution towards the development except providing the land.
- 7 NBCC is a premier Central Government Public Sector Enterprise having wide and varied business experience and expertise, *inter alia*, in the field of construction and real estate development.
- 8 NBCC after satisfying itself about the status, DDA's rights, title and interest in the land has expressed its interest to adopt the maintenance and upkeep of the Sanjay Lake Park as part of DDAs "Adopt a Park" policy. The lake and development on DDA's 10.26 hectares land will be part of integrated complex. DDA having agreed with the proposal of the NBCC has further agreed to rope in NBCC as the Executing/Implementing agency for the "Lake View Complex" on 10.26 hectares land at Trilokpuri based on TOD norms.
- 9 DDA & NBCC have agreed for development of the aforesaid project on the said Land Parcel at Trilokpuri for mutual benefit including the local community and the public at large.
- 10 The Delhi Development Authority in its meeting dt. 01.04.2015 has approved the proposal of "Lake View Complex" at Patparganj / Trilokpuri based on TOD norms with following decisions, which shall be abided by both parties of the

MOU

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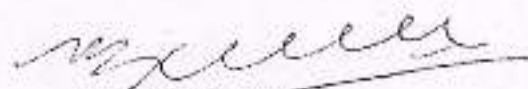



क. क. कुमार
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- a. The final norms as notified by MoUD shall be conveyed to NBCC/implementing agency for preparation of the detailed integrated scheme for the 10.26 Ha Trilokpuri site as per Transit Oriented Development (TOD) norms as part of MPD-2021 as well as for preparation of detailed project report for the scheme.
- b. Final TOD norms shall be applicable to the scheme only after final notification of MPD-2021 revisions by the Ministry of Urban Development
- c. The proposal aims to capitalize on the beautiful views to the existing Sanjay Lake on the western side of the site, therefore, it is proposed that the project may be named as "Lake View Complex" for marketing purposes.
- d. The proposal will be self-sustainable project and it will in no way affect the catchment area of the Sanjay Lake and will in fact, enhance environmental quality of the area. It will comply all the orders/directions issued by the Hon'ble NGT or any Court from time to time.
- e. It is proposed that the "Trilokpuri" Metro station may be renamed as "Sanjay Lake station". The same is being conveyed to DMRC for necessary action.
- f. The layout plan for the scheme showing the road network, common public green area, urban design guidelines/envelop controls as well as the actions for implementing agency and other details as approved by Authority dated 01.04.2015 shall be followed by NBCC for development of the project along with the following recommendations:
 - i. The project will be taken up for implementation on similar model as the TOD project at Kadkadooma.
 - ii. NBCC will work out the detailed program for the project based on Market viability.
 - iii. Additional proper approach to the site is to be provided from the NH-24 side.
 - iv. The scheme will not affect the catchment area of the Sanjay lake or any other parameter as defined by Hon'ble NGT in due course.




बलविंदर कुमार, आई.ए.एस.
उपमहानिरीक्षक
राज्य विकास प्राधिकरण
विशाल मंगल, नई दिल्ली

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- v. Broad framework of road network and community level Green Recreational Areas to be as per the layout plan approved by DDA [Annexure-A].
 - vi. The final Multi-Modal Integration (MMI) plan of Trilokpun Metro Phase-III as approved by Governing Body of UTTIPEC dt.19.12.14, is to be integrated in the final scheme and implemented by NBCC. [Annexure- B].
 - vii. Access from NH-24 side will be developed as per the plan approved by the Governing Body of UTTIPEC dt.19.12.14 by the NBCC [Annexure- C].
 - viii. No permanent construction work will be undertaken within the park, except only the interventions as approved by Authority which will enhance the water quality and recharge of the Sanjay Lake and making it a safer and more usable for the public. The work on improvement of the quality of water of Sanjay Lake should be initiated immediately. Also, the protection of environment of the said area should be the priority.

11. The Delhi Development Authority in its meeting dt. 01.04.2015 has also approved the proposal to take up the project in "Partnership mode" with NBCC and required NBCC to prepare the detailed project report for the Lake View Complex, for consideration of the DDA. The DDA has consequently issued a letter of Intent (LOI) vide no. F3(90)/89-MP/Vol-II/D-191 dated 06.05.2015 and desired NBCC to take up the complex development work including but not limiting to as Project Management Consultant.

12. It is further agreed between the parties hereto that besides this MoU a separate detailed agreement shall be signed if required in future with those details which are not specifically mentioned in these presents.

Now this MOU witnesses as following agreed conditions of entrusting the integrated development of 10.26 hectares land at Trilokpun based on the TOD development norms as follows –



1.0 Responsibilities of DDA

- 1.1 DDA will permit development on land parcel which has been identified as per plan enclosed and is free from encumbrances for development of the Lake View Complex involving Residential, Commercial, mixed use and other planned use
- 1.2 DDA will be responsible for payment of all statutory dues, taxes etc. for the said land prior to handing over of the possession to NBCC
- 1.3 DDA will provide support in obtaining all statutory approvals both pre & post construction from the concerned authorities.

2.0 Responsibilities of NBCC

- 2.1 NBCC shall execute development of "Lake View Complex" project on 10.26 hectares land at Trilokpuri based on TOD norms including Residential use service apartments, old age apartments, convenient shopping, budget hotels, plazas, civic uses and sport facilities etc. in accordance with the approved development scheme on a self-sustaining financial model without seeking any financial contribution from the DDA
- 2.2 Proposed land on which the development is to be taken up has the following area statement

		Approx. land area	
		Area (Sqm)	Area (Hectare)
Overall DDA land area (to be re-verified)		102571.99	10.26
Permanent allotment to Fire station		4265.00	0.43
Permanent allotment to Petrol pump		1080.00	0.11
Permanent allotment to Police post		1545.00	0.15
Permanent allotment to Trilokpuri Metro station		7488.96	0.75
Developable site area available for comprehensive/integrated TOD scheme		88193.03	8.82
Land area under Mixed-use blocks	45%	48988.82	4.70
Land under public roads and circulation	20%	20689.82	2.07
Land area under green/ Recreational area	20%	20514.39	2.05



- 2.3 NBCC shall engage a multi-disciplinary consultant team with an architect as lead consultant for detailed design and drawings of integrated Lake View Complex development of 10.26 Ha, after following due procedure in a transparent manner. The team shall include an architect, landscape architect, sustainable infrastructure consultant, ICT consultant and other consultants as may be required for complete development, in order to deliver all components of smart cities within the project.
- 2.4 The concept design based on smart city principles will be finalized by a minimum five member Committee i.e. *Project Monitoring Committee (PMC)* comprising of two members each from the DDA, NBCC and one member from other organization related in this field as mutually agreed by DDA & NBCC. Relevant officers of other govt. agencies including service providing agencies may also be included in the committee. However DDA would retain the authority for finalization and approval of the concept, program, design and disposal of the property. The PMC will ensure that the provisions of CPWD works manual for detailed estimation shall be followed.
- 2.5 NBCC shall use the land only for the purpose for which it has been allowed and not for any other purpose.
- 2.6 NBCC shall take all the required approvals including but not limited to the environment clearance from all the concerned statutory and the local bodies. The DDA will render assistance in getting statutory approvals.
- 2.7 NBCC shall follow the e-tendering mode as prescribed in CPWD Works Manual 2014 transparent procedure for selection of contractors and other aspects relating to execution of the project.
- 2.8 NBCC shall commence construction work only after getting their plans approved as per the statutory requirements.



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- 2.9 The trees, if any, situated on the plot will be government property and shall not be removed without prior approval of the concerned statutory authority
- 2.10 All fossils, coins, articles of value or antiquity and structures and other remains of things of geological or archaeological interest discovered on the Site shall, be deemed to be the absolute property of the DDA. The NBCC shall take reasonable precautions and report to DDA with a view to prevent workmen or any other persons from damaging or removing any such article or thing and shall, immediately upon discovery thereof and before removal, acquaint the Architect with such discovery and carry out the DDA's instructions for dealing with the same.
- 2.11 The supervision of all the works shall be done by the NBCC, which shall strictly adhere to the quality norms applicable as per CPWD specifications, IS codes, National Building codes etc.
- 2.12 The phase wise completion along with the time schedule for completion of the project will be mutually finalized by NBCC & DDA. Tentatively, the following timeline has been proposed after mutual discussion:

1	Date of signing of MOU	0 date
2	Handing over encumbrance free land by DDA to NBCC	1 month
3	Presentation on design concept	3 months
4	Finalisation of concept	1 month
5	Clearances from the statutory authorities	6 months
6	Start of construction on ground after inviting tenders	2 months
7	Completion of development of phase-I (construction)	36 months

- 2.13 The timeline for completion of the said project with respect to construction shall be adhered to by NBCC through its contractors. NBCC shall incorporate necessary covenant for payment of liquidated damages in case of delay in



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 किली विकास प्राधिकरण
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completion of construction on part of its contractors. In case any liquidated damages are received the same shall be credited to DDA.

2.14 NBCC shall be paid project management charges @ 10% of the final project cost which is inclusive of 3% contingencies (only cost of construction and development without including the cost component of land) for co-ordination, supervision and monitoring of the project as per approved DPR at the phase-wise conclusion of the project which shall be inclusive of work contingency charges. It is clarified that other than 10% which is inclusive of 3% contingencies as mentioned above no other amount except the amount mentioned in para 2.15 shall be payable on any other account whatsoever.

2.15 NBCC with prior written permission of the DDA may undertake marketing of the built-up space at such terms & conditions which may be mutually agreed from time to time. NBCC in consultation with DDA will finalize disposal methodology, phasing of disposal, period of disposal, rates thereof and other terms & conditions for disposal of the built-up space. NBCC shall be entitled to disposal fee @ 1% of disposal Price of such properties. The payment of disposal fee shall be proportionate to the disposal of the properties in phase-wise disposal provided that the disposal fee of 1% is maintained till completion of the entire disposal process. However DDA would retain authority for pricing and disposal of the property.

2.16 The Project Monitoring Committee shall act under the joint chairmanship of VC, DDA and CMD, NBCC, for the purpose of monitoring the projects and taking policy decisions on the project. The Committee will monitor the implementation of the development project and accord necessary approvals like detailing of the design, programming of the scheme, release of payments, imposition of penalties or any other such approval.

3 Escrow Account

3.1 An escrow account in a nationalized bank as may be decided by the DDA shall be opened. The escrow account will be maintained as per the format prescribed by bank and quarterly review will be carried out by committee. The account will be operated jointly by signatories of DDA and NBCC. The DDA



shall have right to deal with the surplus, if any, in the Escrow Account without affecting NBCC's interest. The surplus shall belong to DDA.

- 3.2 The construction cost and other expenditures for development of the project shall be met out from the booking amount received towards the disposal of the built-up space. The booking amount and disposal proceed of built-up space shall be deposited in Escrow account. In case the requisite amount for commencement and completion of project is not generated then NBCC shall make financial arrangement at its own without any financial involvement of the DDA to commence and complete the project.

4.0 Finalization of Detailed Design

NBCC shall formulate the detailed design/ development plan for the project including the overall built-up area, land-use, open space design and infrastructure plan (including water, energy, waste and information & communication technology), etc. for creating an exemplary development based on TOD norms.

The concept design will be finalized by the Project Monitoring Committee. The Development plan shall be finalized with mutual discussions with NBCC. However DDA would retain the authority for finalization and approval of the concept, program, design and disposal of the property.

5.0 Project Cost

The estimated cost of the project shall be finalized by Project Monitoring Committee which shall include but not limited to statutory charges payable to the local bodies for obtaining approval/clearances, dismantling of existing structures, cost of construction including escalation, if any, site development inclusive of taxes, levies, duties, cess payable on this account, which are necessary for completion & disposal of the project but excluding contingency charges.



6.0 Other Terms and Conditions

Other terms and conditions related to the "Lake View Complex" on 10.25 hectares land at Triokpur, based on TOD norms are as under

6.1 CPWD Specifications and prevailing cost indices shall govern the quality and cost of construction. Any improvement/change in design/specifications and cost indices will be considered and approved by the Project Management Committee. A Third Party agency may be engaged to provide quality assurance and conformity to the specifications and other parameters like timely attainment of milestones for completion of the project, etc.

6.2 All equipment(s) Temporary Works and materials brought by the NBCC and its Contractors shall, when brought on to the Site, be deemed to be exclusively intended for the execution of the Works and the Contractor shall not, without the consent of the Project Management Consultant, remove the same or any part thereof, except for the purpose of moving it from one part of the Site to another. Provided that consent shall not be required for vehicles engaged in transporting any staff, labour, Contractor's Equipment, Temporary Works, Plant or materials to or from the Site.

6.3 The DDA shall not at any time be liable, for any accident, loss of life, the loss of or damage to any of the said Contractor's Equipment, Temporary Works or materials.

6.4 That NBCC shall be responsible for all the eventuality and consequences arising out of the construction and development activities including but not limited to structural defects. It shall take appropriate remedial measures to rectify such defects or remove such irregularities at the earliest. The NBCC shall also apply and obtain the C&D forms, electricity, water and sewer connections, etc., from the competent authority/authorities concerned at its cost. The defect liability period by which NBCC shall be bound is 2 years from the date of handing over the completed part of the project to prospective space buyers and RWAs.



M. S. Chaudhary
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अध्यक्ष
दिल्ली विकास प्राधिकरण
नयाग नगर, नई दिल्ली

- 6.5 The NBCC shall be responsible for the implementation of safety measures to avoid casualty or injury to persons working on the site. In the event of any casualty or injury to any person working or otherwise on the site the NBCC shall be responsible for paying the compensation and damages (either through insurance or through any other fund maintained for such purpose), if any and DDA shall not be liable for any such payment under any circumstances and NBCC shall indemnify DDA in this regard..
- 6.6 The occupation of the Site by the NBCC and its contractors shall be merely as a licensee for carrying out the development and construction Works and they shall not, by their being given the permission of occupation of Site and access thereto, acquire any right, lien or interest over the land.
- 6.7 The overall completion period of the proposed project shall be finalized by NBCC in consultation with DDA. The date of start will be reckoned from the date of approval from local authorities or the date of handing over of encumbrance free land for phase-I, whichever is later. The period of completion of project may be extended as per site condition and response to sale. Tentative timeframe is to be adhered to as per para 2.12. The instructions mentioned in the CPWD Manual 2014 with respect to extension of time as well as liquidated damages shall be followed mutatis mutandis.
- 6.8 The built up area will be disposed in accordance with The D.D.A. (Management and Disposal of Housing Estate) Regulations, 1986.
- 6.9 The agreement with respect to disposal of property will be signed between DDA & space buyers.
- 6.10 NBCC shall also provide a draft MoU to be executed between DDA, and space buyers consisting detailed terms and conditions of disposal of built-up commercial office and residential spaces to space buyers.



(Handwritten Signature)
 बलरामचंद्र कुमार, आई.ए.एच.
 उपायुक्त
 दिल्ली विकास प्राधिकरण
 विभाग-1, प्लॉट-1, दिल्ली

64/c

- 6.11 If applicable, the ground rent will be collected by DDA from space buyers and shall be payable in proportion of the space allotted with effect from the date of letter of possession.
- 6.12 The stamp duty and all other charges/expenses in connection with the registration will be exclusively borne by space buyer as per rate prevailing at the time of registration of the transaction between the DDA and space buyers.
- 6.13 If required, the annual rent/fee/charges/license fee shall be collected by DDA.
- 6.14 After development of the project, if agreed with DDA, NBCC may be permitted by the DDA to undertake maintenance of the campus, including all public open spaces, parks, roads and recycling, water harvesting and energy conservation facilities, etc. The detailed terms & conditions and maintenance charges shall be finalized after mutual discussions.
- 6.15 In case of disputes or differences arising between DDA and NBCC relating to any matter arising out of and/or connected to this MoU, whether during or after execution of the project, the same shall be settled amicably through mutual discussions and in case no solution is reached, the said dispute may be referred by either party to arbitration by one of the arbitrators in the Department of Public Enterprises to be nominated by the Secretary, MoUD, Govt. of India. The award of the arbitrator shall be binding on both parties and the cost of arbitration shall be shared equally by the parties. In the event of any party being aggrieved by such award, it may seek available legal recourse.
- 6.16 In case the project does not take off and/or is scrapped, the expenditure incurred on the project shall be borne by DDA and NBCC equally.
- 6.17 This MOU shall come into effect on and from the date of its signing and will remain in effect for a period of five years. The MoU may be extended further with mutual consent of DDA & NBCC.



[Handwritten Signature]
अनिल कुमार, आई.ए.ए.
उपायुक्त
दिल्ली विकास प्राधिकरण
विकास गण, नई दिल्ली

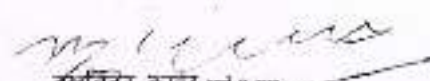
6.18 This MoU has been executed in duplicate. The first party will retain original one copy and one original copy will be handed over to the Second Party.

In WITNESS WHEREOF the parties hereto have set their hands on these presents, in the presence of following witnesses on the day, month and year first above written

Witnesses for DDA


(P. S. UTTARMAR)
Addl. Commissioner (Planning)
Delhi Development Authority
(Ministry of Urban Development, G.O.I.)
T-8, B.C. West Marg, New Delhi

Signed by/on behalf of DDA


क. स. कुमार, आई. ए. एस.
उप-निदेशक
दिल्ली विकास प्राधिकरण
विकास भवन, नई दिल्ली

Witnesses for NBCC


आलोक रास्तोगी / ALOK RASTOGI
मुख्य महाप्रबन्धक / Chief General Manager
एन बी सी सी, लिमिटेड / N.B.C.C. Ltd.
(भारत सरकार का उद्यम / A Govt. of India Enterprise)
एन बी सी सी, भवन, लॉन्ग रोड, नई दिल्ली-110003
N.B.C.C. Bhowan, Lodhi Road, New Delhi-110003

Signed by/on behalf of NBCC



अनूप कुमार मिश्र
अध्यक्ष एवं प्रबन्ध निदेशक
Anoop Kumar Mishra
Chairman & Managing Director
राष्ट्रीय बिल्डिंग्स कंस्ट्रक्शन कॉर्पोरेशन लि.
National Buildings Construction Corpn. Ltd.
(भारत सरकार का उद्यम / A Govt. of India Enterprise)
एन बी सी सी, भवन, लॉन्ग रोड, नई दिल्ली-110003
N.B.C.C. Bhowan, Lodhi Road, New Delhi-110003

ANNEXURE-II

387
12/3/19

O/o AC (Plg.)-II
530
Dry. No. 11/2/19



Delhi Development Authority
[Vice Chairman's Secretariat]

आ. वि. सं. (वि. सं.)
को. सं. सं. सं.
249
दिनांक 12.03.2019

आयुक्त (वि. सं.) का. सं. सं.
378
दिनांक 8/3/19

Dated: 03rd MARCH, 2019.

No. PS/VC/DDA/2019/52-N.

Record Minutes of the Meeting

A meeting was held under the Chairmanship of VC/DDA on 07.03.2019 wherein EM, Pr. Commissioner (LD), Commissioner (Plg.), Chief Architect, CE(SZ), CE (EZ), Sr. Architect (EZ), and Sr. Architect/VC's office were present:-

During the meeting, the following was discussed:-

1) **Re-development plan of INA market:-**

- It was informed that there was a conceptual plan prepared for redevelopment of INA market in the year 2002-03 but as on date, records/details are to be traced. It was pointed out that the exact land status needs to be ascertained as the land does not belong to DDA. The following was decided:-
 - A joint meeting be conducted under VC/DDA with officers from L&DO, SDMC, New Delhi Municipal Council and DMRC to ascertain the ownership/jurisdiction of the area, details of the markets/plots etc. in order to have an integrated development of the project.
 - A Total Station Survey (TSS) of the market be carried out by the engineering wing/DDA.
 - DDA shall prepare the re-development plan for the market area through empanelled urban designers.
 - The way-forward for the implementation of the plan shall be further discussed in the meeting under Hon'ble LG with all the stake-holders.

2) **Integrated Large Commercial Complexes at Piragarhi and CBD Shahadara.**

- It was decided that two sites- Peeragarhi and CBD, Shahadara with approximate area of 15-20 acres, be taken up for development of large integrated commercial development (Hyper Market).
- For this purpose, DDA may invite participation through EOI from experienced, Global and National commercial project developers to seek innovative development ideas, concepts and business interests to create a destination place with facilities at one place.
- It was also discussed that visits may be conducted to similar commercial developments in Delhi/NCR, Bangalore etc.

3) **District Centres/CBDs.**

- Regarding the development of CBDs/District Centres, it was pointed out that these are two different hierarchy of commercial developments. The layout plan of majority all the district centres are in place, however there is not much demand for commercial activity due to large mixed use developments in the adjoining areas.
- It was discussed that these areas be also taken up for development as "Business Parks" by incorporating the modern requirements of the community with modern, dynamic and highly functional retail formats with range of other activities.

- It was decided that studies from the real estate consultants be got conducted by Chief Architect to understand the various interest groups, nature of activities for time bound development and implementation of these commercial areas.
- The terms and reference for the study to be conducted be prepared by Chief Architect, DDA.
- EOI for development of 'Business Parks' shall be floated by commercial lands branch.

East Delhi Hub at Karcardooma.

The Authority has already approved the proposal for development of the residential complex in the said site. The way forward was discussed.

- DPR as submitted by NBCC be examined vis a vis traffic study, parking, size of the units, iconic development etc. and the comments be forwarded to NBCC by the planning department.
- It was also insisted that a geo-technical study be also conducted as the buildings are high rise.
- MoU to be revised in coordination with the engineering to coordinate
- Regarding other projects at Sanjay Lake Park Complex, it was agreed that the area may be taken up for development for residential on design-built basis by the engineering and HUPW.

This issues with the approval of VC/DDA.

Manisha Gupta
04/03/19
[Manisha Gupta]
Sr. Architect/VC's office

Copy to:-

- 1) Engineer Member.
- 2) Pr. Commissioner (LD)
- 3) Commissioner (Plg.).
- 4) Chief Architect,
- 5) CE(SZ).
- 6) CE (EZ).
- 7) Sr. Architect (EZ).

Prin. Dir.
12/03/2019
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Sr. Archt. VC's office

12/08/19

दिल्ली विकास प्राधिकरण
एकीकृत सहायता एवं परिवहन आयातक संरचना
(मोनरा एवं इंजीनियरिंग) केन्द्र
द्वितीय तल, विकास मिनार, आई.पी. एस्टेट, नई दिल्ली-110002,
फोन नं- 23379042, ई.मेल: dnruttipec@gmail.com



Delhi Development Authority
Unified Traffic & Transportation Infrastructure
(Planning & Engineering) Centre
2nd Floor, Vikas Minar, I.P. Estate, New Delhi-110002
Ph. No : 23379042, Email ID: dnruttipec@gmail.com

No. F.3(90)98-MP/Vol-II/D-294

Date: 01.10.2019

Minutes of the meeting held under the Chairmanship of VC, DDA on 23.09.2019 at 5:15 PM at Vikas Sadan regarding the development of DDA land at Trilokpuri (near Sanjay Lake).

A meeting was held under the Chairmanship of VC, DDA on 23.09.2019 at Vikas Sadan regarding the development of DDA land at Trilokpuri (near Sanjay Lake). The list of the officers who attended the meeting is annexed as Annexure-'A'.

Discussions:

- i. NIUA is of the view that this site should be developed as TOD project considering the advantage of location of the site as this site has two road frontages of 30 m & 24 m ROW, Trilokpuri metro station is located within the site and one side of the site is facing the Sanjay lake/ park.
- ii. DDA is of the view that this site is located adjacent to Kalyanpuri and Trilokpuri resettlement colonies which witnesses high rate of crime and having anti-social elements. These colonies have unauthorized commercial establishments along the road which is creating traffic congestions. Therefore it is not desirable for high density commercial development.
- iii. Though this site has commercial land use as per MPD-2021, this site is not desirable for city level commercial development due to low demand of commercial in the surrounding areas. Therefore, the land use of this site has to be changed from 'commercial' to 'residential' land use.
- iv. Traffic police submitted that accessibility of this site is good due to metro connectivity and availability of two roads of 24 m & 30m ROW. However, the development should consider the parking demand and capacity of the surrounding roads so that it does not create traffic congestion in this area in future, with lower FAR.
- v. It was also mentioned that the ingress and egress from the site at higher FAR may propose a traffic circulation challenge/ issue within and surrounding the site, therefore the FAR should be less from what is proposed in the revised TOD policy.

Decision:

- i. This site will be developed with an FAR of 200 (excluding the mandatory 15% FAR for EWS housing) based on mixed use development considering the features of TOD.
- ii. Change of land-use for this site from "Commercial" to "Residential" is to be processed on priority by the Planning Zone-E.

- iii. Chief Engineer (East Zone), DDA will be the nodal officer for the overa monitoring and coordination with other stakeholder agencies for implementatio of this project.
- iv. The layout plan (LOP) of the entire site is to be prepared by NBCC considerin the residential land use with the features of TOD and shall be submitted t Architecture Department of DDA who shall examine and place the propose LOP in Screening Committee for approval. NBCC shall only provide th Architectural consultancy for design of the project, accordingly revised MO has to be prepared.
- v. It was also suggested that the development must have sewerage and wat treatment plant provisions within the site.
- vi. Revised MOU in this regard will be signed between DDA and NBCC throug Chief Engineer (EZ).

Meeting ended with thanks to the chair.

Anand Kuma
 (Anand Kuma
 Dy. Director (Plg.)-
 UTTIPE

To:

1. VC, DDA
2. EM, DDA
3. FM, DDA
4. Pr. Commissioner (LD, LM) DDA
5. Commissioner (Plg.) DDA
6. Chief Architect, DDA
7. Chief Engineer (East Zone), DDA
8. Addl. Commissioner (Landscape) DDA
9. Addl. Commissioner (Plg.)-II, DDA
10. Addl. Commissioner (Plg.)-I, DDA
11. Addl. Chief Architect, VC office
12. Director (Plg.) UTTIPEC
13. Director (Plg.) East Zone, DDA

NIUA

Director, NIUA

Traffic Police

DCP (Eastern Range)

PWD

Engineer-in-Chief

DMRC

Chief Architect

**DELHI DEVELOPMENT AUTHORITY
UTTIPEC; 2nd FLOOR : VIKAS MINAR
NEW DELHI**





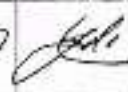

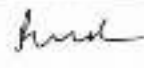


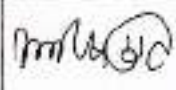
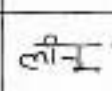
Sub: Meeting to discuss the development of DDA land at Trilokpuri (Sanjay Lake.

Date: 23.09.2019

Time: 5.15 PM

Venue: In Conference Hall, 1st Floor, B-Block, Vikas Sadan, INA, Delhi.

ATTENDANCE SHEET

S.No	Name & Designation	Department	E-mail id	Contact No.	Signature
1.	VC, DDA				<u>In Chair</u>
2.	KANAK TIWARI	NIVA	ktiwanian@niva.org	9810198767	
3.	Nitesh Rajadhyaksha	NIVA	nrjadhya@niva.org	880057488	
4.	Loknarayan Singh	PHO	aeewd@delhi-m202@gmail.com	9990157377	
5.	Sonal Bhat	Landscaping	sb2437@gmail.com	9871777745	
6.	K.K. Jaiswal	SE/CC-3 DPA	secc3@dda.org	9810302019	
7.	A. I. Meena	AD/CC-3	aeedgddaa@gmail.com	8860000723	
8.	Pritam Singh	EE/ED-14	eeed14@dda.org	9891374567	
9.	Gulam Sakin, ACP Traffic/Const.	Const. Traffic Const.		9811231500	
10.	Akhilesh Mishra TI/Mandauli	-do-		9850871413	
11.	मनीष गुप्ता	दिविप्र			
12.	मीनू सहाय	दिवि.पु.	-72	9810927919	

S.No	Name & Designation	Department	E-mail id	Contact No.	Signature
13.	Mamisha Gupta	vc office		9811008901	Mamisha
14.	S.R. JAISWAL	S.A. (E2)		9999597709	
15.	Kamoli Mahto	Dir. (Plg.)		9977250922	
16.	Sangam Arora	cc(ce)		34205285	
17.	Praveen Singh	DMRC		9599077125	
18.	Shashikanta Sharma	Gm, DDA		7899199336	
19.	B. Sawan	DD, UTIPE		9899394319	
20.	Anand Kumar	DD(Plg.)-I UTIPEC		969124231	
21.	GAMBHIR SINGH	DD(PLG.)-II UTIPEC		8376884596	
22.					
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ITEM NO. 101/2019

Subject: Disposal of LIG flats offered under Housing Scheme-2019 'In-Pair' so that allottees can amalgamate two adjacent flats into one bigger flat

F.1(9)/19/LIG(H)/Amalgamation

A. BACKGROUND

1. DDA had offered **8164** flats of LIG category at Narela through Online Housing Scheme-2019 launched on 25.03.2019 and draw was conducted on 23.07.2019. Only **4953 LIG** flats at Pocket-4&5, Sector G-7/G-8, Narela were allotted in the Scheme due to lack of demand and out of these flats, as of now, approximately **4000 LIG** flats have been surrendered by the successful applicants.

B. ISSUES

2. Disposal of LIG flats at Pocket-4&5, Sector G-7/G-8 Narela with the permission to amalgamate initially for 1000 flats (500 pairs of flats)

C. EXAMINATION

3. DDA had offered **8164 LIG** flats at Pocket-4&5, Sector G-7/G-8, Narela under the Housing Scheme-2019 having plinth area of **49.90 sq.mtr.** at the cost of **Rs.22.39 lakhs.** Out of these 5416 LIG flats, 4953 LIG flats were allotted in draw held on 23.7.2019. Out of these allotted **4953** flats, approximately **4000** flats have been surrendered by the successful allottees, for various reasons, including smaller size of these flats.

4. DDA is presently facing many issues in disposal of its flats in various categories, including LIG, particularly, which are located in Narela. First, there is poor public response for these flats, repeatedly being included in various offline/online schemes. Secondly, if some response is received and draws are held, the successful allottees en masse surrender these flats for various reasons, including their location and size etc.

5. In view of above, the aforesaid flats are on the verge of becoming NPA for DDA as the DDA has not been able to monetize these assets, where huge funds have been invested. In

order to improve this situation, DDA is exploring various options, including queries/enquiries from prospective buyers.

6. General enquiries are being received in DDA asking for allotment of LIG flats 'In-Pair' to the general public so that a buyer can purchase two adjacent LIG flats at an affordable and lesser cost, amalgamate them into one bigger unit.

7. The above enquiries received from the public if accepted seem to have a potential to increase the acceptability of these flats by general public and thereby enhancing the chances of their disposability. In view of this, the Chief Engineer (North Zone) was entrusted the task of exploring the feasibility of amalgamation of unsold LIG flats at Narela.

8. Chief Engineer (North Zone), after due examination, has provided details regarding feasibility of amalgamation in LIG flats at Pocket-4&5, Sector G7, Narela. The two options with details of area for suggested amalgamation of two adjacent flats into one are annexed as **Annexure-A**. If the two adjacent LIG flats are amalgamated, then the plinth area of the amalgamated flats will be about 99.80 sq.mtr. and the cost will be approximately Rs.45 lakhs (excluding the cost to be incurred by the allottee on amalgamation).

9. Therefore, it is felt that there will be an increased possibility of acceptance and disposal of LIG flats 'In-Pair' at Narela, which are, otherwise not being accepted by general public, if two adjacent LIG flats at Pocket 4 & 5, Sector G-7 Narela are allowed to be disposed in pair to a buyer (which may include a single person or other co-buyers from his family) and such buyer is given an option to amalgamate these adjacent flats into one bigger flat as per the approved layout plan. The cost of amalgamation, including all incidental expenditure shall be borne by the buyer(s). In order to assess the acceptability of this scheme, initially 1000 LIG flats (500 pairs) may be included in the scheme. If a good response is received, VC, DDA may be authorised to include more flats at the rate of maximum 1000 (500 pairs) flats at a time, subject to availability.

D. PROPOSAL

10. Allotment of 1000 LIG flats (500 pairs) at Pocket-4 & 5, SectorG-7/G-8, Narela to general public with the permission to amalgamate two flats in one with an approximate area of

99.80 Sqm. and at the approximate cost of Rs.45 lakh i.e., the sum total of the cost of two flats. The amalgamation shall be carried out by the buyer at his cost as per the approved layout plan.

11. The Finance Department has seen and endorsed the proposal.

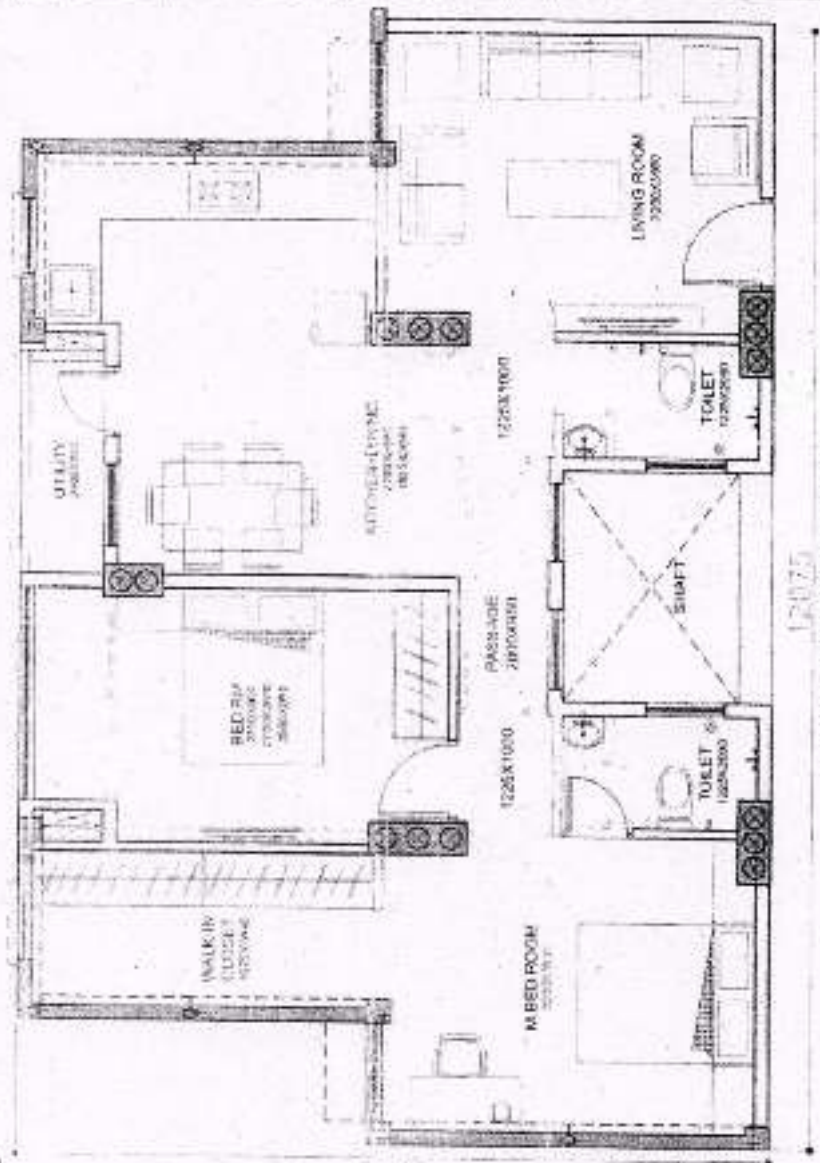
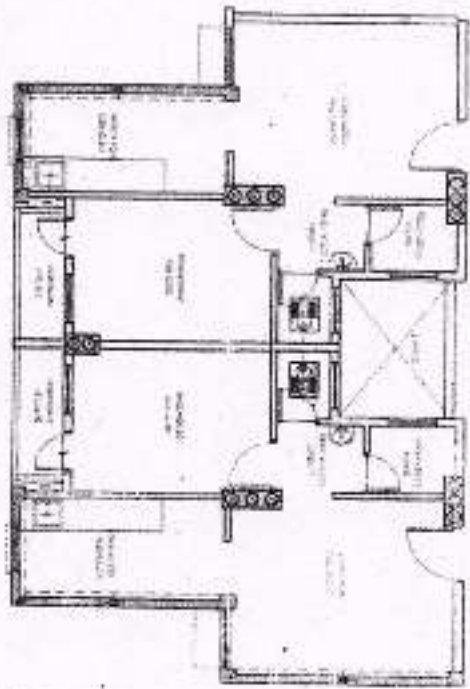
E. RECOMMENDATIONS

12. The proposals contained in Para-10 above are submitted for consideration and approval of the 'Authority'.

RESOLUTION

The proposal contained in the agenda item was approved. The flats will be disposed of on first come first serve basis through ongoing on-line scheme.

DDA NIT-25&26 LIG
LIG - OPTION-II



LEGEND

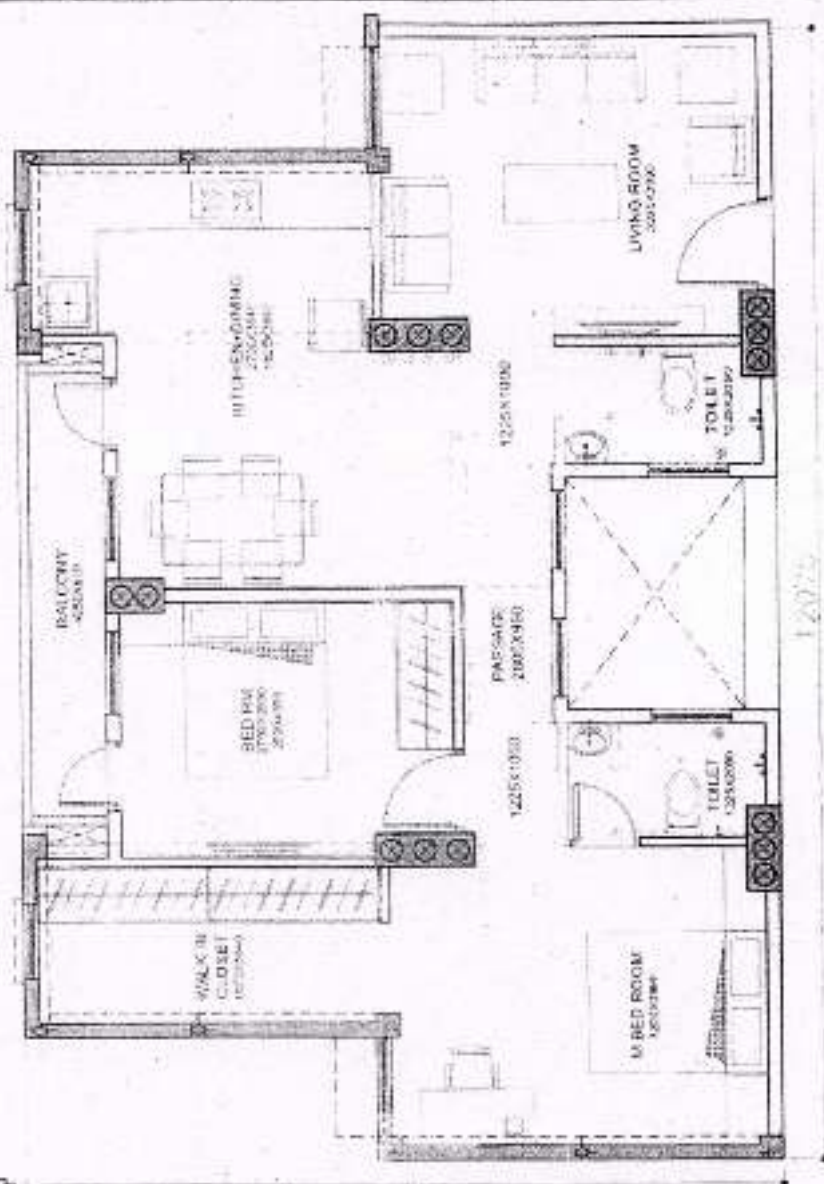
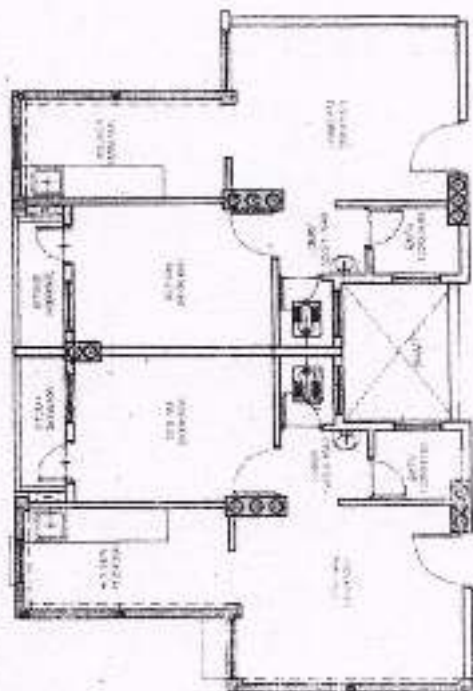
1	HORIZONTAL SECTION
2	EXISTING STRUCTURE
3	STRUCTURE TO BE DEMOLISHED

Area statement for suggestive amalgamation of Two IIG Flats, Narela

Sl. No.	Particulars	Area (sq. m)		Area (sq. ft)		Remarks
		Actual	Proposed	Actual	Proposed	
1	Living room	5.98 sqm	3.20 sqm	3,993	3,200	12,768 Sqm
2	Bed room	4.64 sqm	2.69 sqm	2,751	2,690	7,358 Sqm
				2,500	0,856	2,115 Sqm
					2,396	0,900
						11,533 Sqm
3	Kitchen		3.59 sqm	3,593	3,200	11,768 Sqm
	Work in Kitchen		3.64 sqm	3,641	1,675	6,097 Sqm
4	Internal circulation passage	1.74 sqm	1.22 sqm	1,223	1,007	1,225 Sqm
				1,333	1,000	1,335 Sqm
				2,800	0,950	2,660 Sqm
						5,118 Sqm
5	Kitchen	2.64 sqm	1.82 sqm	1,823	6,643	9,828 Sqm
6	Kitchen + Dining			3,640	1,825	5,643 Sqm
7	Bath	1.45 sqm	1.75 sqm	1,450	1,400	16,471 Sqm
8	WC	1.22 sqm	0.92 sqm	1,223	1,164	9,928 Sqm
9	Common Toilet			2,097	1,325	2,560 Sqm
10	Attached Toilet			2,396	1,725	2,560 Sqm
11	Stair and Utility / Utility	2.00 sqm	0.81 sqm	1,731	1,800	3,805 Sqm
12	Carpet area					71,847 Sqm
13	Area of house per floor (except ground floor)					
14		10 No.	7 No.			
15		8 No.	4 No.			
16						
17						
18						
19	Remarks					

DDA NIT-25&26 LIG

LIG - OPTION-I



LEGEND	
1	IMPROVED STRUCTURE
2	EXISTING STRUCTURE
3	STRUCTURE TO BE DEMOLISHED

ITEM NO. 102/2019

SUB:- Amendment in the Nazul Rule-1981(Rule-4) with respect to allotment of land for Group housing and all other Socio-Cultural facilities (socio cultural plots/centres, religious plots, old age homes, reformatories, orphanage or as stipulate in Master plan to individuals (body of person, Firms, Companies)through auction/ E-auction
F.1(Misc.)2019/GH/Auction/Nazul Rules

BACKGROUND:-

1. In the previous Authority meetings various proposal have been approved to dispose of the vacant plots of various category through auction subject to amendment in the rule for to of DDA (Disposal of Nazul land) Rules 1981
2. The following proposal have been approved.
 - a) Disposal of Group Housing plots through auction vide agenda item No.70/2019 dated 13.08.2019 with a view to meet the increased demand of Housing in Delhi and to fulfill the target of Ministry of Urban Development of One million DUs by 2022. The participant in auction can be either individual, or Partnership firm/Private Ltd. Company, or Public Ltd. Company or through a consortium having sufficient fund to purchase the land and develop the Housing thereon as per Master Plan norms.
 - b) Disposal of Socio Cultural plot (maximum size 1000 Sqm.) and religious categories plots (maximum size 400 Sqm.) with eligibility criteria and well-defined procedure vide item no. 82:2019 dated 17.09.2019.
 - c) Disposal of old age home, orphanages, reformatories vide item no.69/2019 dated 13.08.2019.
3. As per Rule-4(1) of DDA (Disposal of Nazul land) Rules, 1981, the Authority may, in conformity with the plans, and subject to the other provisions of these Rules, allot Nazul land to individuals, (body of person, firms, companies), public and private institutions, co-operative societies of individuals, co-operative societies of

industrialists and to the departments of the Central Government, State Governments and the Union Territories.

Rule 8 provides that allotment of Nazul land for any purpose shall be made on payment of such premium as may be determined either by auction or by tender.

From the above Rule 4(1) read with rule 8, it is clear that auction of Nazul land is permissible to individuals (body of persons, firms, or companies).

2.0 EXAMINATION.

- i. In all the said cases, amendment in the rule 4(2) in Nazul Rule is required. Further, the proposal of socio culture centers through auction mode is also being placed before the Authority.
- ii. In addition to this, there are various categories of socio cultural facilities pertaining to health, education, sports, communication and other community facility for which demand may come up in a near future and as per the master plan provision. So the exhaustive list can not be drawn and there is a possibility of missing out some facility which may come up in the near future as per the demand.
- iii. So it is viewed that to increase the revenue of DDA, and to provide level playing field for providing the socio infrastructure and other facilities for the citizen of Delhi DDA be allowed to change the mode of disposal of land for allotment through auction. It is also pertaining to mention that DDA has already started the process of auctioning the Group Housing plots(as approved in the authority meeting).

3.0 PROPOSAL:-

It is proposed that matter may be referred to central Govt. (MOHUA) for amendment in Nazul Rule 1981 as follows:-

DRAFT AMENDMENT IN NAZUL RULE

In exercise of the powers conferred by clause (j) of sub-section (2) of Section 56, read with sub-section (3) of Section 22 of Delhi Development Act, 1957 (61 of 1957), The Central Government makes following amendment in Nazul Rules 1981:-

- (i) In sub-rule (2) of rule (4), after clause (g) following clauses shall be added, namely:
 - (h) Socio-Cultural Facility as specified in Master Plan
 - (i) Religious purpose.
- (ii) After sub-rule (2) of Rule 4, the following sub-rule shall be inserted.

(3) The Authority may, in conformity with the plans and subject to the other provisions of these rules, dispose Nazul land by auction to individuals, (body of persons, firms, or companies), public and private institutions, co-operative house building societies, other co-operative societies of individuals, or co-operative societies of industrialists for the purpose of Group Housing.

4. RECOMMENDATION:

The proposal as mentioned at para-3 is placed before the Authority for its consideration and approval.

RESOLUTION

The agenda was discussed. It was pointed out by Vice Chairman, DDA during the meeting that earlier the Authority has approved the disposal of plots by auction in the categories of Group Housing, Old Age Home, Religious and Socio-cultural plots. In addition, there are several other categories of plots. It was decided that the amendment of Nazul Rules should be made in such a way that the mode of disposal through auction should be allowed for any category of land.

The agenda was approved accordingly. The proposal for amendment of Nazul Rules be sent to MoHUA accordingly. DDA may go ahead with auction as approved and if need be legal opinion may be obtained.

ITEM NO. 103/2019

SUBJECT: Permissibility of 'Local/ Govt. Maintenance offices' in "Residential" use zone under Sub/ Clause 8(2) of MPD 2021 in respect to plot measuring 4494.58 Sqmts. for Construction of DDA Dwarka Zonal Office building as Local/Govt. Maintenance office within LSC site no. 02 at Sector -10, Dwarka.
F.115/SA(DWK)/HUPW/2019/DDA

SYNOPSIS : Approval is being sought under Sub/ Clause 8(2) permission of use premises in Use Zone for development of DDA Dwarka Zonal Office as Local/Govt. Maintenance office within LSC site no. 2 at Sector 10, Dwarka.

1. BACKGROUND

The vacant LSC site no. 02 measuring 7797.58 Sqmts. (approx.) in Sector Layout plan of sector 10, Dwarka has been identified for construction of DDA Dwarka Zonal office as Local/Govt. Maintenance office (refer Annexure 'A') . The site is within walking distance from the metro station (Sector-10). Out of the said plot area measuring 4494.58 sqmts. is proposed for DDA Dwarka Zonal office . The proposal of LSC site no. 02 at sector 10, Dwarka (including DDA zonal office and Commercial plot) was approved in 371st Screening Committee Meeting held on 01-08-2019 vide item no. 75:2019 (refer Annexure 'B') with the following observations:

1. The building should be iconic structure with green concepts and modern façade.
2. The permission be sought under Sub/Clause 8(2) for use premises in use zones (As part of approval of layout plan or as a case of special permission from the Authority).

2. EXAMINATION:

2.1 Existing provisions in MPD-2021 regarding commercial plot:

1. Local Shopping Centre (LSC) sites fall within 'Residential' use zone as per zonal development plan of MPD-2021.
2. Existing activities permitted within Local shopping centre (LSC) is given in Table 5.1 of MPD-2021 (refer Annexure 'C') wherein offices of local bodies, PSUs/Govt. offices are not specified.
3. As per Sub/Clause 8(2) permission of use premises in use zones (Permission of selected use premises in use zones RD, C1, C2, M, PS) as given in chapter 17.0 Development code, Local/Govt. maintenance offices are permitted within Residential use zones (refer Annexure 'D') and DDA Dwarka Zonal office would be of the nature of Local /Govt. Maintenance office.

3.0 PROPOSAL

Development of DDA Dwarka zonal office as Local/Govt. Maintenance office within LSC site no. 02 at Sector 10, Dwarka is proposed. The proposal has been formulated in view of the recommendation of 371st Screening Committee in its meeting held on 01-08-2019 vide item no. 75:2019 with respect to permissibility of 'Local/ Govt. Maintenance offices' in 'Residential' use zone under Sub/Clause 8(2) of MPD 2021.

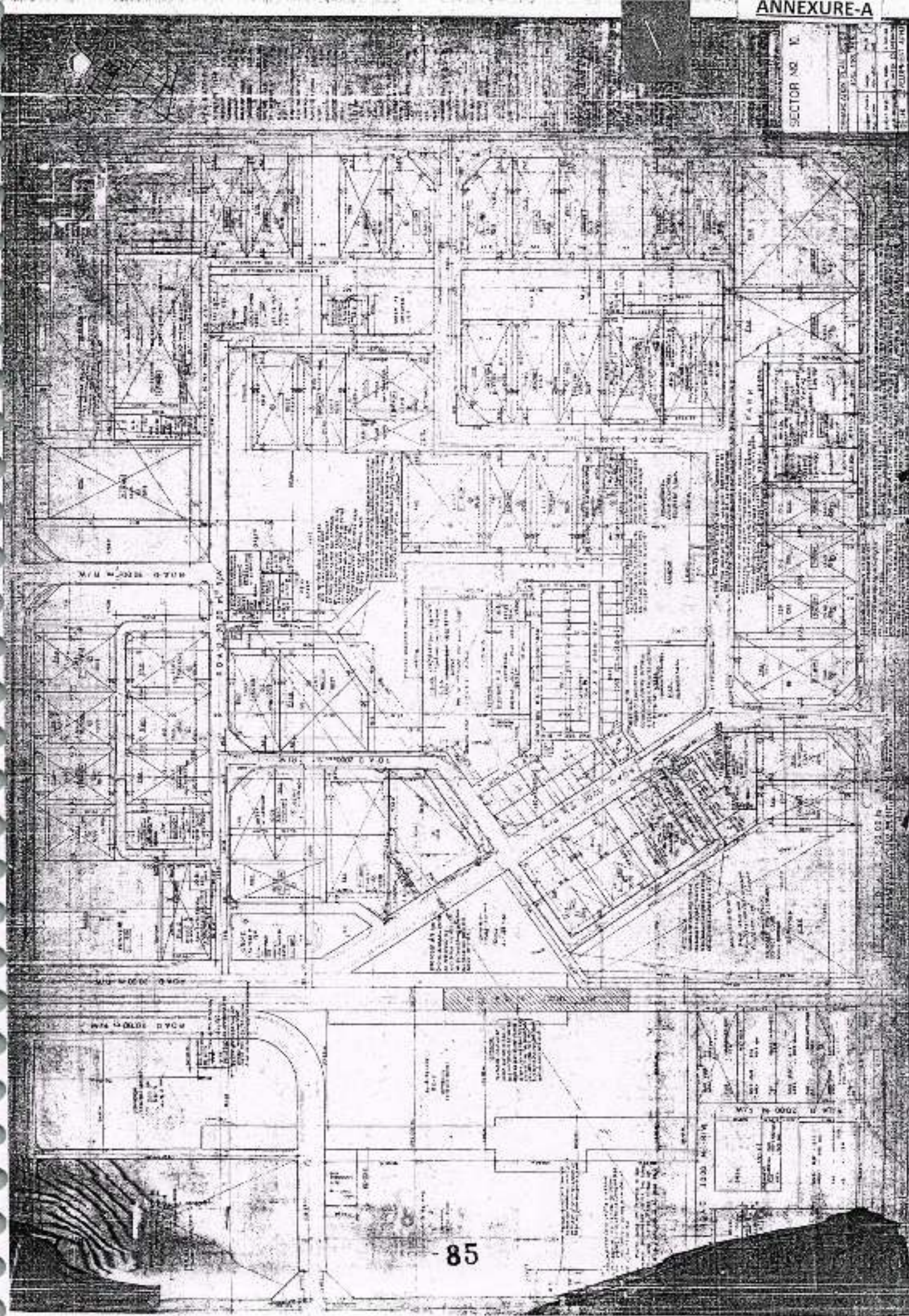
4.0 RECOMMENDATION

The proposal is placed before Authority for seeking permission under Sub/Clause 8(2) of MPD 2021.

RESOLUTION

The proposal contained in the agenda item was approved.

SECTOR NO. 10



MINUTES OF 371st SCM HELD ON 1.08.2019 AT 11.30AM in VIKAS SADAN

74:2019	Part layout plan for Pocket-II of Sector A-5, Narula measuring 4956.059sq.m for modifying/resizing the area earmarked for primary school as per MRD-2021 provisions for the allotment to Educational Deptt. (Narela Zone), North-DMC. File no. P-15(197)/2003-NP	The proposal was presented by Dir. (Plg.) NP. After detailed discussion and deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1. Dir. Plg. NP 2. Engg wing (civil) 3. Engg wing (elect) 4. LD wing
75:2019	Revised scheme of LSC site no 2 (including DDA Zonal Office and Commercial plot) at Sector 10, Dwarka. File no. P-99/SA(DWK)/HUPW/2019/SCM	The proposal was presented by SA (Dwk.) After detailed discussion and deliberation, the proposal as reflected in the agenda was approved with the Observations that: 1. The building should be iconic structure with green concepts and modern facade 2. The permission be sought under sub/clause 8(2) for use premises in use zones (as part of approval of layout plan or as a case of special permission from the Authority)	ACTION: 1. SA (Dwk)
76:2019	Conceptual plan for Multi-Level Parking Facility on plot no. 13, District Centre Bhikaji Gama Place. File no. ACA-I(SZ)/HUPW/DDA/2019(3)/SCM	The proposal was presented by ACA-I (SZ). After detailed discussion and deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1. ACA-I(SZ) 2. Engg wing (Civil & Electrical)
77:2019	Revised scheme for Development of vacant land in new Housing pocket in between Vegas Mall and MIG flats, Sector 14, Dwarka to be taken upon design and built basis. File no. P-10/SA(DWK)/HUPW/DDA/019/SCM	The proposal was presented by SA (Dwk). After detailed discussion and deliberation, the proposal as reflected in the agenda was approved and only 2/3 bedroom units to be provided along with CWS component as per MP (Master Plan) provisions.	ACTION: 1. SA Dwk
78:2019	DDA (Sav) Sift 1 (Temporary) at District Centre Sector 24, Rohini. File no. P-63/SA(Socio Cultural)/HUPW/DDA/2019	The proposal was presented by SA (Socio Cultural). After detailed discussion and deliberation, the proposal as reflected in the agenda was Approved for Temporary Pimple structure.	ACTION: 1. SA (Socio Cultural) 2. Commr (Plg) 3. CE (Rohini) 4. Engg wing (civil) 5. ACA-III (Rohini)

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

Tier		II	III	IV	V
Population		About 5 lakhs	About 1 lakh	About 10,000	About 5,000
	Metropolitan City Centre (Pertains to already developed Central Business District)	District Centre	Community Centre	Local Shopping Centre	Convenience Shopping Centre
Area (Ha.)	-	40	4.0	0.3	0.1
Activities Permitted	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural activities /	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels,	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex,	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair /	Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant

¹ Added vide S.O. 1215(E) dated 13-05-2013

Recreational Club, Service Apptis, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade.	Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apptis, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade.	Hotels, Service Apptis, Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking.	Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres / Training Institutes, Restaurant.	
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[* The provision of offices space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- i. Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- ii. Utilities, Public Conveniences shall be provided as per requirement.
- iii. Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- iv. The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- v. ²[The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres, need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other activities indicated in respect of District Centres. A comprehensively planned and

¹ Added vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

5.0 Trade and Commerce

ANNEXURE-D

MPD-2021 modified upto 31/12/2018

CLAUSE 8.0 SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS

8(1) SUB-DIVISION OF USE ZONES INTO USE PREMISES

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage, drainage, etc., shall conform to municipal byelaws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations. Integrated plan differs from customary layout plan as in the former the regulations are for the total plot and sub-divisions are done for the development purpose. The norms for sub-division of residential and manufacturing use zone into use premises are given in respective chapters.

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)

Permission of selected Use Premises in Use Zones RD, C₁, C₂, M, PS

Sl. No.	Use Premises	Use Zones				
		RD	C ₁	C ₂	M	PS
RD	RESIDENTIAL					
i	Residential plot - Plotted Housing	P	P**	NP	NP	NP
⁴ [ii]	Residential plot - Group Housing	P	P	NP	P	P]
² [iii]	Studio Apartment	P	NP	NP	NP	NP]
iv	Residence - cum - Work Plot	P	P	NP	NP	NP
v	Foreign mission	P	P	NP	NP	NP
vi	Hostel / Old age home	P	P	NP	P	P
³ [vii]	Short term Accommodation - Hostel / Guest house / Lodging & Boarding House / Sarai / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment	P	P	P	P	P]
viii	⁴ [Multipurpose Community Hall / Barat Ghar	P	P	NP	P	P
ix	Night Shelter	P	P	P	P	P
x	Community / Recreational Hall,	P	P	P	P	P

¹ Modified vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

³ Modified vide S.O. 2895(E) dated 23-09-2013

⁴ ⁴³ Modified vide S.O. 3348(E) dated 17-10-2017

	Library, Reading Room, Society Office, Crèche and Day Care Centre.					
xi	³ [State Bhawan/ State Guest Houses	P	P	P	P	P]
C	COMMERCIAL					
i	Local Level (Convenience / Local shopping centre)	P	P	P	P	P
ii	Cinema / Multiplexes	NP	P	P	P*	NP
iii	Service markets / Informal Bazaars	P	P	P	P	NP
iv	Wholesale Trade	NP	P	P	NP	NP
v	Storage, godown and warehousing, cold storage & Ice factory, gas godown.	NP	NP	P	P	NP
R	RECREATIONAL					
	Recreational (Park, Play grounds, Swimming Pool) / Sports Complex/ Stadium/ Amusement parks/ Recreational Clubs etc.	P	P	P	P	P
M	INDUSTRY					
i	Industrial plot, flatted group industry	NP	NP	NP	P	NP
ii	Service centre & Service industry	NP	P	P	P	NP
T	TRANSPORTATION					
	Circulation (Road network with street furniture, Bus terminal, MRTS stations, Parking etc.	P	P	P	P	P
	Bus depot & Workshop	NP	NP	NP	P	NP
G	GOVERNMENT					
i	Local / Government maintenance Offices	P	P	P	P	P
ii	Offices of utility services providing agencies	P	P	P	P	P
⁴ iii	Government Offices (Central / State Government / Local Bodies)	NP	P	P	P	P
iv	District Court/ Family Courts	NP	P	P	P	P]
PS	PUBLIC AND SEMI PUBLIC FACILITIES					
² i	Hospital (0.2 ha. to 1.5 ha.)	P	P	NP	P	P
ii	Tertiary Health Care Centre	P	P	NP	P	P]
ii	Primary Health Centre / Family Welfare Centre / Maternity Home / dispensary etc.	P	P	NP	P	P
iii	Nursing Home / poly clinic / clinic / clinical laboratory etc.	P	P	NP	P*	P
iv	Dispensary for pet and animals	P	P	P	P	P
v	Primary school / Middle school	P	NP	NP	NP	P
vi	Sr. Secondary School	P	NP	NP	NP	P
vii	School for Mentally Challenged ⁴ [/ differently abled persons]	P	NP	NP	NP	P

¹ Modified vide S.O. 3348(E) dated 17-10-2017

² Modified vide S.O. 2893(E) dated 23-09-2013

ITEM NO. 104/2019

Sub: Amendments proposed in:

- i. **The Delhi Development Authority (Pension) Amendment Rules, 1978**
- ii. **The Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999**

F1 (Misc.)2012/Vig./DVO-I/

1. Gazette Notification No. G.S.R. 692 (E) dated 29.10.2007 issued by Pr. Commissioner-cum-Secy. (**Annexure-C**) delegates the powers of the 'Authority' for imposing cut in pension by way of punishment in respect of retired employees to respective Disciplinary Authorities, in case proceedings are initiated before retirement, and to Chairman, DDA, in case proceedings are initiated after retirement, by modifying the existing Regulations i.e., Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999. From these modifications it is being inferred that since it is the power of the 'Authority' that has been delegated and no appeal lies against the decision of Authority as per Regulation 32 (1), no appeal would thus lie against the orders of Disciplinary Authority or Chairman, DDA under this delegation. Here, it has been assumed that powers to impose cut in pension by way of punishment are available to 'Authority' under Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999.

2. However, neither any of the provisions nor any of the schedules of these Regulations prescribe such powers of imposing cut in pension by way of punishment to the 'Authority'. As a matter of fact, the Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999 are *meant for serving DDA's employees and not for retired DDA's employees* as in the case with Central Civil Services (Classification, Control and Appeal) Rules, 1965 being applicable to serving Central Government employees. The cut in pension on retired employees can only be imposed by way of punishment and such punishment can be imposed on Central Government employees under Rules 8 and 9 of Central Civil Services (Pension) Rules, 1972. These rules not only prescribe the procedure to be followed for imposing cut in pension by way of punishment but also mention the competent authority to impose such punishment.

3. Rule 8 of Central Civil Services (Pension) Rules, 1972 relates to pension being subject to future good conduct, prescribing procedure to be followed for initiating and concluding proceedings in case of conviction of a serious crime or found guilty of grave misconduct committed by pensioner after retirement. Rule 9 *ibid* relates to right of President to withhold or withdraw pension or gratuity, or both, either in full or in part, whether permanently or for a specified period, prescribing procedure to be followed for initiating, continuing and concluding proceedings for misconduct during service that either instituted before retirement and continued after retirement or instituted after retirement with the approval of President.

4. The Competent authority to pass orders under Rule 8 *ibid* is Appointing Authority with appeal lying to the President if initial orders are passed by authority other than President. Competent authority to pass orders under Rule 9 is President; provided that the UPSC is consulted before any final orders are passed. Most of the cases of imposition of punishment on retired employees fall under Rule 9. No appeal lies against the decision of the President as the President's right to withhold or withdraw pension in full is absolute.

5. Ministry of Works and Housing vide G.S.R. No. 693 dated 17.05.1978 (Annexure 'B') has amended Delhi Development Authority (Pension) Rules, 1967 (Annexure 'A') by stipulating that provisions contained in the Central Civil Services (Pension) Rules, 1972 shall apply to the officers and other employees of the Authority.

5.(1) The amended rules are called the Delhi Development Authority (Pension) Amendment Rules, 1978. Hence powers and procedure to impose cut in pension by way of punishment on retired DDA's employees should also be derived from Rules 8 and 9 of Central Civil Services (Pension) Rules, 1972 adopted by DDA through Delhi Development Authority (Pension) Amendment Rules, 1978.

6. Since DDA's employees are not employees of the union, we should stipulate that reference to President in Central Civil Services (Pension) Rules, 1972 *should be construed as Chairman, DDA and reference to UPSC should be construed as Consultative Committee.*

7. Therefore, instead of inserting further clauses in Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999, being meant for serving DDA's employees and not for retired employees, we may amend Delhi Development Authority (Pension) Amendment Rules, 1978 which are meant for retired DDA's employees as cut in pension by way of punishment can be imposed on retired employees and not on serving employees. Sub-Rule (2) of Rule 2 of DDA (Pension) Amendment Rules, 1978 provides as under:

"the provisions contained in the Central Civil Services (Pension) Rules, 1972, shall apply to the officers and other employees of the Authority". We may accordingly amend the Sub-Rule (2) of Rule 2 *ibid* of Delhi Development Authority (Pension) Amendment Rules, 1978 as follows:

Sub-Rule (2) Notwithstanding anything contained in sub-rule (1), the provisions contained in the Central Civil Services (Pension) Rules, 1972 shall apply to the officers and other employees of the Authority. Any reference to 'President' in these rules is substituted with 'Chairman, DDA'

and any reference to 'Union Public Service Commission' is substituted with 'Consultative Committee'. The constitution of Consultative Committee shall be as follows:

- 1) Principal Commissioner (Personnel), Chairman
- 2) Chief Legal Adviser, Member
- 3) Head of the Department, Member
- 4) Chief Accounts Officer, Member
- 5) Concerned Director (Vigilance) / Superintending Engineer (Vigilance), Member"

8. The above amendment in Delhi Development Authority (Pension) Amendment Rules, 1978 will take care of all such terms having reference to *either 'President' or 'UPSC' under Central Civil Services (Pension) Rules, 1972.*

9. Rule 22 (i) of Central Civil Services (Classification, Conduct and Appeal) Rules, 1965 states that no appeal shall lie against any order made by President. This rule has universal applicability and its domain extends beyond Central Civil Services (Classification, Control and Appeal) Rules, 1965 and also extends to any order passed by President under Central Civil Services (Pension) Rules, 1972. A comparable Regulation under Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999 is Regulation 32 (1). This regulation states that *no appeal lies against any order made by Authority (Annexure 'D')*. The DDA needs to amend Sub-Regulation (1) of Regulation 32 as follows:

"Regulation 32 (1)

"No appeal shall lie against any order made by the Authority and Chairman, DDA under Delhi Development Authority (Pension) Amendment Rules, 1978."

DDA needs to amend existing provisions of Regulation 33 (Annexure- 'E') which reads as follows:

Regulation 33:

REVIEW

The Authority may, at any time, either on his own motion or otherwise review any order passed under these regulations, when any new material or evidence which could not be produced or was not available at the time of passing the order under review and which has the effect of changing the nature of the case, has come, or has been brought, to his notice.

The DDA proposes the amendment as under:

Regulation 33:

REVIEW

"The Authority and Chairman, DDA may, at any time, either on his own motion or otherwise review any order passed under these regulations, when any new material or evidence which could not be produced or was not available at the time of passing the order under review and which has the effect of changing the nature of the case, has come, or has been brought, to his notice".

The word "प्राधिकारी" (Pradhikaari) be amended as "प्राधिकरण" (Pradhikaran) in Hindi version of Regulation 33.

11. The Gazette Notification No. G.S.R. 692 (E) dated 29.10.2007 is rescinded prospectively, and past cases decided by the various authorities, as per delegation made vide ibid Notification, shall not be re-opened.

Amendment in Delhi Development Authority (Pension) Amendment Rules, 1978 will be notified by the Ministry and amendment in Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999 will be notified by the Authority with previous approval of Central Government.

RESOLUTION

The proposal contained in the agenda item was approved.

176
Appendix YY to Item no. 234

MINISTRY OF WORKS, HOUSING & SUPPLY
(Deptt. of Works & Housing)

New Delhi, the 17th May, 1967.

G.S.N. 540- In exercise of the powers conferred by Sub-section (1) of section 56 of the Delhi Development Act, 1957 (61 of 1957), read with clause (j) of sub-section (2) of that section, the Central Govt. hereby makes the following rules namely:-

1. Short title, commencement & application-(1) These rules may be called the Delhi Development Authority (Pension) Rules, 1967.
- (2) They shall come into force on the date of their publication in the Official Gazette.
- (3) These rules shall apply to every employee in the service of the Authority on the date of the coming into force of these rules & also to all future entrants to the service of the Authority.
2. Application of pension rules:- In and from the commencement of these rules, the provisions contained in the Civil Services regulations in so far as they relate to the grant of pension & the Central (Class IV) Service (Gratuity, Pension & Retirement) Rules, 1936 as modified by the Liberalised Pension Rules, 1950 issued by the Central Govt. may be made applicable to the Officers and Staff of the Delhi Development Authority (hereinafter referred to in these rules as the Authority).
3. Employees of the Authority to exercise option-(1) Any employees who holds a lien or a suspended lien on a permanent basis under the Authority on the date of coming into force of these rules may opt to continue to be governed by the contributory Provident Fund scheme as heretofore, in which case he shall not be eligible for any of the benefits under these rules.
- (2) The option shall be exercised within a period of six months from the date of coming into force of these rules or before the employee retires from service under the Authority, whichever is earlier; if no option is received from an employee within the aforesaid period, it shall be presumed that he has opted to be governed by these rules. The option once exercised shall be final.
- (3) The option shall be exercised in writing & communicated by the employee concerned to the Administrative Officer of the Authority in the case of Class-III & Class IV Officers & to the Accounts Officer (Establishment) in the case of class -I & Class -II Officers.
- (4) (a) The declaration when received from a class-III or class IV officer shall be countersigned by the Administrative Officer & Passed on to the Accounts Branch for being posted in the service book of the officer concerned.
- (b) The declaration of class-I & Class-II Officer shall be entered by the Authority in a register wherein a serial number will be allotted to each declaration. A note of the option shall also be made in the Salary Audit register simultaneously.

(5) It is the responsibility of the officer opting for the existing contributory Provident Fund Scheme as a whole to ensure that the receipt of this declaration is acknowledged by the Administrative Officer or the Accounts Officer, as the case may be and that he receives an intimation that it has been duly recorded by the authority concerned.

4. Transfer of existing balance in the Contributory Provident Fund of the employees- (1) In the case of all officers governed by these rules, the balance lying at their credit in the contributory Provident Fund on the date of coming into force of these rules, representing their own contribution, together with interest accrued/ due as on that date, shall be transferred to the General Provident Fund account to be opened for the purpose.

(2) The accumulated amount of the contribution by the Authority to the account of the individual employee, together with interest accrued/ due as on the date referred to in sub-rule (1) shall be transferred to a Pension Fund to be created for the purpose. At the close of each year, the Authority shall contribute to the Pension Fund, a sum equal to the amount decided upon in consultation with the Central Govt. All pension payments shall be debited to the said Fund.

5. Administration of General Provident Fund- The rates of employees' contribution to the General Provident Fund, the rate of interest to be credited to the Fund accounts and other allied matters shall be governed by the General Provident Fund (Central Services) Rules, 1960.

6. Investment of balance at the credit of the Pension Fund or General Provident Fund- Any part of the balance at the credit of the Pension Fund or the General Provident Fund, as the case may be, may be invested by the Authority in such a manner as it may see fit. For this purpose, a new head of account "Pension Fund Investment account" may be opened in the accounts of the Authority to record the transactions relating to investment made & realised and the interest realised thereon.

7. Delegation of powers- The Authorities which would exercise powers corresponding to those exercised by the various authorities under the Central Government have been specified in the Annexure and all other powers and duties not so specified shall vest in the Authority.

ANNEXURE

CS. Article No.	Nature of power etc.	Authority competent to exercise power under the Government.	Corresponding authority proposed for Dehli Development Authority.
35	Right of withholding a pension or any part of it if the pensioner be convicted of serious crime or be guilty of grave misconduct.	Local Govt., Govt. of India & the President (The Decision of President on this issue shall be final & conclusive)	Govt. Class-I or & II officers (The Decision of III & IV officers-Authority.

2.

3.

4.

351 Right of withholding or withdrawing pension or any part of it, whether permanently or for a specified period & the right of ordering the recovery from a pension of the whole or part of any pecuniary loss caused to Govt. if in a departmental or judicial proceeding the pensioner is found guilty of grave misconduct or negligence during the period of his service, including service rendered on re-employment after retirement.

President

361 A power to declare any non-qualifying kind of service rendered in a non-gazetted capacity & paid from a general revenue as qualifying for pension.

Govt. of India Authority

423 Power to condone a deficiency in qualifying service -

(i) Upto three months

Authority competent to sanction the pension As in Col. 3.

(ii) Not exceeding 12 months

Govt. of India & Authority State Govts.

(iii) On the superior scale not exceeding one-half of inferior service subject to a maximum of 12 months in all.

-do- -do-

520 Power to sanction re-employment or extension of the term of employment (a) in case of pensioners who served before retirement in a gazetted appointment (b) in other cases.

(a) Govt. of India Authority including the Administrative Deptt. (b) local Govt. -do-

531-B Authority competent to sanction pension

Local Govt. or Govt. of Department or any other authority competent to fill the post vacated by the retired officer. Authority competent to fill the post vacated by the retired officer.

No.K-11011/26/70-1
Government of India
Ministry of Works & Housing
Delhi Division.

New Delhi, the 17th March 79

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Minar, New Delhi.

Sub-application of Central Civil Services (Pension) Rules, 1972 to the officers and staff of the Delhi Development Authority.

Sir,

with reference to your letter No. F.H.7(1)77/8255 dated the 17th November, 1978, I am directed to say that the Ministry of Law has been consulted in the matter who has advised that since by means of rule 2(2) of the Delhi Development Authority (Pension) Rules, 1967, the provisions contained in the Central Civil Services (Pension) Rules, 1972 have been made applicable to the officers and other employees of the Delhi Development Authority, it would be correct to infer that the Central Civil Services (Pension) Rules, 1972 are applicable to the staff of the Delhi Development Authority from time to time.

2. So far as the question of giving retrospective effect to the Central Civil Service (Pension) Rules, 1972 is concerned. The Ministry has advised that according to item 2 of the Delhi Development Authority (Pension) Amendment Rule, 1978 the rules came into force on the date of their publication in the official gazette. Further section 56 of the Delhi Development Authority Act, 1957 under which the Delhi Development Authority (Pension) Rules, 1967 were framed does not empower the framing of any rule with retrospective effect. In view of this, the provision of Central Civil Service (Pension) Rule 1972 would be applicable to the staff of the Delhi Development Authority from the date of publication in the official gazette of notification No.K-11011/26/76-15 (Desk IB) dated the 17th May 1978.

Yours faithfully,

(Sd/-)
(Sd/-)
Under Secretary to the Government
of India.
142/2375764

ANNEXURE-B

176.
संख्या 111/20/76-UD (Desk 1-B)

GAZETTE DATE: 27-5-78.

(To be published in Part I, Section 3(i) of the Gazette of India).

.....
No. K-11011/20/76-UD (Desk 1-B)
Government of India
Ministry of Works and Housing

.....
New Delhi, dated the 12th May, 1978
27 Vaikunda, 1900.

NOTIFICATION

G.O. No. _____ In exercise of the powers conferred by sub-section (1) of section 56 of the Delhi Development Act, 1957 (61 of 1957), read with clause (g) of sub-section (2) of that section, the Central Government, after consultation with the Delhi Development Authority, hereby makes the following rules, to amend the Delhi Development Authority (Pension) Rules, 1967, namely :-

1. These rules may be called the Delhi Development Authority (Pension) Amendment Rules, 1978.
2. They shall come into force on the date of their publication in the official gazette.
3. Rule 2 of the Delhi Development Authority (Pension) Rules, 1967, shall be re-numbered as sub-rule (1) thereof and after sub-rule (1) as so re-numbered, the following sub-rule shall be inserted;

"(2) Notwithstanding anything contained in sub-rule (1), the provisions contained in the Central Civil Services (Pension) Rules, 1922, shall apply to the officers and other employees of the Authority."

sd/- (V.R. Iyer)
Deputy Secretary to the Govt. of
INDIA.

No. K-11011/20/76-UD (Desk 1-B).

To
The Manager,
Government of India Press,
Ring Road,
New Delhi. (with Hindi version).



भारत का राजपत्र

The Gazette of India

असाधारण
EXTRAORDINARY

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

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 484]
No. 484]

नई दिल्ली, बुधवार, नवम्बर 1, 2007/कार्तिक 10, 1929
NEW DELHI, THURSDAY, NOVEMBER 1, 2007/KARTIKA 10, 1929

दिल्ली विकास प्राधिकरण
(कार्मिक शाखा)
अधिसूचना

नई दिल्ली, 29 अक्टूबर, 2007

विषय :— प्राधिकरण के कार्यकारियों के विरुद्ध पेंशन में कटौती करने और अनुशासनात्मक कार्यवाही शुरू करने की अनुशासनात्मक शक्तियाँ प्रदान करना

सा.का.वि. 692(30).—दिल्ली विकास (विधि) नियम, 1959 के नियम 3 के उप-नियम (4) के साथ पठित दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त और दिल्ली विकास प्राधिकरण (आचारण, अनुशासन एवं अपील) विनियम, 1999 के विनियम 3(घ) की अनुसूचियों के अतिरिक्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण एतद्वारा केन्द्र सरकार के पूर्व अनुमोदन से विद्यमान विनियमों को संशोधित करता है और इस विषय पर निम्नलिखित विनियम बनाता है।

जिन सेवायुक्त कार्यकारियों के विरुद्ध अनुशासनात्मक कार्यवाही उनके सेवानिवृत्ति के पहले शुरू की जाती है, उनके संबंध में पेंशन में कटौती करने के लिए प्राधिकरण की शक्तियों का योग्य संशोधित अनुशासनात्मक प्राधिकारियों द्वारा दिल्ली विकास (आचारण, अनुशासन एवं अपील) विनियम, 1999 के विनियम 3(घ) की अनुसूची के अनुसार किया जाएगा।

जिन सेवानिवृत्त कार्यकारियों के विरुद्ध अनुशासनात्मक कार्यवाही उनके सेवानिवृत्ति के बाद शुरू की जाती है, उनके संबंध में पेंशन में कटौती करने के लिए अनुशासनात्मक प्राधिकारियों की शक्तियों का प्रयोग अध्यक्ष, विधि प्रा. तथा अध्यक्ष, दिल्ली द्वारा किया जाएगा।

[सं. एक 7(9)/2007 की सं. 1]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Personnel Branch)

NOTIFICATION

New Delhi, the 29th October, 2007

Sub. :— Delegation of Penalty of Disciplinary Powers for Imposing Cut in Pension and Initiation of Disciplinary Proceedings Against Employees of the Authority.

G.S.R. 692(30).—In exercise of the powers conferred by Section 57 of the DD Act, 1957 (61 of 1957) read with sub-rule (4) of rule 3 of the Delhi Development (Misc.) Rules, 1959 and in addition to schedules to Regulation 3(d) of Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999, the DDA hereby with the prior approval of the Central Government, modifies the existing Regulations and makes the following Regulation on the subject.

Powers of the Authority for imposing cut in pension by way of punishment in respect of retired employees against whom disciplinary proceedings are instituted before their retirement shall be exercised by the respective Disciplinary Authorities as per Schedule in Regulation 3(d) of DDA (Conduct, Disciplinary and Appeal) Regulations, 1999.

Powers of disciplinary Authority for cut in pension by way of punishment in respect of retired employees against whom disciplinary proceedings are instituted after retirement shall be exercised by Chairman, DDA/A.G., Delhi.

[F. No. 7(9)/2007-PB-1]

V. M. BANSAL, Pr. Commissioner-cum-Secy.

- (3) उप-विनियम (2) (क) के अन्तर्गत यदि कर्मचारी अपने ऊपर लगाए गए मामूली दंड के आदेश विरुद्ध अपील प्रस्तुत करता है तो, यह परिदाय प्राधिकरण से परामर्श करने के बाद निपटारा जाना चाहिए। लेकिन, यदि अपीलेंट प्राधिकारी और परिदाय प्राधिकरण के बीच इस बारे में मतभेद हो जाता है तो कर्मचारी की सेवाएं परिदाय प्राधिकरण को वापिस कर दी जाएंगी और मामले की कार्यवाही आवश्यक कार्रवाई के लिए प्राधिकरण को भेज दी जाएगी।
If the employee submits an appeal against an order imposing a minor penalty on him under sub-regulation (ii) (a), it will be disposed of after consultation with the Lending Authority; Provided that if there is a difference of opinion between the Appellate Authority, and the Lending Authority, the services of the employee shall be placed at the disposal of the Lending Authority and the proceedings of the case shall be transmitted to the authority for such action it deems necessary.

विनियम-32

REGULATION-32

वे आदेश जिनके लिए कोई अपील नहीं हो सकती
ORDERS AGAINST WHICH NO APPEAL LIES

- (1) यदि प्राधिकरण द्वारा जारी किया गया कोई आदेश हो।
Any order made by the Authority.
- (2) वादकालीन प्रकृति का कोई आदेश हो अथवा निलंबन आदेश के अतिरिक्त अनुराज्यात्मक कार्यवाही के अन्तिम निर्णय के समर्थन की प्रकृति का कोई आदेश।
Any order of an interlocutory nature or of the nature of a step in aid of the final disposal of a disciplinary proceeding, other than an order of suspension;
- (3) विनियम 25 के अंतर्गत जांच के दौरान, जांच प्राधिकारी द्वारा पारित किया गया कोई आदेश।
Any order passed by an inquiring authority in the course of an inquiry under Regulation 25.

विनियम-32क

REGULATION-32A

आदेश, जिनके विरुद्ध अपील की जा सकती है
ORDERS AGAINST WHICH APPEAL LIES

विनियम-32 के प्रावधानों के अधीन कोई भी कर्मचारी निम्नलिखित सभी आदेशों अथवा किसी भी आदेश के विरुद्ध अपील कर सकता है :-

- Subject to the provisions of Regulation 32 an employee may prefer an appeal against all or any of the following orders, namely :-
- (1) विनियम 20 के अंतर्गत किया गया अथवा किया गया माने जाने वाला निलंबन आदेश।
An order of suspension made or deemed to have been made under Regulation 20.
- (2) विनियम-23 में निर्दिष्ट दंडों में से किसी भी दंड का आदेश, चाहे वह अनुराज्यात्मक प्राधिकारी द्वारा जारी किया गया हो अथवा किसी अपील अथवा संशोधन-कर्ता प्राधिकारी द्वारा जारी किया गया हो।
An order imposing any of the penalties specified in Regulation 23 whether made by the disciplinary authority or by any appellate or revising authority.
- (3) विनियम-23 के अंतर्गत लगाए गए किसी दंड को बढ़ाने का आदेश हो।
An order enhancing any penalty, imposed under Regulation 23.
- (4) कोई आदेश जो :-
An order which :-

पुनरीक्षण
REVIEW

प्रधिकारी, किसी भी समय या तो अपने स्वयं-के विवेक से अथवा किसी अन्य प्रकार से इन नियमों के अन्तर्गत पारित किए गए किसी भी आदेश पर पुनर्विचार कर सकता है, यदि कोई नई विषय-सामग्री अथवा साक्ष्य जो प्रस्तुत नहीं किया जा सका अथवा पुनरीक्षण के अन्तर्गत आदेश पारित करने समय यह उपलब्ध नहीं था और जो मामले की प्रकृति को परिवर्तित करने में प्रभाव डाल सकता है, वह उनको जानकारी में आ गया है अथवा जानकारी में लाया गया है।

The Authority may, at any time, either on his own motion or otherwise review any order passed under these rules, when any new material or evidence which could not be produced or was not available at the time of passing the order under review and which has the effect of changing the nature of the case, has come, or has been brought, to his notice.

यहां तक कि प्रधिकारी द्वारा कोई भी दंड लगाने अथवा बढ़ाने का कोई आदेश जब तक नहीं निकाला जाएगा जब तक कि सम्बन्धित कर्मचारी को प्रस्तावित दंड के विरुद्ध अभ्यावेदन करने का उचित अवसर प्रदान न कर दिया जाए अथवा जहां पर विनियम 23 में निर्धारित किसी भी भारी दंड को भारी दंड में लगाने अथवा लागू किए गए मामूली दंड को भारी दंड में बढ़ाने के लिए उसके आदेश पर पुनः विचार करने का प्रस्ताव हो और यदि इस मामले में विनियम 25 के अन्तर्गत कोई जांच नहीं की गई है, तो ऐसा कोई भी दंड जब तक नहीं लगाया जाएगा जब तक विनियम 25 में निर्धारित तरीके से विनियम 30 के अर्थात् जांच नहीं कर ली जाएगी।

Provided that no order imposing or enhancing any penalty shall be made by the Authority unless the employee concerned has been given a reasonable opportunity of making a representation against the penalty proposed or where it is proposed to impose any of the major penalties specified in Regulation 23 or to enhance the minor penalty imposed by the order sought to be reviewed to any of the major penalties and if an inquiry under Regulation 25 has not already been held in the case, no such penalty shall be imposed except after inquiring in the manner laid down in Regulation 25, subject to the provisions of Regulation 30.

विनियम-34
REGULATION-34आदेश नोटिस आदि जारी करना
SERVICE OF ORDER NOTICES ETC.

इन नियमों के अन्तर्गत किया गया अथवा जारी किया गया प्रत्येक आदेश, नोटिस और अन्य कोई कार्यवाही सम्बन्धित कर्मचारी को व्यक्तिगत रूप में दिए जाएंगे अथवा उनके अन्तिम ज्ञात पते पर पंजीकृत डाक से उन्हें भेजे जाएंगे।

Every order, notice and other process made or issued under these rules shall be served in person on the employee concerned or communicated to him by registered post at his last known address.

विनियम-35
REGULATION-35समय-सीमा को बढ़ाने और विलम्ब को माफ करने की शक्ति
POWER TO RELAX TIME LIMIT AND TO CONDONE DELAY

इन नियमों में जब तक विशेष रूप से व्यवस्था न हो, इन नियमों के अन्तर्गत किसी आदेश को देने विसर्गके लिए उचित एवं पर्याप्त कारण हों अथवा पर्याप्त कारण दर्शाया गया हो तो सक्षम प्रधिकारी इन नियमों के अन्तर्गत किए जाने वाले किसी कार्य के लिए इन नियमों में निर्दिष्ट समयावधि को बढ़ा सकता है अथवा किसी देरी के लिए सूट दे सकता है।

Save as otherwise expressly provided in these rules, the authority competent under these rules to make any order may, for good and sufficient reasons or if sufficient cause is shown, extend the time specified in these rules for anything required to be done under these rules or condone any delay.


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

No. F.2(2)2019/MC/DDA/151

Dated: the 15th October, 2019

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 9th October, 2019 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(D. Sarkar)
Commissioner-cum-Secretary

Encl: As above.

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Tarun Kapoor

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Shri Shailendra Sharma
Engineer Member, DDA
5. Shri K. Sanjay Murthy
Addl. Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Smt. Archana Agrawal
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Shri Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

...2.

SPECIAL INVITEES

1. Shri Vijay Kumar Dev
Chief Secretary, GNCTD
2. Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
3. Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports), DDA
4. Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordn.), DDA
5. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA
6. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
7. Ms. Manisha Saxena
Secretary (UD), GNCTD
8. Chief Planner
Town and Country Planning Organization
9. Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
10. Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation
11. Dr. Dilraj Kaur
Commissioner, East Delhi Municipal Corporation

Copy also to:

1. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
2. Smt. Chanchal Yadav
Special Secretary to Lt. Governor, Delhi
3. Shri Ajay Kumar
Addl. Secretary to Lt. Governor, Delhi
4. Smt. Ruchika Katyal
Jt. 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 9th October, 2019 at 11.30 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Tarun Kapoor

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Shri Shailendra Sharma
Engineer Member, DDA
- 3 Smt. Archana Agrawal
Member Secretary, NCRPB
- 4 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA
- 7 Shri O P Sharma, MLA
- 8 Manish Aggarwal
Municipal Councillor, South Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Smt. Renu Sharma
Addl. Chief Secretary (Finance), GNCTD
- 2 Dr. Rajesh Kumar
Principal Commissioner (Housing, PMAY, CWG & Sports)
- 3 Shri Manish Kumar Gupta
Principal Commissioner (LD, LM, Systems & Coordination), DDA
- 4 Shri Shripal
Principal Commissioner (Pers., Hort. & Landscape), DDA
- 5 Shri G Narendra Kumar
Principal Secretary (L&B), GNCTD
- 6 Smt. Varsha Joshi
Commissioner, North Delhi Municipal Corporation
- 7 Shri Gyanesh Bharti
Commissioner, South Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar
Principal Secretary to Lt. Governor
- 2 Smt. Chanchal Yadav
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.97/2019

Confirmation of minutes of the meetings of the Delhi Development Authority held on 13.08.2019 and 17.09.2019 at Raj Niwas.
F.2(2)2019/MC/DDA

- i) The minutes of the meeting of the Authority held on 13.08.2019 alongwith corrigendum in respect of agenda item No. 76/2019 and amendments sought by Shri Somnath Bharti were confirmed with the following addition under Table 7.3 in respect of agenda item No. 76/2019 regarding Proposed modification related to Chapter on Industry in Master Plan for Delhi, 2021 - as suggested by GNCTD:
"FAR # The additional FAR charges shall be payable as decided by the Government from time to time."
- ii) The minutes of the meeting of the Authority held on 17.09.2019 were confirmed as circulated.

Item No. 98/2019

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 13.08.2019 and 17.09.2019.
F.2(2)2019/MC/DDA

The Members of the Authority made the following observations with regard to the Action Taken Reports (ATRs) on the minutes of the meetings of the Authority held on 13.08.2019 and 17.09.2019:

Shri Vijender Gupta

- i) A copy of all court orders with respect to land allotted to Badarpur Traders Union be provided.
- ii) DDA should expedite in-situ rehabilitation projects and issue tenders at the earliest. Surveys for all JJ clusters should be conducted. Status of detailed project reports (DPRs) be intimated.

Shri Somnath Bharti

- i) For mohalla clinics, allotment of land is not required and DDA should consider grant of NOCs as those provided earlier for public toilets.

- ii) It has been incorrectly mentioned that the condition of the community hall at Gujjar Dairy is satisfactory. A joint site inspection with the Authority Member be scheduled on priority.
- iii) Timelines for construction of community centre at Gulmohar Park be provided.
- iv) DDA should pursue the matter and make efforts to get the stay orders with respect to Khasra No. 277, Hauz Khas vacated at the earliest.
- v) A joint site inspection with the Authority Member should be conducted for identifying site for community facilities at Gautam Nagar.
- vi) DDA plot at Arjun Nagar be utilized for its intended purpose and part of DDA land at Kumhar Basti allotted for a community facility.
- vii) In-situ rehabilitation of Valmiki Camp and Indira Camp be initiated on priority.
- viii) Land vacated by DMRC at Begampur be taken back by DDA.

Shri S K Bagga

- i) It has been incorrectly stated that he is satisfied with the maintenance work carried out for DDA parks in his constituency. On the contrary, no work has been undertaken or is ongoing in this regard.

Shri O P Sharma

- i) Despite furnishing information of a school in his constituency which is regularly utilizing its premises unauthorisedly for Ramleelas and other functions, DDA has not initiated any action for violation of the terms and conditions of allotment, though in another case DDA has cancelled the lease deed.
- ii) No action till date has been initiated against Preet Vihar Club and Great Gatsby Club which charge exorbitant membership fees. It should also be investigated how three institutional plots have been allotted to a single person.

Shri Manish Aggarwal

- i) All unauthorised structures should be removed at the earliest from DDA land in khasra No. 23, 26, 27 and 39 at Karbala, Lodhi Road.

Item No.99/2019

**Proposed amendments in MPD-2021 w.r.t. Fitness Centre (including gymnasium, yoga/meditation centre and Wellness Centres).
F.3(9)/2012/MP**

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

Item No.100/2019

**Development of 10.26 hectares of DDA land at Trilokpuri, Delhi.
F.3(90)98-MP/Vol.II**

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

The new MoU would be signed with NBCC and the Authority authorized Vice Chairman, DDA to undertake any subsequent changes in the new MoU, if required. The final MoU would be placed before the Authority for information after signatures.

Item No.101/2019

**Disposal of LIG flats offered under Housing Scheme-2019 'In-Pair' so that allottees can amalgamate two adjacent flats into one bigger flat.
F.1(9)/19/LIG(H)/Amalgamation**

The proposal contained in the agenda item was approved. The flats will be disposed of on first come first serve basis through ongoing on-line scheme.

Item No.102/2019

Amendment in the Nazul Rule-1981 (Rule-4) with respect to allotment of land for Group Housing and all other Socio-Cultural facilities (socio-cultural plots/centres, religious plots, old age homes, reformatories, orphanage or as stipulated in Master Plan to individuals (body of person, firms, companies) through auction/e-auction.

F.1(Misc.)2019/GH/Auction/Nazul Rules

The agenda was discussed. It was pointed out by Vice Chairman, DDA during the meeting that earlier the Authority has approved the disposal of plots by auction in the categories of Group Housing, Old Age Home, Religious and Socio-cultural plots. In addition, there are several other categories of plots. It was decided that the amendment of Nazul Rules should be made in such a way that the mode of disposal through auction should be allowed for any category of land.

The agenda was approved accordingly. The proposal for amendment of Nazul Rules be sent to MoHUA accordingly. DDA may go ahead with auction as approved and if need be legal opinion may be obtained.

Item No.103/2019

Permissibility of 'Local/Govt. Maintenance offices' in 'Residential' use zone under Sub-Clause 8(2) of MPD 2021 in respect to plot measuring 4494.58 sq.mt. for construction of DDA Dwarka Zonal Office building as Local/Govt. Maintenance office within LSC site no. 02 at Sector-10, Dwarka.
F.115/SA(DWK)/HUPW/2019/DDA

The proposal contained in the agenda item was approved.

Item No.104/2019

Amendments proposed in:

- i) **The Delhi Development Authority (Pension) Amendment Rules, 1978**
- ii) **The Delhi Development Authority (Conduct, Disciplinary and Appeal) Regulations, 1999.**

F.1(Misc.)2012/Vig./DVO-I.

The proposal contained in the agenda item was approved.

'Other Points' raised by the Members of the Authority

Shri Vijender Gupta

- i) GNCTD be asked to expedite permission for removing trees due to which construction work of flyover at Narela-Bawana connecting UERs I and II is held up for more than six months.
- ii) Utsav ground be developed at Sector-7, Rohini.

Shri Somnath Bharti

- i) Though amendments in Master Plan have been approved, these have not yet been enforced as a result of which several properties are still sealed, for instance, the marble shops at Chhattarpur.
- ii) Land for utsav grounds in each Vidhan Sabha constituency have not yet been identified.

Shri O.P. Sharma

- i) DDA should coordinate removal of 5-6 pucca unauthorised structures in the right of way of 60 ft. wide road at Vishwas Nagar.
- ii) All unauthorized structures on Shanti Swaroop Bhatnagar Marg be removed.
- iii) DDA to consider restoration of natural lakes in Delhi.

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.
