

२७९

कार्यवृत्तपुस्तिका

बैठक ३-६-२००९ राजीनवास

कार्यवृत्त सूची

मद संख्या १ से १५ तक

जून २००९

पेज नं. १ से १८९ तक

I

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
3rd June, 2009 at 11.00 A.M. at Raj Niwas, New Delhi.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna
Lieutenant Governor, Delhi

VICE-CHAIRMAN

2. Shri Ashok Kumar.

MEMBERS

3. Shri Nand Lal
Finance Member
4. Shri A.K. Bajaj
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Rajesh Gahlot
Councillor, MCD
9. Shri Sudesh Kumar Bhasin
Councillor, MCD
10. Dr. M.M. Kutty
Jt. Secretary (D&L), MOUD, Govt. of India
11. Dr. Noor Mohammad
Member Secretary, (NCR) Planning Board
12. Shri K.S. Mehra
Commissioner, MCD.
13. Shri J.B. Kshirsagar
Chief Planner (TCPO)

SECRETARY

Shri V.M. Bansal
Pr. Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. **Shri Rakesh Behari**
Principal Secretary to Lieutenant Governor
2. **Shri D.M. Sapolia**
Pr. Secretary (UD/L&B), GNCTD
3. **Mrs. Veena Ish**
Pr. Commissioner (CWG), DDA
4. **Shri. V.K. Sadhu**
Pr. Commissioner, DDA
6. **Shri V.D. Dewan**
Chief Architect, DDA
7. **Mrs. Asma Manzar**
Commissioner (LD) & (Housing)
8. **Shri Ashok Kumar**
Commissioner (Planning), DDA (officiating)
9. **Dr. S.P. Bansal**
Addl. Commissioner (Planning-III), DDA
10. **Shri Rajiv Pandey**
Chief Accounts Officer, DDA
11. **AVM V.K. Dayalu**
Advisor, DDA
12. **Smt. Neemo Dhar**
Director (PR), DDA
13. **Shri Alok Swarup**
Director (CWG), DDA
14. **Shri S.N. Gupta**
Director (Personnel), DDA
15. **Shri Prahlad Singh**
Director (LC)
16. **Shri S.P. Pathak**
Director (Planning), Dwarka.
17. **Shri Pawan Kumar**
Financial Adviser (Housing), DDA
18. **Shri V.K. Bugga**
Chief Town Planner, MCD
19. **Shri Rajeev Malhotra**
Chief Regional Planner, NCR Planning Board

The Lt. Governor welcomed the non-official members - Dr. Harsh Vardhan, Shri Subhash Chopra and Shri Naseeb Singh. He expressed confidence that rich and varied experience of new members will be of tremendous help to DDA in shaping its new policies and programmes. The Lt. Governor also introduced the new Engineer Member, Shri A.K. Bajaj as a highly experienced engineer from CPWD.

2. Dr. Harsh Vardhan appreciated DDA's working and its vast potential. He pointed out that DDA can perform better through honest introspection.

Shri Subhash Chopra assured that the non-official members will act as a link between the public and the officers. He stressed that once a decision is taken by the Authority the same should be implemented without any delay.

Shri Naseeb Singh expressed the hope that East Delhi will get more attention and Common Wealth Games related projects will be completed well in time.

Shri Rajesh Gahlot pointed out that Authority decisions should be implemented in time and sought action against those officials who had sent notices to the residents of Multani Dhanda inspite of Authority's decision to wait for a policy decision.

Shri Sudesh Kumar Bhashin assured full support of all the non-official members.

3. The Lt. Governor assured the members that AVM V.K. Dayalu (Retd.), a senior officer from the Indian Air-Force has joined as Advisor to DDA, shall be asked to monitor implementation of the Authority decisions. He assured that action shall be initiated against the officers who have sent notices to the residents of Multani Dhanda etc. against the directions of the Authority.

4. All the non-official members highly appreciated the leadership of the Lt. Governor and his desire to help the common man. They also lauded the working of the Vice-Chairman, Shri Ashok Kumar.

ITEM NO. 1/2009

Sub: Confirmation of the Minutes of the Meeting of Delhi Development Authority held on 17.12.2009.
File No.F.2(2)2008/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 17.12.2008 were confirmed as circulated.

ITEM NO. 2/2009

Sub: Fixation of Institutional land Premium in DDA Areas for the Year 2008 and 2009-10.
F.6(4)07/AO(P)/DDA.

Proposals contained in the agenda item were approved by the Authority with the suggestion made by the Joint Secretary (D&L), MOUD, Dr. M.M. Kutty that physical boundaries for determining the Zonal Variant Rates should be co-terminous with the Zonal boundaries identified for the 17 zones under the Master Plan of Delhi - 2021. Zonal variant rates should be indicated for Master Plan Zones. These 17 zones may be appropriately grouped under the three categories of rates proposed in the agenda note.

- b) Shri D.M. Sapolia, Pr. Secretary (L&B), GNCTD requested that details of the hospital sites and the low cost housing sites should be sent to the GNCTD so that it could identify suitable sites.
- c) Shri Rajesh Gahlot suggested that allotment of land to schools, colleges and hospitals should be made at Zonal Variant Rates instead of adopting the auction procedure, otherwise the cost of education and health-care will become unaffordable. All the non-official members supported this suggestion.
- d) **Power Distribution Companies:** It was decided that subsidized rates for power sector should be applicable only to land allotted to the Power Department, GNCTD and not for power distribution companies. Entry (x) in Annexure-I to be modified accordingly.

The Lt. Governor informed that the Authority had sent a proposal on these lines to the Government of India in the past and assured that the matter will be taken up again with the Ministry of Urban Development.

ITEM NO. 3/2009

Sub: Change of land use for proposed 1400 MW power plant at Tikri Village in Zone 'L' (West Delhi-III).
F.6(4)08/MP.

The Authority examined the proposal and decided that change of land use proceedings should be initiated only if the ownership of land in question continues to remain vested in the Government of National Capital Territory of Delhi.

The proposal was approved by the Authority with the observation that land is allotted to Power Department, GNCTD.

ITEM NO. 4/2009

Sub: Amendment of recruitment regulations for the post of Manager (Sports), Asstt. Manager (Sports), Games Supervisors and Games Attendants in DDA.
F.7(133)08/PB-I.

This item was withdrawn.

ITEM NO. 5/2009

Sub: Fixation of Pre-determined Rates (PDRs) for Rohini, Phase-IV & V for the year 2009-10.
F.4(31)08/AO(P)/DDA.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 6/2009

Sub: Fixation of Pre-determined Rates (PDRs) in Narela for the year 2009-10.
F.4(29)08/AO(P)/DDA.

Proposals contained in the agenda item were approved by the Authority

ITEM NO. 7/2009

Sub: Revised budget estimates for the year 2008-09 and budget estimates for the year 2009-10.
F.4(3)Budget/2008-09/RE/DDA.

The Lt. Governor observed that budget provisions should be grouped under appropriate heads e.g. land acquisition, development of land, construction of houses and shops, Master Plan Roads, Commonwealth Games related activities, Infrastructure Projects etc. giving project-wise and scheme-wise details under each head, with on-going and new schemes shown separately. (Such budgetary architecture is followed in the Union budget under sector, sub-sector, functions, sub-functions, programmes, schemes, sub-schemes and primary unit of appropriation). It was clarified that till budget proposals with scheme-wise/project-wise details are considered and approved by the Authority, the expenditure may continue to be incurred on on-going and approved schemes/projects. The Authority authorized the Lt. Governor to approve other expenditures in case funding is urgently required for some time-bound new scheme/activity.

b) The Lt. Governor also directed that all non-official members shall henceforth be part of the Performance Review Committee and that Quarterly Performance Budget shall be placed before the Authority regularly.

c) The Jt. Secretary (D&L), MOUD, Dr. M.M. Kutty pointed out that schemes for economically weaker section of the society should be given priority in the Budget.

ITEM NO.8/2009

Sub: Review of the policy for fixation of License fee in respect of Gas Godown.
F.13(5)05/CL/DDA.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 9/2009

**Sub: Laxman Public School-Regularization of unauthorized construction and Restoration of Lease.
F.13(31)84/Bldg./Pt. & F.18(38)82/IL.**

The Authority advised that Building Bye-laws should be given liberal interpretation so that such genuine requests of educational societies can be accommodated.

After detailed discussions, the Authority ratified the decisions taken in the matter.

ITEM NO. 10/2009

**Sub: Revision of rates for Damages for the assessment under the Public Premises (Eviction of unauthorized occupants Act 1971).
F.1(Misc.) Damage A/c 2001-2002.**

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 11/2009

**Sub: Proposed change of land use in land measuring 2000 sq.mt. from 'Recreational' (District park) to Public and Semi Public, (Community Hall) at Harkesh Nagar.
F.19(01)06/MP.**

Dr. Harsh Vardhan pointed out that DDA should develop more district parks and play-grounds to compensate for such change of land-uses.

The Lt. Governor informed that the Master Plan has laid down complete hierarchy for development of green areas and directed that the same should be duly complied with.

2. After detailed discussions, the proposals contained in the agenda item were approved by the Authority.

ITEM NO. 12/2009

**Sub: Action Taken Note on performance budget.
F.4(3)91/Performance Budget/2nd Qtr./2008-09.**

Consideration of this item was deferred.

ITEM NO. 13/2009

**Sub: Development Control Norms for proposed C.R.P.F. Campus at
Bawana Delhi.
File No. F.20(02)96/MP.**

Proposals contained in the agenda item were approved by the
Authority.

ITEM NO. 14/2009

**Sub: Relaxation in the length of service for promotion to the post of
Chief Engineer (Civil) in Delhi Development Authority.
F.7(44)09/PB-I.**

The Joint Secretary (D&L), MOUD, Dr. M.M. Kutty informed that
the length of service as Superintending Engineer for promotion as
Chief Engineer had been increased from 7 years to 8 years in the
CPWD, MCD and the UPSC.

However, keeping in view the difficulties expressed in the
agenda notes, the proposal was approved only for one year i.e. for the
year 2009-2010.

ITEM NO. 15/2009

**Sub: Adoption of boarding, lodging and inter-city conveyance charges
for the DDA officers on the pattern of Govt. of India
recommended by 6th Central Pay Commission.
File No. FE.16(35)2007/DDA.**

This agenda item was withdrawn as final decision has already
been taken in the matter.

ITEM NO. 16/2009

**Sub: Standard Costing of Flats-Plinth Area Rates of Construction
effective From 1st April, 2009 to 30th September, 2009.
F.21(167)2001/HAC/Pt.I.**

Proposals contained in the agenda item were approved by the
Authority.

ITEM NO. 17/2009

Sub: Fixation of Pre-determined Rates (PDR) of Land Premium for allotment in Plastic Bazaar Tikri Kalan for the year 2009-10.
F.4(30)2008/AO(P)/DDA.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 18/2009

Sub: Adoption of Annual Accounts for the financial year 2007-08 after certification on Annual Accounts by the office of the Accountant General (Audit) Delhi.
F.6(85)/A/cs(M)/DDA.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 19/2009

Sub: Resitement of School plot in r/o Sardar Jagat Singh Charitable Trust in Paschim Vihar.
F.18(16)93/IL.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 20/2009

Sub: Adoption of recommendations of the 6th pay commission in Delhi Development Authority - Report of the Committee constituted by Hon'ble LG.
F.5(01)2008/P&C(P).

Proposals contained in the agenda item were approved by the Authority.

2. The Authority also directed that other cases of anomalies, if any, should be placed before this Committee as a standing arrangement.

ITEM NO. 21/2009

Sub: Action Taken Note on performance Budget.
F.4(3)91/Peformance Budget/3rd Quarter/2008-09.

Consideration of this item was deferred.

ITEM NO. 22/2009

*Sub: Relaxation in the length of Service criteria for promotion to the post of Supdt. Engineer (Civil) in Delhi Development Authority.
F.7(102)09/PB-1/Pt.*

Proposals contained in the agenda item were approved by the Authority.

2. The Lt. Governor directed that functioning of the personnel department should be critically reviewed and desired that short term and long term action plan should be placed before the Authority to remove stagnation in all cadres of employees. He directed that inter-cadre parity should be maintained as far as possible.

The Lt. Governor asked (retd.) AVM, Shri V.K. Dayalu, Advisor DDA, to also attend to the staff grievances and place the connected issues before the competent authority.

ITEM NO. 23/2009

*Sub: Restoration of Sub-Lease Deed in respect of industrial Plot No. 39, Rajasthani Udyog Nagar.
F.15(36-RCIE)/71/LSB(I).*

After detailed discussions, the proposal contained in the agenda item were approved by the Authority.

ITEM NO. 24/2009

*Sub: (i) Restoration of Leases in favour of EHIRC on payment of Unearned increase.
(ii) Change in Governing Body/Members of a Society by due process of law not to be treated as the case of sale.
F.14(18)/81/IL.*

The Authority decided that without specific reference to the case of Escort Heart Institute Research Centre cited in the Agenda Note placed before it, leases of institutional plots should not be cancelled/revoked on the ground of change in the management, organizational structure or constitution of the legal entity which had been allotted the land, so long as the land use for which the allotment had been made has not been altered and the conditions, if any, imposed on the original allottee for providing concessional services to weaker sections etc. continue to be discharged by the successor-in-interest of the original allottee.

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**Sub: Relaxation in the length of Service criteria for promotion to the post of Supdt. Engineer (Civil) in Delhi Development Authority.
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Proposals contained in the agenda item were approved by the Authority.

2. *The Lt. Governor directed that functioning of the personnel department should be critically reviewed and desired that short term and long term action plan should be placed before the Authority to remove stagnation in all cadres of employees. He directed that inter-cadre parity should be maintained as far as possible.*

The Lt. Governor asked (retd.) AVM, Shri V.K. Dayalu, Advisor DDA, to also attend to the staff grievances and place the connected issues before the competent authority.

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The Authority further observed that so far as the question of charging unearned increase is concerned, such unearned increase should be payable in case of transfer to another party and would need to be determined on a case to case basis on merits.

The individual cases regarding cancellation/restoration of leases of institutional plots should be decided in accordance with this framework.

ITEM NO. 25/2009

Sub: Extension of concessional period in the cases of death of DDA employees/allottees of DDA Staff Quarters for retention of staff quarter by legal heir.
F.21(1)89/SQ/DDA.

The Authority discussed the agenda item and decided that open-ended relaxation from rules would not be appropriate and decided that retention in such cases may be permitted upto a maximum of 5 years on payment of normal license fee, with the direction that no further retention will be permitted under any circumstances.

2. Dr. Harsh Vardhan and all the non-official members suggested that pending cases of compassionate appointment under the 5% reservation quota should be cleared in a time bound manner.

Suggestion of the Vice-Chairman that daily wage appointment should be given to the eligible applicants till their turn matures for regular appointment was approved.

ITEM NO. 26/2009

Sub: Regarding change of land use of land measuring 8.44 acre (3.41 hac.) for construction of 500 bedded Hospital at Madipur.
F.20(6)08/MP.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 27/2009

Sub: Approval of expenditure for purchase of 333 apartments from Emaar MGF Construction, Pvt. Ltd.
F.9(71)PC/CWG/09/DDA.

Proposals contained in the agenda item were approved by the

ITEM NO.28/2009

Sub: *Common Wealth Games Village, 2010.*
F.9(71)PC/CWG/09/DDA.

The proposals explained by the Finance Member were noted by the Authority.

2. *Shri Subhash Chopra proposed that non-official members should be associated with the regular monitoring of Common Wealth Games' related activities.*

II. *The Lt. Governor agreed with the suggestion and directed that a Monitoring Group comprising all the non-official members alongwith the concerned senior officers of DDA be constituted to regularly review and monitor the progress of the DDA related activities of the Commonwealth Games. Modalities for this arrangement shall be finalized by the Vice Chairman. AVM Dayalu could also be associated with this group.*

ITEM NO. 29/2009

Sub: *Recommendation of the Board of Enquiry and Hearing for Zone P-II held on 16.01.09.*
F.4(4)2008/MP/Part-IV.

At the request of the non-official members, this item was deferred to the next meeting.

b) *The Chief Planner, NCR Planning Board, suggested that Haryana Government's request for 200 mt. wide road linkage to this Zone should be included in the Plan. Commissioner (Planning) informed that sufficient linkages from Haryana are already available.*

The Lt. Governor however directed that the proposals given by the Haryana Government should be duly examined.

c) *The Lt. Governor also directed that the proposed land use plans should be shown on the Google map so that the location and extent of the built up areas is kept in mind while taking final decisions on the Zonal Plans.*

d) The Lt. Governor further directed that all the Master Plan road alignments should be immediately finalized and proceedings initiated for acquisition of land under emergency provisions for the essential infrastructure envisaged under the MPD-2021 in all the zones. The process of acquisition should however be least disruptive and exclude the built-up areas to the extent possible.

ITEM NO.30/2009

Sub: The case of Shri Gulab Rai for restoration of allotment of residential plot no. BM-105 in Shalimar Bagh, New Delhi.
F.16(114)75/LSB(R).

The Principal Commissioner, Shri V.K. Sadhu, explained the agenda item. It was informed that the Courts are likely to regularize the allotment with penalty.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 31/2009

Sub: Zonal Development Plan for Zone 'O' (River Yamuna/River Front).
F.4(10)07/MP.

It was decided to postpone this agenda item to the next meeting of the Authority.

ITEM NO. 32/2009

Sub: Change of land use of the land measuring 25 Acres from "Recreational (District Park) to Transportation (Heliport)" in Sector-36, Rohini.
F.20(5)2008/MP.

Commissioner (Planning) explained that compensatory greens had already been provided in the Zone 'M' and the proposals are in public interest.

The Authority approved the proposals contained in the agenda item subject to the direction that the land shall continue to remain under the ownership of the Ministry of Civil Aviation, Govt. of India.

ITEM NO. 33/2009

**Sub: Change of land use of 100 Acres of land for South Asian University near village Maidan Garhi, Zone-"J" (South Delhi-II), after hearing of objections/suggestions.
F.3(37)2008/MP.**

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 34/2009

**Sub: Change of land use of land measuring 239 acres at village Ghitorni from Agricultural to Residential and Govt. Offices etc.
F.3(42)72/MP.**

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 35/2009

The non-official members took up the following additional matters for discussion:

Other Points

I Shri Subhash Chopra pointed out that:

- (i) ACP benefit should be given to the work-charged employees from the date of their appointment. He pointed out that this matter had been discussed in several meetings of the Authority but the benefit had yet not been extended.**

He was assured that the matter shall be placed in the next meeting of the Authority.

- (ii) There is extreme stagnation in the Research cadres and no promotions have been made during the last 20 years.**
- b) The Lt. Governor directed that all cadres should have equal opportunity to grow and no imbalances should be allowed**

to occur. He directed that all the cases where inter-cadre imbalances have occurred should be examined and placed before the Authority.

II Dr. Harsh Vardhan pointed out that inspite of laying of foundation stone for an auditorium by the then Lt. Governor in Sukh Vihar 7 years back, there has been no progress at site.

The Lt. Governor sought a report in this matter at the next meeting of the Authority.

b)The Lt. Governor directed that DDA should have an effective internal monitoring mechanism whereby progress of all works is regularly and systematically monitored.

III Shri Naseeb Singh pointed out that there is need for retaining the institutional land use in the Karkardooma area because there is no community hall, dispensary, govt. hospital, bus-terminus etc. which could cater to the requirements of the residents of more than 115 Group Housing Societies of I.P. Extention. He suggested that instead of providing more land for residential use, existing residents should be provided necessary civic amenities and community facilities.

IV Shri Rajesh Gahlot raised the following issues:

- (i) Demolitions in residential areas of Ali Vihar (Ali Gaon) may be taken up only after clearing the open lands and commercial structures.
- (ii) Land should be allotted to MCD for their office in Dwarka without further delay.
- (iii) Alternate plots should be released to all the applicants whose lands have been acquired.
- (iv) All drains of Dwarka should be immediately cleaned and desilted.
- (v) DDA flats in Sector 13, Dwarka require extensive repairs

to.

(vi) *Developmental activity had not been started in any of the 100 villages which had been identified and budgeted in the previous budgets. Specific developmental activities in all the villages and their surrounding areas should be appropriately budgeted in the current year and their progress regularly reviewed.*

V. *The Authority bade farewell to the outgoing Chief Legal Adviser, Shri C.K. Chaturvedi and decided to place on record its appreciation for the good work done by him during the last four crucial years.*

The meeting ended with a vote of thanks to the Chair. It was decided that the next meeting of the Authority would be held on 5th August, 2009.

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**LIST OF AGENDA TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 3.6.2009 AT RAJ NIWAS, DELHI**

| Sl. No. | Item No. | Subject                                                                                                                                                                                             | Pages              |
|---------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|         | A        | Change of land use measuring 2.052 acres (8304.149 sq. mts.) from Residential to Public & Semi Public Use in Vasant Vihar.<br>F. 20(9)2008-MP <i>approved through circulation</i>                   | 1A - 4A            |
|         | B        | Funding of Commonwealth Games projects assigned to DDA, not being funded out of Expenditure Finance Committee (EFC), Govt. of India.<br>F. CE(CWG)12(EFC)08/Pt. <i>approved through circulation</i> | 1B -24B            |
| 1       | 1/2009   | Confirmation of minutes of the meeting of the Delhi Development Authority held on 17.12.2008, F.2(2)08/MC/DDA                                                                                       | 1-17               |
| 2.      | 2/2009   | Fixation of Institutional land Premium in DDA Areas for the Year 2008-2009 and 2009-10.<br>F.6(4)07/AO (P)/DDA                                                                                      | 18-22              |
| 3       | 3/2009   | Change of land use for proposed 1400 MW power plant at Tikri Village in Zone 'L' (West Delhi-III)<br>F.6(4)08/MP                                                                                    | 23-26              |
| 4       | 4/2009   | Amendment of recruitment regulations for the post of Manager (Sports), Asstt. Manager (Sports), Games Supervisors and Games Attendants in DDA.<br>F.7(133)08/PB-I                                   | 27-93              |
| 5       | 5/2009   | Fixation of Pre-determined Rates (PDRs) for Rohini, Phase-IV & V for the year 2009-10.<br>F.4(31)08/AO(P)/DDA                                                                                       | 94-99              |
| 6       | 6/2009   | Fixation of Pre determined Rates (PDRs) in Narela for the year 2009-10.<br>F.4(29)08/AO(P)/DDA                                                                                                      | 100-112            |
| 7       | 7/2009   | Revised budget estimates for the year 2008-09 and budget estimates for the year 2009-10<br>F.4(3)Budget/2008-09/RE/DDA                                                                              | 113-114            |
| 8       | 8/2009   | Review of the policy for fixation of License fee in respect of Gas Godown.<br>F. 13(5)05/CL/DDA                                                                                                     | 115-124            |
| 9       | 9/2009   | Laxman Public School-Regularization of unauthorized construction and Restoration of Lease.<br>F. 13(31)84/Bldg./Pt. & F.18(38)82/IL                                                                 | 125-126            |
| 10      | 10/2009  | Revision of rates for Damages for the assessment under the Public Premises (Eviction of unauthorized occupants Act 1971).<br>File No. F.1 (Misc.) Damage A/c/2001-2002.                             | 127-141            |
| 11      | 11/2009  | Proposed change of land use in land measuring 2000 sq. mt. from 'Recreational' (District park) to Public and Semi Public, (Community Hall) at Harkesh Nagar.<br>F. 19(01)06/MP                      | <del>142-147</del> |

|     |         |                                                                                                                                                                                                                      |         |
|-----|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 12  | 12/2009 | Action Taken Note on performance budget<br>F. 4(3)91/Performance Budget/2 <sup>nd</sup> Qtr./<br>2008-09                                                                                                             | 148-173 |
| 13  | 13/2009 | Development Control Norms for proposed<br>C.R.P.F. Campus at Bawana Delhi.<br>File No. F. 20(02)96/MP                                                                                                                | 174-177 |
| 14  | 14/2009 | Relaxation in the length of service for<br>promotion to the post of Chief Engineer (Civil)<br>in Delhi Development Authority.<br>F.7(44)09/PB-I                                                                      | 178-186 |
| 15  | 15/2009 | Adoption of boarding, lodging and inter-city<br>conveyance charges for the DDA Officers on<br>the pattern of Govt. of India recommended by<br>6 <sup>th</sup> Central Pay Commission.<br>File No. FE 16(35)2007/DDA/ | 187-189 |
| 16. | 16/2009 | Standard Costing of Flats-Plinth Area Rates of<br>Construction effective From 1 <sup>st</sup> April, 2009 to<br>30 <sup>th</sup> September, 2009.<br>F. 21(1671)2001/HAC/Pt.I                                        | 190-192 |
| 17. | 17/2009 | Fixation of Pre-determined Rates (PDR) of<br>Land Premium for allotment in Plastic Bazaar<br>Tikri Kalan for the year 2009-10.<br>F4 (30)2008/AO(P)/DDA.                                                             | 193-197 |
| 18. | 18/2009 | Adoption of Annual Accounts for the financial<br>year 2007-08 after certification on Annual<br>Accounts by the office of the <u>Accountant<br/>General (Audit) Delhi.</u><br>F. 6(85)2008/A/CS (M)/DDA               | 198-212 |
| 19. | 19/2009 | Resitement of School plot in r/o Sardar Jagat<br>Singh Charitable Trust in Paschim vihar.<br>F 18(16)/93/IL                                                                                                          | 213-215 |
| 20. | 20/2009 | Adoption of recommendations of the 6 <sup>th</sup> pay<br>commission in Delhi Development Authority—<br>Report of the Committee constituted by<br>Hon'ble LG.<br>F 5 (01) 2008/P&C(P)                                | 216-268 |
| 21. | 21/2009 | Action Taken Note on performance Budget<br>F4(3)91/Performance Budget/<br>3 <sup>rd</sup> Quarter/2008-09                                                                                                            | 269-293 |
| 22. | 22/2009 | Relaxation in the length of Service criteria for<br>promotion to the post of Supdt. Engineer<br>(Civil) in Delhi Development Authority.<br>F7(102)09/PB-1/Pt.                                                        | 294-304 |
| 23. | 23/2009 | Restoration of Sub-Lease Deed in respect of<br>Industrial Plot No. 39, Rajasthani Udyog Nagar<br>F.15(36-RCIE)/71/LSB(I)                                                                                             | 305-306 |



|     |         |                                                                                                                                                                                                                        |         |
|-----|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 24. | 24/2009 | (i)Restoration of Leases in favour of EHIRC on payment of Unearned Increase.<br>(ii)Change in Governing Body/Members of a Society by due process of law not to be treated as the case of sale. <del>P-18(18)8/DA</del> | 307-316 |
| 25. | 25/2009 | Extension of concessional period in the cases of death of DDA employees/allottees of DDA Staff Quarters for retention of staff quarter by their legal heirs.<br>F.21 (1)89/SQ/DDA                                      | 317-319 |
| 26. | 26/2009 | Regarding change of land use of land measuring 8.44 acre (3.41 hac.) for construction of 500 bedded Hospital at Madipur.<br>F.20 (6)08/MP                                                                              | 320     |
| 27. | 27/2009 | Approval of expenditure for purchase of 333 apartments from Emaar MGF Construction, Pvt. Ltd.<br>F 9 (71)PC/CWG/09/DDA                                                                                                 | 321-322 |
| 28. | 28/2009 | Common Wealth games village, 2010<br>F 9 (71)PC/CWG/09/DDA                                                                                                                                                             | 323-328 |
| 29. | 29/2009 | Recommendation of the Board Enquiry and Hearing for Zone P-II held on 16/01/09<br>F 4(4)2008/MP/Part-IV/                                                                                                               | 329-330 |
| 30. | 30/2009 | The case of Shri Gulab Rai for restoration of allotment of residential plot no. bm-105 in Shalimar Bagh, new Delhi<br>F 16(114)75/LSB (R)                                                                              | 331-334 |

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**LIST OF SUPPLIMENTARY AGENDA TO BE DISCUSSED IN THE MEETING OF DELHI  
DEVELOPMENT AUTHORITY TO BE HELD ON 3.6.2009 AT RAJ NIWAS, DELHI**

| Sl. No. | Item No. | Subject                                                                                                                                                                                | Pages   |
|---------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 31.     | 31/2009  | Zonal Development Plan for Zone 'O' (River Yamuna/River Front).<br>F. 4 (10)07/MP                                                                                                      | 335-336 |
| 32.     | 32/2009  | Change of land use of the land measuring 25 Acres from "Re-creational (District Park) to Transportation (Heliport)" in Sector-36, Rohini.<br>F. 20 (5)2008/MP                          | 337-343 |
| 33.     | 33/2009  | Change of land use of 100 Acres of land for South Asian University near village Maidan Garhi, Zone -"J" (South Delhi-II), after hearing of objections/suggestions.<br>F. 3 (37)2008/MP | 344-354 |
| 34.     | 34/2009  | Change of land use of land measuring 239 acres at village Ghitorni from Agricultural to Residential and Govt. Offices etc.<br>F. 3(42)72/MP                                            | 355-363 |

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13/M

The proposal for the change of land use of land measuring 2.052 acres from Residential to Public & Semi Public use in Vasant Vihar is to be processed under section 11 A of DD Act 1957 and accordingly an agenda has been prepared having the following contents:

1.0 Background:

Ministry of Urban Development vide letter no...K-13011/6/2008-DDIB dated 3.9.2008 has directed and conveyed the approval of the Central Government for issue of Public notice under section 11 (A) of DD Act 1957 for inviting objections / suggestions from the public for carrying out amendment of MPD 2021 with regard to change of land use of land measuring 2.052 acres (8304.149 sq.mtrs.) from Residential to Public & Semi Public. Subsequently vide letter no L-II-B-1(1786)/411 dated 11.9.2008 Dy. Land & Development Officer has provided the boundaries of the plot under reference.

2.0 Public Notice :

Public notice was issued by DDA for inviting objections/suggestion on 17.9.2008 and subsequently a corrigendum on 14.10.2008. In response to this public notice three objections / suggestions were received which were heard by the Board in its meeting held on 2.1.2009.

3.0 Constitution of the Board:

The objections / suggestions were heard by the Board consisting the following members:

1. Finance Member, DDA
2. Engineer Member, DDA
3. Commissioner MCD
4. Chief Planner, TCPO
5. Sh. Sudesh Bhasin, Councillor, MCD
6. Addl. Commissioner (Plg.) I

4.0 Proposal :

The land measuring 2.052 acre ( 8304.149 sq.mtrs.) falling in Zone 'F' in Vasant Vihar area having the Residential land use in MPD 2021 as well as in the approved Zonal Plan of Zone 'F' (dated 19.6.1998), is proposed to be changed from 'Residential' to 'Public & Semi Public facilities' as per the recommendations of the Board of Enquiry & Hearing.

5.0 Recommendations:

The proposal as given in para 4.0 above is put up for consideration of the Authority.

The above is submitted for approval.

*R.K. Jain*  
21/11/09  
( R K Jain )  
Director (AP) I

✓ V.R.  
P.C.S.  
Addl. Commr. (Plg.) I  
Commr. (Plg.)

Agenda for approval pl.  
21/11/09  
27/11/09

1 A -

DRAFT AGENDA FOR THE AUTHORITY

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I  
4th FLOOR, VIKAS MINAR  
NEW DELHI  
TEL.NO.23378167

Sub: Change of land use of land measuring 2.052 acre (8304.149 sq.mtrs.) from Residential to Public & Semi Public Use in Vasant Vihar.  
F20(9)2008-MP

1.0 Background:

Ministry of Urban Development vide letter no...K-13011/6/2008-DDIB dated 3.9.2008 has directed and conveyed the approval of the Central Government for issue of Public notice under section 11 (A) of DD Act 1957 for inviting objections / suggestions from the public for carrying out amendment of MPD 2021 with regard to change of land use of land measuring 2.052 acres (8304.149 sq.mtrs.) from Residential to Public & Semi Public. Subsequently vide letter no L-II-B-1(1786)/411 dated 11.9.2008 Dy. Land & Development Officer has provided the boundaries of the plot under reference.

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3. Commissioner MCD
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6. Addl. Commissioner (Plg.)

3.0 Proposal :

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4.0 Recommendations:

The proposal as given in para 3.0 above is put up for consideration of the Authority.

J. D. JAIN  
21/10/09  
J. D. JAIN (P)

Rajam  
21/10/09  
R. K. JAIN  
Director (M)

Commissioner (Plg.) Sh. Vijay Risbud has spoken to me and sought approval of this agenda item through circulation. He has informed that its approval is urgently required.

The Agenda Item placed at flag B, page 71/C is therefore submitted for approval through circulation.

*[Signature]*  
(V.M. Bansal)  
Pr. Commr.- Cum- Secretary

E.M.

F.M.

V.C.

Jt. Secy. (D&L) MOUD

Sh. Sudesh Bhasin, Member.

Sh. Rajesh Gehlot, Member

U. Secretary

*[Handwritten signature]*

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6/1/09 5/1/09

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7/1/09

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7/1/2009

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9.1.09

VEDDA

PC send the proposal to 7.1.9  
the MOUD urgently

*[Handwritten signature]*

Adminstrated by JD (MIP) copy be  
frwd to re the also

JD (MIP)

12.01.09

62  
5/1/09

11/1/09  
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5/1/09

1 A

DRAFT AGENDA FOR THE AUTHORITY

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I  
4th FLOOR, VIKAS MINAR  
NEW DELHI  
TEL.NO.23378167

Sub: Change of land use of land measuring 2.052 acre (8304.149 sq.mtrs.) from Residential to Public & Semi Public Use in Vasant Vihar.  
F20(9)2008-MP

1.0 Background:

Ministry of Urban Development vide letter no...K-13011/6/2008-DDIB dated 3.9.2008 has directed and conveyed the approval of the Central Government for issue of Public notice under section 11 (A) of DD Act 1957 for inviting objections / suggestions from the public for carrying out amendment of MPD 2021 with regard to change of land use of land measuring 2.052 acres (8304.149 sq.mtrs.) from Residential to Public & Semi Public. Subsequently vide letter no L-II-B-1(1786)/411 dated 11.9.2008 Dy. Land & Development Officer has provided the boundaries of the plot under reference.

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3. Commissioner MCD
4. Chief Planner, TCPO
5. Sh. Sudesh Bhasin, Councillor, MCD
6. Addl. Commissioner (Plg.) I

3.0 Proposal :

The land measuring 2.052 acre ( 8304.149 sq.mtrs.) falling in Zone 'F' in Vasant Vihar area having the Residential land use in MPD 2021 as well as in the approved Zonal Plan of Zone 'F' (dated 19.6.1998), is proposed to be changed from Residential to Public & Semi Public facilities as per the recommendations of the Board of Enquiry & Hearing. (Annexed - 5 'A')

4.0 Recommendations:

The proposal as given in para 3.0 above is put up for consideration of the Authority.

J. S. J. S.  
21/10/09  
J. S. J. S.

R. K. JAIN  
Director (M)

07/01 2009 10:12 FAX 23083255

MIN OF UD

001

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\*\*\* TX REPORT \*\*\*  
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JA-

TRANSMISSION OK

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4A

Central 84 no 2  
26-11-08

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भारत सरकार  
शहरी विकास मंत्रालय  
निर्माण भवन



Dr. M.M. Kutty  
Joint Secretary (DL)  
Tel.No.23063255  
Fax No.23062028

OMMS (P.G.) OFFICE  
DIARY NO. 4-2552  
DATE 26-11-08

GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
NIRMAN BHAWAN  
नई दिल्ली-110011, तारीख 200  
New Delhi-110011, Dated the 200

D.O. No.K-13011/6/2008-DDIB  
November 24, 2008

L-3066/GR24012  
07/12/08  
31/12/08

Dear Shri Risbud,

Kindly refer to DDA's letter No.F.20(9)2008-MP/207-G dated 27.10.2008 and public Notice issued by DDA vide S.O. 2448 (E) dated 14.10.2008 regarding change of land use of plot measuring 2.052 acres in Vasant Vihar from 'residential' to 'public and semi-public' facilities.

2. The 30 days period given in the public notice is already over. The present stage of the proposal may kindly be informed to the Ministry urgently.

With regards,

Yours sincerely,

(Dr. M.M. Kutty)

Shri Vijay Risbud,  
Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi.

1911/305/ABZ  
17/12/08  
P &  
Tu  
1922/305/ABZ  
01/12/08  
C  
AD (Planning) 357-V  
DDA Dy. No. 2871-08  
Date 28/11/08

Put up with file a programme for  
heavy the objections suggested

GED (P/G)

28/11/08  
Urgent

Dir CAPDI

RD 11/12/08  
JD - P

The summary observations 28.11.2008  
are put up in the concerned file. If not 2/12

AD 11/12/08  
to push  
JD-II

**Subject: Funding of Commonwealth Games Projects assigned to DDA not being funded out of Expenditure Finance Committee (EFC), Govt. of India - Agenda for the Authority**

In view of the decision recorded by VC at CP-4, an agenda item was submitted vide letter no. CE(SEZ)7(213)08/2683 dated 7-10-08 (CP-6). Subsequent to the agenda item, in the meeting of 1<sup>st</sup> Expenditure Finance Committee for clearing financial proposals of Commonwealth Games project held on 24-11-08, it was decided by the Committee as under :-

*"the file relating to the Item No.1 above may be immediately withdrawn by CE(CWG) which is under submission. The approval to the above proposal is to be accorded by the Authority. The works relate to Commonwealth Games Project which is a Time Bound Project and since the meeting of the is not being scheduled in the near future, it was then decided that the necessary proposal in the form of an Agenda-Item shall be prepared and placed before the Member of the Authority by CE(CWG) through Circulation/by rotation".*

Accordingly, PC-cum-Secretary, DDA was informed vide letter no. CE(CWG)3(2)03/PV/178 dated 25-11-08 (CP-7). It was also found that amount of estimate reflected in earlier agenda was not correct as it was not including the element of departmental charges. The fresh agenda item has been prepared and placed opposite for placing the same before the Authority for approval.

*(N.L. SINGH)*  
Chief Engineer (C.W.G.)

~~E.N./DDA~~

~~P. CUM-SECRETARY~~

*DDA VC 5/11*  
*AV-5/11/09*

*Agency 3/11-9*  
*MIA*

C.E. (C.W.G.) D.D.A.  
File No. F.1/08  
Date: 31-12-08  
038  
1/1/09

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प्रति निदेशक, दिल्ली



21N

File No. CE(CWG)12(EFC)/08/Pl.

Item No. 2/2009 (By circulation)

**Sub: Funding of Common Wealth Games Project assign to DDA not being funded out of Expenditure Finance Committee (EFC) Govt. of India-Agenda for the Authority.**

The above agenda item (Kept opposite page 1/c to 4/c has been received from the CE (CWG), DA. This item has already been approved by VC, DDA on dated 6.10.2008 vide file No. F.5(1) 06-07/EE/CWGD-1/A/DDA, (Extract at page -4/c).

The CE (CWG) has recommended to get this item approved through circulation vide this office file at page-1/N. It is, therefore, proposed to get the agenda item approved through circulation.

Asst. Director (MC)

Dy. Director (Meetings)

PECS

EM

EM

VE

Jt. Secy (D&L), MOUD

Sh. Suresh Bhasin, Member

Sh. Ramesh Gehlot, Member

Lt. Governor

5/11/09

5/11/09

5/11/09

5/11/09

5/11/09

7/11/09  
2/11/2009

3002  
Dated 7/11/09

SLG/P/246  
07.01.09

20/10/08  
- 10.10.08

VE

13/11/09

5/11/09

RD/28

DD(MC) 13/11

19-  
IB 24

Authenticity

Agenda for the Authority

Sub: Funding of Commonwealth Games projects assigned to DDA, not being funded out of Expenditure Finance Committee (EFC), Govt. of India

Commonwealth Games Projects assigned to the DDA are to be funded through two sources - one as a capital grant on plan account from Govt. of India through MoUD after preparing Expenditure Finance Committee memo (EFC) and second by DDA itself from its own source after approval of Preliminary Estimate and accord of AA & ES.

In the 9<sup>th</sup> meeting of the GoM held on 4.1.2006 DDA was directed to develop the following Competition venues apart from Games Village which was already assigned to DDA in 7<sup>th</sup> meeting of GoM held on 17.09 2005 :-

- I. Badminton at Sirifort Sports Complex.
- II. Squash at Sirifort Sports Complex.
- III. Table Tennis at Yamuna Sports Complex.
- IV. Billiards and Snooker at Sirifort Sports Complex (if the event is approved by the Commonwealth Games Federation (CGF))

The residential part of the Games Village is being developed through Public Private Participation (PPP) mode as per the decision of GoM.

Accordingly, the DDA submitted an EFC memo amounting to Rs 462.62 crores to MoUD on 17.08 2006. The proposal was discussed in meeting of EFC held on 22-08-06. The EFC recommended an amount of Rs 315.08 crores with additional Rs.10 crores for security related infrastructure to be developed at the venues and the balance was to be funded by DDA.

The Organising committee (OC), at its meeting held on 29.5.2007 assigned more training venues to DDA as detailed below :-

- I. Badminton, Tennis and Archery at Sirifort Sports Complex
- II. Lawn Bowls at Yamuna Sports Complex
- III. Badminton at Saket Sports Complex
- IV. Wrestling and Weight Lifting at Games Village

2B

- 2 -

Since DDA was assigned additional competition and training venues and the cost index had also gone up, a revised EFC memo amounting to Rs. 765 crore was submitted by DDA to the MoUD on 20.08.2007.

This revised EFC memo was discussed at the Expenditure Finance Committee (EFC) chaired by Secretary (Expenditure) on 11.2.2008. The EFC recommended the proposal for sanction of funds to DDA, subject to certain observations such as maintenance charges, departmental charges, cost related to practice venue in Games Village to be deleted. DDA was asked to re-work the Revised Cost Estimate (RCE) in the light of the observations in consultation with the Financial Advisor, Mo Urban Development. Accordingly DDA submitted modified RCE amounting to Rs. 631.55 crore to the MoUD on 14.02.2008 taking into consideration the observation of EFC and the revised Plinth Area Rate (PAR) which had gone up from 236 to 260.

In the estimate of Rs 631.55 crores, the cost of stadia in Siri Fort Sports Complex and that in Yamuna Sports Complex, cost of flyover and refurbishment of Training Venues were tentative for want of some informations and needed further review and revision. With the tenders of Stadia having been finalized, flyover approved by DUAC and detailed drawings for refurbishment of Training Venues available duly approved by OC, another revised Cost Estimate amounting to Rs. 1034.82 crores was submitted to the Ministry. The estimate was discussed in the Chamber of Secretary(UD) on 14-08-08 wherein more clarifications were sought, which has since been given.

As on date, the details of furnishing, signage, interior decoration, score board etc. at the Games Village and Venues are not available and therefore, no provision has been kept in the RCE on this account. The figure of Revised Cost Estimate i.e. Rs. 1034.82 crores will undergo further change when more informations on temporary overlay and decision as to who will fund it, is available. In fact the final figure of P.E. i.e. the amount to be funded by DDA cannot be arrived at unless the final amount approved by EFC is known which is likely to take another six months perhaps by the end of financial year, which will be too late.

Meanwhile, a case was sent to VC/DDA for taking up works, which

Contd.....3/-

38

are identifiable presently, in anticipation of AA & ES as under :-

|      |                                                                                   |                     |
|------|-----------------------------------------------------------------------------------|---------------------|
| 1.   | Constr. of Practice Venue at Games Village (work already awarded and started)     | Rs.63.10 Crores     |
| 2.   | Electrical works to be tendered in near future in Practice Venue of Games Village |                     |
| i)   | Sub-station Equipment & L.T. Distribution                                         | Rs.6.30 Crores      |
| ii)  | D.G Sets 12560 KVA -- 2 nos.                                                      | Rs.3.95 Crores      |
| iii) | HVAC                                                                              | Rs.9.71 Crores      |
| iv)  | Clear water/treated pumps                                                         | Rs.0.30 Crore       |
| v)   | Filtration plant, Swimming Pool with solar panel & Sona Bath, Jauzi Eath          | Rs.5.50 Crores      |
| vi)  | Sports lighting for track field & throw field                                     | Rs.3.45 Crores      |
| vii) | Elect. Connection from BSES (lumpsum)                                             | Rs.1.00 Crore       |
| 3.   | Misc. (Generator/Inventor, furniture, instruments etc.)                           | Rs.0.10 Crore       |
|      |                                                                                   | Rs.93.41 Crores     |
|      |                                                                                   | Say Rs.93.50 Crores |

Vice-Chairman had been pleased to allow the same with the condition that all codal formalities should be followed and the proposal should be put up before the Authority in the next meeting on 17-10-08.

Detailed Estimates for the works of above Practice Venues at the Games have been prepared as per details given below:-

|                                         |                       |
|-----------------------------------------|-----------------------|
| 1. Civil Works :                        | Rs. 67,69,21,536.00   |
| 2. Elect. Works:                        | Rs. 35,96,14,000.00   |
| 3. Anticipated provision<br>For 10 CA : | Rs. 2,72,41,200.00    |
| 4. Proof Consultancy<br>Charges :       | Rs. 11,34,836.00      |
| Total :                                 | Rs. 1,06,49,11,572.00 |
| Add 11.25%<br>Depttl. Charges :         | Rs. 11,98,02,552.00   |
| Grand total:                            | Rs. 1,18,47,14,124.00 |

---Contd 4/-

4B

21

-4-

Thus, DDA has to spend Rs. 118.47 crores for the construction of above mentioned Practice Venues at the Games Village which are not been funded out of EFC of Govt. of India.

In view of above, the agenda is put up for approval of D.D. Authority for DDA funding of Rs. 118.47 crores for construction of Practice Venue consisting of a swimming pool, an indoor hall, a fitness centre and an athletic track. The Practice Venue of the Games Village will become DDA property after the games are over and will be used as a sports complex for the benefit of the residents of that area of East Delhi.

#### RESOLUTION

It is hereby resolved that the Practice Venue being constructed at Commonwealth Games <sup>Village</sup> for Commonwealth Games including ancillary facilities will be borne by DDA from its own sources.


5 B 20

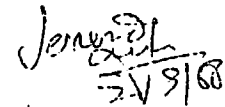
GENERAL ABSTRACT

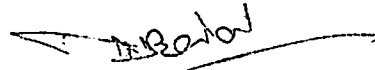
Name of work : Construction of Commonwealth Games Village for  
Commonwealth Games Delhi 2010 near Akshardham  
Temple off Road NH-24.

Sub Head : Construction of Swimming Pool, Training Hall,  
Fitness Centre and Athletic Track at Commonwealth  
Games Village.

| <u>S.No.</u> | <u>Description</u>                        | <u>Amount</u>                         |
|--------------|-------------------------------------------|---------------------------------------|
| 1.           | Civil Works                               | Rs.67,69,21,536.00 (Annexure-I)       |
| 2.           | Electrical Works                          | Rs.35,96,14,000.00 (Annexure-II)      |
| 3.           | Anticipated provision for<br>Clause 10 CA | Rs. 2,72,41,200.00 (Annexure-III)     |
| 4.           | Prof consultancy charges                  | <u>Rs. 11,34,836.00</u> (Annexure-IV) |
|              |                                           | Rs.106,49,11,572.00                   |
|              | Adc 11.25% Deptt. Charges                 | <u>Rs. 11,98,02,552.00</u>            |
|              | TOTAL :                                   | <u>Rs.118,47,14,124.00</u>            |

  
S.E.(C)

  
A.E.III/C.G.D.-2

  
E.E./C.G.D.-2/D.D.A.

S.E./C.C.16/D.D.A.

C.E.(S.E.Z.)/D.D.A.



GB 19

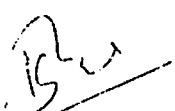
Annexure-I

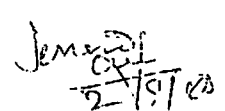
ABSTRACT

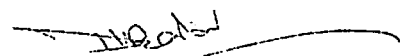
CIVIL WORKS

Name of work: Construction of Commonwealth Games Village for Commonwealth Games Delhi 2010 near Akshardham Temple off Road NH-24.  
Sub Head: Construction of Swimming Pool, Training Hall, Fitness Centre and Athletic Track at Commonwealth Games Village.

| <u>S.No.</u> | <u>Description</u><br>(Civil & Electrical Works)                                                         | <u>Tendered Amount</u>            |
|--------------|----------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1.           | Amount as per award letter No.F(3) EE/CGD-2/DDA/A/07-08/333 Dt.17.4.08 approved by W.A.B. for Civil work | Rs.58, 82, 05,375.00 (Annexure A) |
| 2.           | Balance Civil works.<br>i) Roofing of Swimming pool etc.                                                 | Rs.6,90,00,000.00 (Annexure B)    |
|              |                                                                                                          | <hr/>                             |
|              |                                                                                                          | Rs. 65, 72, 05,375.00             |
|              | Acid 3% Contingencies                                                                                    | Rs. 1, 97, 16,161.00              |
|              |                                                                                                          | <hr/>                             |
|              | TOTAL :                                                                                                  | Rs. 67, 69, 21,536.00             |
|              |                                                                                                          | <hr/>                             |

  
J.E.(C)

  
A.E.II/C.G.D.-2

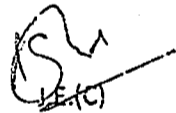
  
E.E./C.G.D.-2/D.D.A.

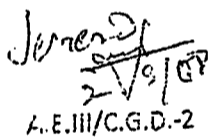
7B'8.

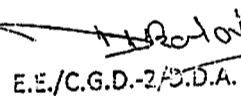
Annexure-VI

Name of work: Construction of Commonwealth Games Village for Commonwealth Games Delhi 2010 near Akshardham Temple off Road NH-24.  
Sub Head: Construction of Swimming Pool, Training Hall, Fitness Centre and Athletic Track at Commonwealth Games Village.

| <u>S.No.</u> | <u>Description</u>                                      | <u>Amount</u>          |
|--------------|---------------------------------------------------------|------------------------|
| 1.           | Amount as per award letter (Attached)                   | Rs.63,09,07,855.00     |
| 2.           | Less for amount of Electrical Work (As per Annexure II) |                        |
| i)           | E-1 Lifts                                               | (-) Rs. 66,87,180.00   |
| ii)          | E-2 Fire fighting system                                | (-) Rs. 1,80,25,544.00 |
| iii)         | E-3 Internal Electrical installation                    | (-) Rs. 1,51,41,604.00 |
| iv)          | Fire Alarm & P.A System                                 | (-) Rs.29,08,152.00    |
| TOTAL :      |                                                         | Rs. 58,82,05,375.00    |

  
A.E.III

  
2/9/07  
A.E.III/C.G.D.-2

  
E.E./C.G.D.-2/S.D.A.

88  
17

OFFICE OF THE EXECUTIVE ENGINEER  
DELHI DEVELOPMENT AUTHORITY  
COMMONWEALTH GAMES DIVISION -2  
19<sup>th</sup> FLOOR, VIKAS MINAR, NEW DELHI-02

NO:F.1(3)EE/CGD-2/DDA/4/07-08/333

DATED: 17-04-2008

To

M/s Sportina Payce Infrastructure Pvt.Ltd.  
A-4, Vinay Bhavya Complex,  
159, C.S.I. Road, Kalina, Santacruz(E),  
MUMBAI - 400098.

Subject : Construction of Commonwealth Games Village for  
Commonwealth Games - 2010 Delhi near Akshardham Temple off  
Road No. NH-24.

Sub-Head : Construction of Swimming Pool, Training Hall, Fitness Centre and  
Athletic Track at Commonwealth Games Village.

Reference : i) Your letter No.SP/NS/Apr.08/1062 Dt.15.4.2008  
Vide which Performance Guarantee No.31930IGL0004008  
Dt.15.4.08 amounting to Rs.3,16,00,000.00 submitted in shape of  
Bank Guarantee issued by Union Bank of India, Sion(E)branch  
ii) Our letter of acceptance of even No.273 Dt.1.04.2008

Dear Sir(s),

Your negotiated Item Rate tender for the above mentioned work  
has been accepted on behalf of Delhi Development Authority as per details given  
below:

Estimated Cost :- Rs.38,76,35,082.00(Rupees Thirty eight crore  
(Civil + Electrical) seventy six lac thirty five thousand eight hundred two only)  
Tendered Amount :- (i) Rs.65,48,09,768.00(Gross)  
(Civil + Electrical) (ii) Rs.64,79,50,111.00(Net after discount) :-  
Negotiated/ Rs.63,09,67,855.00(Rupees Sixty three crore  
Accepted Amount:- nine lac sixty seven thousand eight hundred  
(Civil + Electrical) fifty five only).  
Percentage :- 62.77% ( Sixty two point seven seven percent )above the  
(Civil + Electrical) Estimated Cost.

Your negotiation letter No.SP/NS/Mar08/1043 dated 7.3.2008 and  
the Minutes of Pre-bid meeting held on 12.2.2008 circulated vide  
No F.1(3)EE/CGD-2/DDA/07-08/185 Dt.14.2.08 shall form part of the contract  
agreement for the above said work.

9B


-2-

You are requested to attend this office alongwith a non-judicial stamp paper worth Rs.50/- to execute the formal agreement within 10 days from the date of issue of this letter.

The time allowed to complete the work will be 18(Eighteen)months only and shall be reckoned from the 22<sup>nd</sup> day after the date of issue of acceptance letter i.e. 23.04.2003.

You are requested to contact Assistant Engineer-I, II, III & IV of this division to start the work at once.

Yours Sincerely,

  
17/4/03  
(E.R.T.D. BAJAJ)

Executive Engineer,  
C.G.D.-2 for and on behalf of  
Delhi Development Authority

Encl.: Schedule of Rates.

Copy to:

1. C.E.(SEZ)/D.D.A. CA (SEZ)
2. C.E.(Q.A.C.)/D.D.A.
3. S.E./C.C.16/D.D.A. 35 (SEZ) - 3
4. C.T.E., Jam Nagar House, Shahjahan Road, New Delhi.
5. C.V.O./D.D.A., Vikas Sadan, New Delhi.
6. E.E.(Q.C.-I)/D.D.A. EA (Q.C.-I) - C.V.O.
7. Dir.(System)/D.D.A. through E-Mail([dirtsystem@dda.org.in](mailto:dirtsystem@dda.org.in)) for loading on DDAs Web-site.
8. Dir.(PR)/D.D.A. through E-Mail([dirpr@dda.org.in](mailto:dirpr@dda.org.in)) for necessary action.
9. Secy.(CRB)/D.D.A.
10. Jt.C.A.O.(CAU)CWG/D.D.A.
11. All Executive Engineer, CGD No.1, 3, 4 ;& 5/D.D.A.,
12. All Executive Engineer(S.E.Z.)/D.D.A.
13. Labour Commissioner, 15, Rajpur Road, Delhi-110054.
14. Income Tax Office (Contractor Circle), I.T.O., New Delhi.
15. Sales Tax Officer(Work Contract Cell), Ward No.4, Bikri Kar Bhawan, I.P.Estate, New Delhi.
16. Sr.A.O.(Works-I)/D.D.A.
17. F.O.(Commonwealth Games 2010)/D.D.A.

10-B  
-B-

18. All A.Es, C.G.D.-2 D.D.A. alongwith copy of annexure with the following direction:
  - a) To get relevant registers from C.B./C.G.D.-2/D.D.A. under the signature of Undersigned.
  - b) Test Check/Record of measurement on all important/hidden items are to be done by A.E. to the extent of 100%
  - c) There should be no material change without the approval of competent authority.
19. Head Clerk, C.G.D.-2, D.D.A.
20. Copy to Agreement and all concerned files.

EXECUTIVE ENGINEER  
C.G.D.-2/D.D.A.

11/18

ANNEXURE 3

DETAIL OF LUMP SUM PROVISIONS

|    |                                                    |                   |
|----|----------------------------------------------------|-------------------|
| 1. | Roof of Swimming Pool.                             | Rs.6,00,00,000.00 |
| 2. | Sprinkler System for irrigation of Football ground | Rs. 25,00,000.00  |
| 3. | Tubewell, Pump house & Pipe line etc.              | Rs. 15,00,000.00  |
| 4. | Unforeseen Miscellaneous works.                    | Rs. 50,00,000.00  |

TOTAL: Rs.6,90,00,000.00

*Abulhasan*  
J.E.(C)

*Javed*  
A.E.III/C.G.D.-2

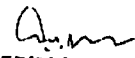
*M. Rashed*  
S.E./C.G.D.-2/D.D.A.

12-B

ANNEXURE - II

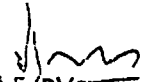
PRELIMINARY ESTIMATE FOR ELECTRICAL WORKS I/c SERVICES TO BE PROVIDED AT PRACTICE/  
TRAINING VENUE COMMON WEALTH GAMES, DELHI -2010 NEAR AKSHARDHAM TEMPLE.

| S.NO | DESCRIPTION OF ITEM                                  | AMOUNT RS. IN LAC. | REMARKS                                                   |
|------|------------------------------------------------------|--------------------|-----------------------------------------------------------|
| 1.   | Lights                                               | 66.87              | As per works awarded.                                     |
| 2.   | Fire fighting system                                 | 180.25             | -do-                                                      |
| 3.   | A) I/c sports lighting<br>B) Balance fittings of IEI | 151.42             | As per work awarded<br>(Annexure -I)                      |
| 4.   | Fire Alarm & P.A. System                             | 41.81              | As per work awarded.                                      |
| 5.   | Substation Equipment & L.T. Distribution             | 29.81              | As per estimate submitted by<br>consultant (Annexure -II) |
| 6.   | D.C. Mats 1250 KVA -2 nos.                           | 560.70             | Based on NSR -2005 (Annexure -III)                        |
| 7.   | HVLS                                                 | 395.33             | Based on proposal given by consultant<br>(Annexure -IV)   |
| 8.   | Clear water /treated pumps                           | 971.39             | As per approved P.E (Annexure -V)                         |
| 9.   | Filtration plant, swimming pool with solar panel     | 30.00              | Based on proposal given by consultant<br>(Annexure -VI)   |
| 10.  | Sports lighting for track field & throw field        | 668.01             | Based on proposal given by consultant<br>(Annexure -VII)  |
| 11.  | Elect. Connection from BSES (lump sum)               | 295.31             |                                                           |
|      |                                                      | 100.00             |                                                           |
|      | Total Rs.                                            | 3491.40            |                                                           |
|      | Add. Contingencies @3%                               | 104.74             |                                                           |
|      | G. Total Rs.                                         | 3596.14            |                                                           |
|      | Say Ra.                                              | 3596/-             |                                                           |

  
EE(P)/CWG-2

S.E(E)/CWG-2

  
EE(E)/CWG-2/DDA

  
A.E.(P)/CWG-2/DDA

18-B

ANNEXURE-III

ANTICIPATED PROVISION OF CLAUSE 10 CA

|                                                           |                           |
|-----------------------------------------------------------|---------------------------|
| Approx. requirement of Cemen: 7701M.T. @ Rs.4,800.00/M.T. | Rs.3,69,64,800.00         |
| Approx. requirement of Steel 800M.T. @ Rs.40,000.00/M.T.  | Rs.7,20,00,000.00         |
| TOTAL :                                                   | <u>Rs.10,89,64,800.00</u> |

Anticipating Escalation @ 25%

Rs.2,72,41,200.00

Amitesh  
J.E.(C)

Jerand  
A.B.IV/C.G.D.-2

EE/C.G.D.-2/D.D.A.



14-8

Annexure - V

**Sub: Proof consultancy of Projects related to Commonwealth Games – Commonwealth Games Village.**

As per para 7.16.7 of the Project Development Agreement the expenses towards proof checking of Residential Apartments will be borne by the Developers. Negotiations for the same are already going on between M/s Emaar-MGF Const. Pvt. Ltd. and IIT Rourkee, who is one of the three agencies which can be engaged to carry out the job as per above para.

In addition to that the proof consultancy of structural design for Swimming Pool and Indoor Hall is also to be got done from a renowned agency. In this connection a meeting was held in the chamber of EM/DDA on 21.8.2007 which was attended by Dr. A.K. Jain, Prof. IIT, Rourkee DDA officers, M/s Suresh Goel & Associates and M/s Emaar-MGF Const. Pvt. Ltd. Copy of the minutes is placed at CP-2. It has been decided that DDA will engage two Proof Consultants, one for Games Village and other for Stadia.

Dr. (Prof.) A.K. Jain has mailed his consultancy fees for proof checking of Training Venues in Games Village as under:-

|    |               |                                                           |
|----|---------------|-----------------------------------------------------------|
| a) | Swimming Pool | Rs. 3.35 lacs + 12.36 % sales tax = Rs. 4,32,586.00       |
| b) | Indoor Hall   | Rs. 3.65 lacs + 12.36% sales tax = <u>Rs. 4,10,114.00</u> |
|    |               | Total = Rs. 8,42,700.00                                   |

Copy of Dr. Jain's letter is placed at CP-4. Seeing the quantum and urgency of the project of national importance, the fees of Rs. 8,42,700 is quite reasonable which comes to 0.507% + S.T.

As per EM's Office Order vide No. F.5(287)2005-06/PC/DDA/PL/32 dated 4-4-07, the undersigned is empowered to appoint a Consultant with fees equal to Rs. 2 lac only. Copy of the order is placed at CP-6.

Contd.....

15-B<sup>10</sup>

2/N

It is, therefore, requested that permission may be granted as under:-

- (i) to appoint Dr. A.K. Jain of IIT, Rourkee as pool consultant for Swimming Pool & Indoor Hall of Games Village at a total fees of Rs.8,42,700/- and
- (ii) to deposit the entire fee of Rs.8,42,700/- (Rupees eight lac forty two thousand seven hundred only) in favour of of IIT Rourkee in advance.

Competency for the same rests with VC/DDA.

Submitted please.

*Shekhar Dey*  
 (Shekhar Dey)  
 Chief Engineer (SEZ)

Recommended as above

*Shekhar Dey*  
10/9

1835837  
10/9

11/9/07

~~EM~~  
~~FM~~

11/9/07

731FR  
11/9/07

~~VC~~

12/9/2007

11/9/07

~~FM~~

11/9/07  
keep a copy in  
copy

1863837  
12/9

~~EM~~

11/9/07

~~VC~~

11/9/07

11/9/07

16-B

Sub:- Proof Consultancy of Structural drawings for fitness centre, seating arrangement, electric sub-stations, subway and retaining walls near Bundh Road and Metro Station.

Proof Consultancy of structural design for Training Hall and Swimming Pool at Commonwealth Games Village was awarded to Dr. A.K.Jain, Professor, IIT Roorkee, Roorkee vide this office letter No.F.1(3)EE/CWGD-2/DDA/A/2007-08/953 dated 10.10.07 (CP-18 & 19) for Rs.8,42,700/- (for Swimming Pool Rs.3.85 lacs + 12.36% S.T. = Rs.4,32,586/- and for Indoor Hall Rs.3.65 lacs + 12.36% S.T. = Rs.4,10,114/-) with prior approval of V.C./DDA (NP-1 & 2).

Now proof consultant is to be appointed for the following projects as these are not covered in the scope of work already assigned to Dr.A.K.Jain.

| S.No. | Description                                           | Area                 | Approx.Cost. |
|-------|-------------------------------------------------------|----------------------|--------------|
| 1.    | Seating arrangement for Athletic track                | 2672 sqm.            | 7.00 crore   |
| 2.    | Fitness centre                                        | 2895 sqm.            | 9.00 crore   |
| 3.    | Electric substation<br>i) Surface<br>ii) U/G          | 878 sqm.<br>1210 sqm | 2.00 crore   |
| 4.    | Portal Bridge for subway (1 No.)                      | -                    | 4.00 crore   |
| 5.    | Retaining wall at various locations<br>i/c S.W.Drains | -                    | ←            |

As proof consultancy of Swimming Pool and Training Hall is being got done from Dr.A.K.Jain, Professor IIT Roorkee and M/s. Emaar MGF construction (Pvt.)Ltd. is also getting their structural drawings of residential apartment, proof checked from Dr.A.K.Jain, so it was proposed to give the proof consultancy of the projects at S.No.1 to 5 above also to Dr.A.K.Jain, which was approved, in principal, by CE(SEZ).—N 9-4

Accordingly letter No.1(3)EE/CGD-2/DDA/A/07-08/275 dated 03.04.08 was faxed to Dr.A.K.Jain requesting him to intimate his fee for the proof consultancy of above projects

Dr.A.K.Jain, vide his letter No. Nil dated 04.04.08 (CP-37 & 38) has conveyed his consultancy fee of Rs.2,30,000/- + ST @ 12.36% for the

7-28-

| S.NO. | Description                                  | Area                  | Fee                                                     |
|-------|----------------------------------------------|-----------------------|---------------------------------------------------------|
| 1.    | Seating arrangement for Athletic track       | 2672 sqm.             | Rs.75,000/-                                             |
| 2.    | Fitness centre                               | 2895 sqm.             | Rs.1,25,000/-                                           |
| 3.    | Electric substation<br>i) Surface<br>ii) U/G | 878 sqm.<br>1210 sqm. | Rs.45,000/-                                             |
| 4.    | Portal Bridge for subway (1 No.)             | -                     | Rs.15,000/-                                             |
|       |                                              | TOTAL                 | Rs.2,60,000/-<br>+ S.T. @<br>12.36% i.e.<br>Rs.32,136/- |
|       |                                              | GRAND TOTAL           | Rs.2,92,136/-                                           |

(Dr.Jain has suggested that retaining wall at various locations including S.V.Drains may be got done internally).

The fee quoted by Dr.A.K.Jain works out to 0.13% of the cost of project which is quite reasonable. It is, therefore, requested that permission may please be granted as under:-

1. To appoint Dr.A.K.Jain, Prof. IIT Roorkee as proof consultant for the seating arrangement, fitness centre, electric substations and portal bridge for subway (1 No.)
2. To deposit the entire fee for Rs.2,92,136/- in favour of IIT Roorkee in advance as mentioned in the quotation. Earlier also the fee was paid in advance

As per EM's office order vide No.F.5(283)2005-06/PC/DDA/Pt./32 dated 04.04.07, CE(SEZ) and EM/DDA are empowered to appoint consultant with fees equal to Rs.2.00 lacs only in each case. (Copy of order placed at CP-6). Hence competency of acceptance rests with VC/DCA.

Submitted please.

*Handwritten notes:*  
 V/S  
 25/4/08  
 9/4/08  
 20/4/08  
 20/4/08  
 20/4/08

SE/CC-16  
CE(SEZ)  
EM/DDA  
V.C./DDA

*Handwritten notes:*  
 Recommended for approval  
 21/4/08

*Signature:*  
 (T.D.Bajaj)  
 EE/CGD-2

*Handwritten mark:*



19-B

F. No. 4/12/08

Delhi Development Authority  
Office of Chief Engineer(SEZ)

No.CE(SEZ)7(213)08/ 2088

Date: 7-10-08

Meeting Cell, D.D.A.  
Memo No. 520  
Date: 2/10/08

The Pr.Commissioner-cum-Secretary,  
D.D.A.

Sub: Agenda for Authority meeting to be held on 17-10-08 (Funding of Commonwealth Games - 2010 projects)

10/10/08

Commonwealth Games Projects assigned to the DDA are to be funded through two sources - one as a capital grant on plan account from Govt. of India through MoUD after preparing Expenditure Finance Committee memo (EFC) and second by DDA itself from its own source

Meeting Cell, D.D.A.  
Memo No. 66  
Date: 10.10.08

After approval of Preliminary Estimate and accord of AA & ES

While approving the works to be funded by DDA from its own source, the Vice-Chairman desired that all codal formalities may be followed and the proposal be put up before the Authority in its next meeting on 17-10-08. A copy of the relevant pages 29/N & 30/N of file no F5(1) 2006-07/EE/CWGD-1/A/DDA are enclosed for ready reference.

Accordingly, the agenda is enclosed for placing the same before the Authority.

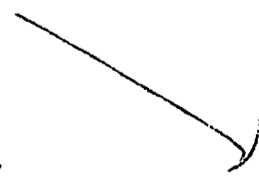
Encl: As above

(Shekhar Dey)  
Chief Engineer(S.E.Z.)

Copy to:

- 1. OSD to VC.
- 2. EM/DDA.
- 3. F.M./DDA
- 4. PC(CWG)/DDA.

Handwritten signatures and initials, including 'DDA (MC)', '17/10/08', and 'Chief Engineer(S.E.Z.)'.



Hand of writing papers to be taken out from file  
No. F-5 (1) 2006 (C) / EFC (WGD) / A / DDA  
29/N  
5

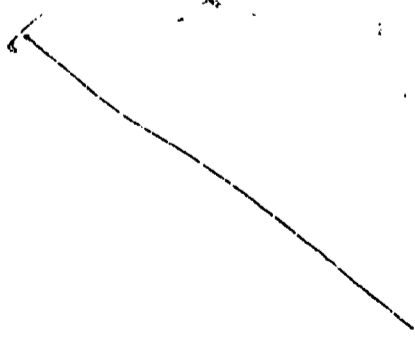
With reference to observations of Director (F) on Page-26/N, it is clarified that VC's orders on Page 24/N with regard to specific cases has been fully complied with. The works mentioned on Page 25/N pertains to practice venues of Games Village, which as per directions of EFC are not to be funded by the Ministry. Thus these are the specific works which are to be taken up immediately out of DDA sources, to meet the deadline of the Games.

PE has already been sent to Finance to process regular A/A & E/S. In the meeting held on 19.08.08 in the chamber of FM, it was decided to go to Authority for getting concurrence to the expenditure of these works of Commonwealth Games not being funded by EFC. This office has also prepared the agenda for Authority Meeting (78/C). Authority meeting fixed for 29.08.08 was postponed as Hon'ble LG / Chairman was not available and the next date of Authority has been fixed for 17<sup>th</sup> October, 2008.

In order to avoid delay in completion of the works approval in anticipation of A/A & E/S has been sought. It is pertinent to mention that work listed at S.No. 1 of P-25/N has already been awarded and if timely payment to agency is not made, the progress of work will suffer. While placing Agenda of this work before Authority, the fact was clearly brought out that these works are not being funded out of the EFC of the Ministry and work is to be taken up in anticipation of A/A & E/S.

As regard to 30 crores approval accorded in anticipation of A/A & E/S, it is clarified that Ministry has already released Rs. 76.70 crores during 2007-08 and Rs. 125 crores in the first week of September 2008 against our estimate of works proposed to be funded out of the EFC of the Ministry. Present approval is for the works not to be funded out of EFC of the Ministry. So these two issues are not to be mixed up.

VC has been kind enough to accord permission to call the tenders for these works, however, not to award the same before accord of regular A/A & E/S, as per his orders on P-28/N



30441 : 21B

In view of fact that work at s.no.1 of NP-25 has already been awarded with the knowledge of WAB (page 80/C). it is requested that approval in anticipation of A/A & E/S for all works mentioned at 25/N be accorded so that works are executed to meet the timelines set for the completion.

Submitted please.

*(Signature)*  
(Shekhar Dey)  
Chief Engineer(SEZ)

- E.M./A ① As at ①, work is already awarded for more than 2/3rd amount
- ② other works are subsidiary works of electrical being to ①
- ③ There is nothing unusual to carry out a work or incur liability on ground of urgency or otherwise under Rule 129 of the Manual 2007. Commercially viable and extremely urgent works

VC may kindly accord approval as requested at 25/N

VC DDA

*(Signature)*  
1/10/08 EM

In view of the facts mentioned above and the urgency involved, approval is accorded. However, it should be ensured that all usual formalities are followed and the proposal is put up before the Authority in the next meeting on 17th Oct.

*(Signature)*  
1/10/08

*(Handwritten note)*  
20/10/08



3  
22-B

Agenda for Authority Meeting to be held on 17-10-2008

Sub: Funding of Commonwealth Games projects assigned to DDA

Commonwealth Games Projects assigned to the DDA are to be funded through two sources - one as a capital grant on plan account from Govt. of India through MoUD after preparing Expenditure Finance Committee memo (EFC) and second by DDA itself from its own source after approval of Preliminary Estimate and accord of AA & ES.

In the 9<sup>th</sup> meeting of the GoM held on 4.1.2006 DDA was directed to develop the following Competition venues apart from Games Village which was already assigned to DDA in 7<sup>th</sup> meeting of GoM held on 27.09.2005 :-

- i. Badminton at Siri Fort Sports Complex
- ii. Squash at Sir Fort Sports Complex
- iii. Table Tennis at Yamuna Sports Complex
- iv. Billiards and Snooker at Siri Fort Sports Complex (if the event is approved by the Commonwealth Games Federation (CGF)).

Accordingly, the DDA submitted an EFC memo amounting to Rs.462.62 crores to MoUD on 17.08.2006. The proposal was discussed in meeting of EFC held on 22-08-06. The EFC recommended an amount of Rs.315.08 crores with additional Rs.10 crores for security related infrastructure to be developed at the venues and the balance was to be funded by DDA.

The Organising committee (OC), at its meeting held on 29.5.2007 assigned more training venues to DDA as detailed below :-

- I. Badminton, Tennis and Archery at Sirifort Sports Complex
- II. Lawn Bowls at Yamuna Sports Complex
- III. Badminton at Saket Sports Complex
- IV. Wrestling and Weight Lifting at Games Village

Contd.....2/-

23-B

- 2 -

Since DDA was assigned additional competition and training venues and the cost index had also gone up, a revised EFC memo amounting to Rs. 765 crore was submitted by DDA to the MoUD on 20.08.2007.

This revised EFC memo was discussed at the Expenditure Finance Committee (EFC) chaired by Secretary (Expenditure) on 11.2.2008. The EFC recommended the proposal for sanction of funds to DDA, subject to certain observations such as maintenance charges, departmental charges, cost related to practice venue in Games Village to be deleted. DDA was asked to re-work the Revised Cost Estimate (RCE) in the light of the observations in consultation with the Financial Advisor, M/o Urban Development. Accordingly DDA submitted modified RCE amounting to Rs. 631.55 crore to the MoUD on 14.02.2008 taking into consideration the observation of EFC and the revised Plinth Area Rate (PAR) which had gone up from 236 to 260.

In the estimate of Rs.631.55 crores, the cost of stadia in Siri Fort Sports Complex and that in Yamuna Sports Complex; cost of flyover and refurbishment of Training Venues were tentative for want of some informations and needed further review and revision. With the tenders of Stadia having been finalized, flyover approved by DUAC and detailed drawings for refurbishment of Training Venues available duly approved by OC, another revised Cost Estimate amounting to Rs.1034.82 crores was submitted to the Ministry. The estimate was discussed in the Chamber of Secretary(UD) on 14-03-08 wherein more clarifications were sought, which has since been given.

As on date, the details of furnishing, signage, interior decoration, score board etc. at the Games Village and Venues are not available and therefore, no provision has been kept in the RCE on this account. The figure of Revised Cost Estimate i.e. Rs.1034.82 crores will undergo further change when more informations on temporary overlay and decision as to who will fund it is available. In fact the final figure of P.E. i.e. the amount to be funded by DDA cannot be arrived at unless the final amount approved by EFC is known which is likely to take another six months, perhaps by the end of financial year, which will be too late.

Meanwhile, a case was sent to VC/DDA for taking up works, which

Contd.....3/-

24-B

3

are identifiable presently, in anticipation of AA & ES as under :-

|      |                                                                                   |                     |
|------|-----------------------------------------------------------------------------------|---------------------|
| 1.   | Constn. of Practice Venue at Games Village (work already awarded and started)     | Rs.63.10 Crores     |
| 2.   | Electrical works to be tendered in near future in Practice Venue of Games Village |                     |
| i)   | Sub-station Equipment & L.T. Distribution                                         | Rs.6.30 Crores      |
| ii)  | D.G. Sets 12560 KVA - 2 nos.                                                      | Rs.3.95 Crores      |
| iii) | HVAC                                                                              | Rs.9.71 Crores      |
| iv)  | Clear water/treated pumps                                                         | Rs.0.30 Crore       |
| v)   | Filtration plant, Swimming Pool with solar panel & Sona Bath, Jauqzi Bath         | Rs.5.50 Crores      |
| vi)  | Sports lighting for track field & throw field                                     | Rs.3.45 Crores      |
| vii) | Elect. Connection from BSES (lumpsum)                                             | Rs.1.00 Crore       |
| 3.   | Misc. (Generator/Inverter, furniture, instruments etc.)                           | Rs.0.10 Crore       |
|      |                                                                                   | Rs.93.41 Crores     |
|      |                                                                                   | Say Rs.93.50 Crores |

Vice-Chairman had been pleased to allow the same with the condition that all codal formalities should be followed and the proposal should be put up before the Authority in the next meeting on 17-10-08.

In view of above, the agenda is put up for approval of D.D. Authority for DDA funding of Rs.93.50 crores for construction of Practice Venue consisting of a swimming pool, an indoor hall, a fitness centre and an athletic track. The Practice Venue of the Games Village will become DDA property after the games are over and will be used as a sports complex for the benefit of the residents of East Delhi.

Item No. 01/2009  
3.6.2009

Sub: **Confirmation of the minutes of the meeting of the Delhi Development Authority held on 17.12.2008.**

File No. F. 2(2)2009/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 17.12.2008 are submitted for confirmation of the Authority.

( Appendix 'A' Page No. 2 to 17 ).

**RESOLUTION**

*Minutes of the meeting of the Delhi Development Authority held on 17.12.2008 were confirmed as circulated.*

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 17<sup>th</sup> December, 2008 at 3.00 PM at Raj Niwas.

Following were present:

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lieutenant Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Ashok Kumar

**MEMBERS**

3. Shri Nand Lal  
Finance Member
4. Shri B.K. Chugh  
Engineer Member
5. Shri Sudesh Kumar Bhasin  
Councillor, MCD
6. Dr. M.M. Kutty  
Jt. Secretary (D&L), MOUD
7. Dr. Noor Mohammad  
Member Secretary, (NCR) Planning Board
8. Shri K.S. Mehra  
Commissioner, MCD

**SECRETARY**

Shri V.M. Bansal  
Principal Commissioner-Cum-Secretary

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri V.K. Sadhu  
Principal Commissioner
2. Smt. Veena Ish  
Principal Commissioner (CWG) DDA
3. Shri U.N. Behera  
Chief Vigilance Officer, DDA
4. Shri Vijay Risbud  
Commissioner (Planning), DDA
5. Smt. Asma Manjar  
Commissioner (Housing), DDA
6. Smt. Pramila H Bhargava  
Commissioner (Personnel), DDA

7. Shri H. Rajesh Prasad  
Commissioner (LM), DDA
8. Shri C.K. Chaturvedi  
Chief Legal Adviser, DDA
9. Shri Rajiv Pandey  
Chief Accounts Officer, DDA
10. Shri S.P. Satsangi  
Chief Architect-in-charge
11. Shri V.K. Bugga  
Chief Town Planner, MCD
12. Shri Rajeev Malhotra  
Chief Regional Planner
13. Shri M.L. Chotani  
Addl. Chief Planner (TCPO)
14. Shri Ashok Kumar  
Additional Commissioner (Planning-I)
15. Shri S.P. Bansal  
Addl. Commissioner (Planning)
16. Shri B.K. Jain  
Addl. Commissioner (Planning)
17. Smt. Neemo Dhar  
Director (PR), DDA
18. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
19. Shri Prahlad Singh  
Director (LC)
20. Shri Madhukar  
Project Director (UD), GNCTD
21. Shri S.P. Pathak  
Director (Planning)
22. Shri R.K. Jain  
Director (Planning) Dwarka
23. Shri P.V. Mahashabdey  
Director (Building)
24. Shri N.K. Chakaraborty  
Director (Planning)/NP DDA
25. Shri P.M. Parate  
Director (Planning), DDA
26. Shri Amit Das  
Director (TYA), DDA

Draft minutes of the Delhi Development Authority meeting held on 17.12.2008 at 3.00 p.m. at Raj Niwas, New Delhi.

The Hon'ble Lt. Governor welcomed the new member, Dr. Noor Mohammad, Member Secretary, NCR Planning Board and hoped that DDA would tremendously benefit from his experience.

2. The Authority unanimously resolved to place on record the contribution made by the out going non-official members, Shri Mahabal Mishra, Shri Jile Singh Chauhan and Shri Mange Ram Garg, to the proceedings of the Authority. The Authority highly appreciated their contribution to the Master Plan 2021 and the Zonal plans.

ITEM NO.62/2008

Sub: Confirmation of Minutes of the Meeting of the Delhi Development Authority held on 23.7.2008.  
F.2 (2) 2007/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 23.7.2008 were confirmed as circulated.

ITEM NO.63/2008

Sub: Proposal for change of land use of 3890 sq.m. land with break up of 3265 sq.m. land from 'Residential (Group Housing)' to "Public-Semi-Public Use" (Training Institute National Horticulture Board and balance 625 sq.m. as 'Re-creational Use'.  
F.3(39)91-MP.

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.64/2008

Sub: DDA Housing Scheme 2006 - Forfeiture of Registration Money.  
F.2(10)2004/N&C(H)Pt.

After detailed discussions, the Authority decided to continue with the forfeiture condition which had been published in the brochure of the scheme at the time of call of applications.

ITEM NO.65/2008

Sub: Subsidy of flats allotted at Narela.  
F.21(1734)2003/HAC.

Commissioner (Housing) explained the proposals and informed that 'subsidy' had been given against the old inventory of flats and upto the year 2006 only.

2. The information given in the agenda item was thus noted by the Authority.

ITEM NO.66/2008

Sub: Adoption of Annual Accounts for the financial year 2006-07 after certification of Annual Accounts by the office of the Accountant General (Audit), Delhi.  
F.6(81)2007/A/cs(M)/DDA.

The Authority noted that this item had already been approved through circulation.

2. The Lt. Governor, however, directed that action taken notes on the observations made by the Accountant General (Audit) should be placed before the Authority.

ITEM NO.67/2008

Sub: Change of land use of the land measuring 25 Acres from "Recreational (District Park)" to "Transportation (Helicopter)" in Sector-36, Rohini.  
F.20(5)2008/MP.

Member Secretary, NCR Planning Board, Dr. Noor Mohammad pointed out that facilities like new Helicopter should be encouraged in the national capital region so that the city of Delhi could be decongested..

b) Commissioner (Planning), Shri Vijay Risbud, informed the Authority that the change of land use is being processed on the recommendations of the Ministry of Civil Aviation.

II. After detailed discussion, the Authority approved the proposals contained in the agenda item with the direction that allotment of land should be made to the Ministry of Civil Aviation and not to Pawan Hans Helicopters and that the proposed Helicopter should cater to the requirements of all the agencies, under the overall control of the Ministry of Civil Aviation.

It was also advised that since the proposed land use has been included in the Zonal Plan for Zone-M, it may be seen whether there is any requirement of processing the case of change of land use separately.

ITEM NO.68/2008

Sub: Adoption of Annual Accounts for the Financial year 2007-08.  
F.6(82)2008/A/cs(M)/DDA.

The Authority noted that this item had already been approved through circulation.



ITEM NO.69/2008

Sub: Action Taken Note on Performance Budget/4<sup>th</sup> Qtr./2007-08.  
F.4(3)91/P.Budget/4<sup>th</sup> Qtr./07-08.

Consideration of this item was postponed.

ITEM NO.70/2008

Sub: Report of Study Trip of the Non-official members of DDA to Egypt, Greece and Turkey.  
F.P.S./PDPR/Tour/2008.

Member Secretary NCR Planning Board, Dr. Noor Mohammad, appreciated the Report and sought follow up on its recommendations.

2. The Lt. Governor desired to know what is the percentage of the green area in the cities which had been visited by the group. The Lt. Governor also directed that immediate action should be initiated on the recommendations/learnings of the 'Report'. He asked the Vice-Chairman to regularly review the follow-up action on the recommendations.

ITEM NO.71/2008

Sub: Standard Costing of Flats-Plinth Area Rates(PAR) from 1<sup>st</sup> October, 2008 to 31<sup>st</sup> March, 2009.  
F.21(1671)2001/HAC/Pt.II.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.72/2008

Sub: Annual Administration Report of DDA for the year 2007-08.  
F.1(4)2008/P&C/AAR/Pt.I.

The Authority noted that this item had already been approved through circulation.

ITEM NO.73/2008

Sub: Guidelines for Re-development of clusters of industrial Concentration in non-conforming areas/Unplanned Industrial Areas.  
F.17(01)2008/MP.

Commissioner (Planning) informed that redevelopment models are being prepared for the Non-conforming Areas and Un-planned Industrial Areas. He sought deferment of the agenda item till a final view is taken on the proposed models.

The Authority agreed with his suggestion and decided to postpone consideration of the agenda item.

ITEM NO.74/2008

Sub: Amendment in the Recruitment Regulations to the Post of Lower Division Clerk-cum-Typist (English/Hindi) in Delhi Development Authority.  
F.6(13)/89/PB-III/Pt.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.75/2008

Sub: Modification in MPD-2021 – norms for existing Petrol Pumps.  
F.7(23)67/MP/Part.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.76/2008

Sub: Action Taken Note on Performance Budget.  
F.4(3)91/Performance Budget/1<sup>st</sup> Qtr./2008-09.

Consideration of this agenda item was postponed.

ITEM NO.77/2008

Sub: Proposed change of land use of 1832.75 sq.m. (2180.05 sq. yards) allotted by L & D O to GNCTD at I.P. Estate falling in Zone 'D' from 'Public & Semi-public facilities' to 'Government Office'.  
F.3(39)2002/MP.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.78/2008

Sub: Development Control Norms for land allotted to CRPF in Sector-8, Dwarka.  
F.3(55)2008/MP.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.79/2008

Sub: Revised Budget estimates for the year 2008-09 and budget estimates for the year 2009-10.  
F.4(3)Budget/2008-09/RE.

The Finance Member, Shri Nand Lal, made detailed presentation on the budget proposals.

2. The Member Secretary, NCR Planning Board pointed out that DDA should pump in massive investment into developmental schemes since it has a strong financial base.

3. The Lt. Governor directed that:
- a) All the projects should be completed in the shortest possible time and finest standards of quality should be maintained as the DDA is a cash rich organization and full project funding is available in advance.
  - b) Construction of 40,000 EWS flats should be accorded top priority and shortfalls in expenditure should be constantly monitored under all heads.
  - c) Implementation of village development plans should be regularly monitored at the level of the Vice-Chairman and report submitted in the next meeting of the Authority.
  - d) Sufficient funds should be earmarked for restoration of 'water - bodies' and for creating massive 'multi-level parkings' on PPP model.
  - e) Designated markets should be provided for vendors and hawkers.
  - f) Allocation for the housing sector should be substantially increased.
  - g) Sports facilities should be upgraded and expanded.

II. After detailed discussions, the Authority advised that more projects should be identified for the year 2009-10 and the budget proposals remodelled accordingly.

ITEM NO.80/2008

Sub: Amendment in the MPD-2021 - Parking provisions in the Mixed Use Regulations.  
F.5(9)2008/MP.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 81/2008

Sub: Proposed change of land use of plot measuring 0.9666 Ha. at Chanakyapuri from 'Public & Semi Public Facilities (Socio-Cultural)'.  
F.3(88)2007/MP.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.82/2008

Sub: Empanelment of Federal Bank - Schedule commercial Bank for investment of surplus funds in DDA.  
F.6(36)2003/A/cs(M)/DDA.

The Chief Accounts Officer explained the proposals.

2. The Lt. Governor, however, directed that Finance Member should seek advice of the Deputy Governor, Reserve Bank of India, in the matter and submit the same through the Vice-Chairman. Proposals contained in the agenda item were approved subject to the advice of the Reserve Bank of India.

Item nos. 83/2008 to 96/2008 i.e. Draft Zonal Plans K II, L, K I, F, G, H, E, P I, A and Part Zone A&C, B, C, M, N, J.

Common text for all these Zonal Plans

Before taking up individual Zonal Plans, the Authority deliberated upon the following issues which are common to all the Plans. Recommendations made by the Boards of Inquiry and Hearing of all the Plans were discussed in detail and it was unanimously resolved by the Authority that following text would replace the text under these heads in individual Zonal Plans in order to maintain uniformity:

1. Zonal Development Plan
2. Influence Zone
3. Unauthorised colonies
4. Facility corridor
5. Circulation network
6. Regularisation of existing Health, Educational, Cultural and Religious Institutes.
7. Farm Houses.
8. Educational, Health, Spiritual/Religious/Cultural and Recreational Institutions running in Village abadi, including extended village abadi.

1. Zonal Development Plan.

A Zonal Development Plan means a plan for each Zone (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use zones designated in the 9 'land use' categories stated in the Master Plan according to which the area in the Zone is to be finally developed. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property/land for the designated use. Based on the availability of infrastructure services by the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of urbanization envisaged in the Master Plan-2021. The hierarchy of Urban Development indicated in the Zonal Development plan is to be in conformity with table 3.3 of the Master Plan-2021.

2. Influence Zone.

As per Master Plan 2021 Para 3.3.2, Influence Zone along MRTS Corridors and the Sub Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of monuments/heritage areas, etc. This identification is to be done in consultation with GNCTD.

In Zonal Development Plan the number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans, which are more site specific. However, if there is any proposal received within 500 mt. of the centre line of the MRTS/major transport corridor, it will be examined as per the guidelines given for redevelopment in the Master Plan by the Technical Committee and the Authority.

3. Unauthorised Colonies.

The process of regularization of unauthorized colonies is being coordinated by the Govt. of GNCTD. Regularisation of unauthorized colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorised colonies falling in each Zone has been annexed to every Zonal Plan. As in the case of Village Abadis, the 'land use' of the finally approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be 'residential'.

4. Facility Corridor.

In Master Plan it is mentioned that for the Zonal Development Plans in urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts/corridors will thus be governed by the approved layout plans.

5. Circulation Network.

The Zonal Plan indicates circulation network, which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report/ site survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans. A Realistic strategy of compensation and rehabilitation of project affected persons is recommended under these Plans/areas.

6. Regularisation of existing Health, Educational, Cultural and Spiritual/Religious Institutes subsisting on or prior to 1.1.2006 on self-owned land not including gram sabha or ridge land.

I. The Authority directed that the words 'schools' and 'hospitals' shall be substituted by the words "educational services" and "health care" to be in accordance with the language used in preamble to the draft Zonal Plans and the Public Notice.

II. The Authority held detailed discussions on the regularization, from stand point of land use, of Educational, Health, Spiritual/Religious and Cultural institutions running prior to 1.1.2006 and unanimously resolved to approve the regularization of current uses/activities of all such institutions which are rendering cultural, religious (including spiritual), health care and educational services and are detailed in annexures to each Zonal Plan mentioned in the subject.

The Authority accordingly approved the incorporation of these current uses/activities in the PSP land use category of the Master Plan - at the identified locations in pursuance of the preambles of the draft Zonal Plans and the Public Notice on the subject. The Authority noted that all these institutions cited in the relevant annexures to these Zonal Plans have been decided to be regularized after detailed site inspections and verification of documents as per the approved directions of the Authority. However, the final boundaries of such institutions located in the vicinity of ridge/regional park would be settled once the southern ridge/regional park have been finally demarcated after necessary field surveys, etc.

III. The Authority accordingly decided to regularize the existing religious (including spiritual) and cultural institutions vis a vis the lands presently owned by them, subject to the condition that built-up area in these cases will not exceed FAR of 15 with 15% ground coverage and the buildings will be directly related to the particular use activities viz., religious (including spiritual) or cultural as the case may be. However, in the case of the institutions rendering 'health care' and 'educational services', the Authority decided to regularize the existing institutions/ areas, and or their reconstruction, subject to the land area and FAR norms laid down for such institutions under the MPD 2021.

IV. The Authority further decided to regularize recreational centers existing on or prior to 1.1.2006 in village abadis/extended village abadis under PSP land use category.

None of the institutions will, however, be entitled to put the land to any other land use at any time and doing so may invite take over of the land by DDA for alternative uses, on payment of reasonable compensation.

7. Farm Houses.

The Farm Houses were permitted and sanctioned under the provision of Master Plans 1962 and 2001. As per MPD-2021 the farm houses are now permitted only in the 'green belt'. All existing farm houses would be dealt with as per the Government policy on Farm Houses.

- 1 2 -

ITEM NO. 83/2008.

Sub: Draft Zonal Development Plan of Zone K-II (Dwarka) as per MPD-2021.  
F.4(5)98-MP/Pt.III.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications in the proposed Land Use Plan and subject to additional changes indicated in the common text:

| S.No. | Details                                                  | From                       | To                                                                                          |
|-------|----------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------|
| 1.    | Golf Course in Sector 24 to be shown as Sport facilities | Recreational District Park | Part Public and Semi Public Facilities-PS3-Sports Facilites/Complex/Stadium/ Sports Centre. |
| 2.    | Dhobi Ghat in Sector 24.<br>Area: 2000 sqm.              | Recreational District Park | Public and Semi Public Facilities-PS1 Socio Cultural and Community Facilities.              |

ITEM NO.84/2008

Sub: Draft Zonal Development Plan of Zone-L. (West Delhi-III) as per MPD-2021.  
F.4(6)98/MP/Pt.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.85/2008

Sub: Draft Zonal Development Plan of Zone K-I (West Delhi-II) as per MPD-2021.  
F.4(14)07/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

- 1 2 -

ITEM NO. 83/2008.

Sub: Draft Zonal Development Plan of Zone K-II (Dwarka) as per MPD-2021.  
F.4(5)98-MP/Pt.III.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications in the proposed Land Use Plan and subject to additional changes indicated in the common text:

| S.No. | Details                                                  | From                       | To                                                                                          |
|-------|----------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------|
| 1.    | Golf Course in Sector 24 to be shown as Sport facilities | Recreational District Park | Part Public and Semi Public Facilities-PS3-Sports Facilites/Complex/Stadium/ Sports Centre. |
| 2.    | Dhobi Ghat in Sector 24.<br>Area: 2000 sqm.              | Recreational District Park | Public and Semi Public Facilities-PS1 Socio Cultural and Community Facilities.              |

ITEM NO.84/2008

Sub: Draft Zonal Development Plan of Zone-L. (West Delhi-III) as per MPD-2021.  
F.4(6)98/MP/Pt.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.85/2008

Sub: Draft Zonal Development Plan of Zone K-I (West Delhi-II) as per MPD-2021.  
F.4(14)07/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.



2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications in the proposed Land Use Plan and subject to additional changes indicated in the common text:

i) In Annexure-II, Table B of the agenda, following be added.

| Sl.No. | Existing                                                                                                                    | Proposed Modifications in Land use Plan                                                                                 |
|--------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 6.     | Build up area residential to the South of Commercial (Warehousing) shown near east of Mundka village, south of Rohtak road. | Commercial (Warehousing) as recommended by the Board of Enquiry & Hearing in Annexure-1, Page 5/11 at Sl.No. 27/21.5.08 |

In Annexure-II, Table A of the agenda, following be added:

| Sl.No. | Chapter | Existing                                                                                                                     | Proposed Modifications in Report                                                                                        |
|--------|---------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1.     | 2.7     | About 23 ha. Land in the south of Rohtak Road just opposite to he 27 ha. Pocket has been put in Warehousing area (built-up). | About 40 hac. Land in the south of Rohtak Road just opposite to the 27 ha pocket is proposed as Warehousing (built -up) |

3. In Annexure-1, (Minutes of the Board of Enquiry and Hearing) of the agenda Sh. Mahabal Mishra, Member, had given following note- "The proposed 45m road between village Mundka and industrial area be retained only as existing 12m wide village road".

This suggestion was discussed by the Authority and it was decided not to effect any changes in the proposals given in the agenda item. It was decided that the road width of 45 meter as proposed should be retained and modifications if any required due to the village abadi may be seen at the time of preparation of the detailed alignment plan.

ITEM NO.86/2008

Sub: Zonal Development Plan of Zone-F (Draft) prepared under the provisions of MPD-2021.  
F.3(44)05/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.87/2008

Sub: Zonal Development Plan (Draft) of Zone-G (West Delhi-I).  
F.4(2)2007/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.88/2008

Sub: Zonal Development Plan (Draft) of Zone-H (Draft) prepared under the provisions of MPD-2021.  
F.4(4)06/MP/Pt.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.89/2008

Sub: Zonal Development Plan of Zone-E (East Delhi).  
F.4(1)2006/MP/Pt.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications in the proposals and subject to changes indicated in the common text:

i) Some of the pre-existing institutions shown at annexure-F do not fall under the institutions covered in the preamble to the draft Zonal Plan viz. sr. no. 13 where the existing user is mentioned to be commercial. Such institutions shall not be regularised.

- ii) Some of the institutions shown in the pre-existing institutions at annexure-F for example at sr. no. 34 are located on recreational/green land and do not qualify under the preamble of the draft Zonal Plan.

ITEM NO.90/2008

Sub: Zonal Development Plan for Zone-P-I, Narela.  
F.15(285)08/NP/Pt.III.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.91/2008

Sub: Zonal Development Plan of Zone-A (Other than Walled City) and Walled City  
(Part Zone A&C).  
F.4(3)2008/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development, for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.92/2008

Sub: Zonal Development Plan of Zone-B (Karol Bagh - City Extension).  
F.4(2)2008/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.93/2008

Sub: Draft Zonal Development Plan for Zone-C (Civil Lines) as per MPD-2021.  
F.4(5)2006/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications to the recommendations made by the Board of Inquiry and Hearing and subject to changes indicated in the common text:

- i) The Authority decided not to change the land use of plot no. 2 Under Hill Road and decided that its land use will continue to be residential in accordance with the draft zonal plan.
- ii) At the request of Shri Sudesh Bhasin, non-official member, it was decided to delete entry at serial no. 14 annexure-10, subject to reconfirmation that it is no longer shown in the list of Archeological Survey of India.

ITEM NO.94/2008

Sub: Draft Zonal Development Plan for Zone-M/Rohini Sub-City (For Zone North West Delhi-II) as per MPD-2021.  
F.4(11)2007/MP/Pt.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.95/2008

Sub: Draft Zonal Development Plan for Zone-N (Zone North West Delhi-III) as per MPD-2021.  
F.PPR/2076/Pt.II/2007/Pt.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.96/2008

Sub: Draft Zonal Development Plan for Zone-J.  
F.4(1)98/MP.

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

ITEM NO.97/2008

Sub: Relaxation of Service Floor from FAR in Hotels – amendment in MPD- 2021.  
F.10(1)2008/MP.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO.98/2008

Sub: Extension of concessional period in the cases of death of DDA Employees/allottees of DDA staff quarters for retention of staff quarters by their legal heirs.

Proposals were explained in detail. The Lt. Governor however advised that exact number of flats which will thus get reallocated/regularized should be informed to the Authority before taking final decision in the matter.

2. The Lt. Governor also directed that DDA should consider floating a special housing scheme for its Class-III, IV employees so that a long term solution is provided to their problems.

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

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Item No 2/2009  
3.6.2009

-18-

Subject: Fixation of Institutional Land Premium in DDA Areas for the year  
2008-09 and 2009-10

File No.F6(4)2007/AO(P)/DDA

**PRECIS**

As per Nazul Rules 5 the rates for allotment of institutional plots to public institutions is to be fixed by central govt. from to time and Rule 20 A further lays down the aims and objectives of Public Institutions. During 2006-07 the government decided that allotment of land to Hospitals, Dispensary, Nursing Homes, Higher/Educational/Technical Institutions, Community Centre, Club, school shall be made through auction. However, allotment to other institutions shall continue to be made by way of allotment.

2. The instant proposal relates to fixation of Institutional Land Rates for the year 2008-09 where the mode of disposal of Institutional Land to various Institutions like Govt. Departments, Power Distribution Companies, Charitable Institutions etc. is still allotment.

3. The Institutional land rates for the year 1994-96 approved and circulated by the Ministry have been treated as benchmark for fixation of institutional rates for the subsequent years. The institutional rates have been fixed from time to time at certain percentages above in keeping with the market trend in the real estate

3.1 Broadly the rate for transfer of land from government to government is at No Profit No Loss rate. The rates for certain specified institutions are at a percentage of the No Profit No Loss rate depending upon the nature and functions of the Institutions. And the land to other institutions is allotted at market rate.

4. In view of steep hike by the Govt. of NCT, Delhi in the land acquisition rate from Rs.22.90 lakh per acre to Rs.68.90 lakh per acre i.e. Rs.53 lakh plus 30% solatium. i.e. Rs.1702.50 per sqm for gross area which comes to Rs.3405/- per sqm if computed with reference to net saleable area. Likewise current cost of development expenditure on gross area basis is coming roughly Rs.850/- per sqm and will come Rs.1700/- per sqm on net saleable area. The net saleable area has been assumed at 50% of the gross area.

4.1 Accordingly the "No Profit No-Loss" rate for the 50% net saleable area works out to Rs.206.60 lakh per acre. Therefore rate for transfer of land from government to government is proposed @ Rs.206.60 lakh per acre as against the rate of Rs.74.42 lakh per acre for the year 2007-08. The rate structure proposed below is benchmarked to this rate.

5. The existing rates/methodology for allotment of land to various institutions and public organizations, including Govt. Departments are broadly classified into the following categories:-

a) **Transfer of land between Central Govt. Departments.**

The transfer of land from one Department of Govt. to another is on "No Profit No-Loss" basis. Accordingly, the "No Profit No-Loss" rate for this category shall be Rs.206.60 lakh per acre.

b) **Concessional Rates**

Rates of premium less than "No Profit No-Loss" rates have been prescribed for certain specified categories of social infrastructure, which are at a certain percentage of the "No Profit No Loss" rate which are delineated as per the existing methodology as under:

For Category B(i) - Land for medical Institutions run by local bodies...@ Rs. 0.5% of "No Profit No-Loss" rate i.e Rs.1,03,300/- per acre;

For category B(iii) - Land for entirely charitable Institutions like charitable hospitals, orphanage & schools etc ..... @ 25% of "No Profit No-Loss" rate; and

For category B(iv) - Land for charitable institutions serving lower strata of society running partially on the grant received from the Government....@ 75% of "No Profit No-Loss" rate respectively.

The issue of percentage of subsidy for allotment of land to charitable institutions and other Govt. organizations has been further reviewed in context of the objective of allotment of land to such institutions/organizations at subsidized rates relating the guidelines on the subject & the

current scenario. The percentage of subsidy in respect of category B(iii) & B(iv) are proposed to be modified as mentioned below.

- (i) For Item No. B(iii) Charitable Institutions(Refer Schedule of Rates annexed hereto): Land for entirely charitable institutions like charitable hospitals, orphanages and schools etc. :This is proposed at 50% of the "No Profit No Loss Rate" instead of 25% fixed hereto before. Accordingly, the rate shall be as **Rs.103.30 lakhs per acre.**
- (ii) For Item No. B(iv) Land for charitable institutions serving lower strata of society running partially on the grant received from government and charging to the extent of running the installation(Refer Schedule of Rates annexed hereto): This is proposed at 100% of the "No Profit No Loss Rate" instead of 75% fixed hereto before. Accordingly, the rate shall be as **Rs.206.60 lakhs per acre.**

**c) Market Rates**

Generally these have been prescribed where the land is used for remunerative purpose by public institutions e.g. Newspaper concerns, for foreign missions, for state Govt., public sector undertakings, for commercial offices and shopping centers.

**d) Allotment to Other Institutions i.e. social cultural, charitable, educational organizations other than those mentioned above.**

Initially, Institutional rate for allotment to institutions other than recognized and aided educational institutions and hospitals and public utility services were kept as a multiple of "No Profit No-Loss" rates ranging from 1 to 4 times of "No Profit No-Loss" rate. The concept of zone basis was also introduced as there was varying demand for different zones. For any locality not specifically indicated in the zones, the rates for comparable areas would be applied.

Based on the above, the existing Zonal Variant Rates for the year 2007-08 were about 9,6 & 4 times of the "No Profit No-Loss" rate i.e. rate of transfer of land between government departments. For the year 2008-09, if the same multiples are adopted then ZVRs would be coming to be on very higher side. **Therefore, it is proposed that the ZVRs for the year 2008-09 shall be kept at 4.5,3 and 2 respectively as a multiple of "No Profit No-Loss" rate.**

The Zonal Variant Rates have accordingly been drawn in the table below for kind perusal and consideration:

| Zone                            | Rate Per Sqm [2007-08] | Rate Per Acre [2007-08] [Fig.in lakhs] | Rate Per Sqm [2008-09] (Proposed) | Rate Per Acre [2008-09] (Proposed) [Fig.in lakhs] |
|---------------------------------|------------------------|----------------------------------------|-----------------------------------|---------------------------------------------------|
| 1                               | 2                      | 3                                      | 4                                 | 5                                                 |
| Central, South & Dwarka         | Rs.17270/-             | Rs.698.90 lakhs                        | Rs.22973/-                        | Rs.929.70 lakhs                                   |
| North, East, West and Rohini    | Rs. 10791/-            | Rs.436.73 lakhs                        | Rs.15315/-                        | Rs.619.80 lakhs                                   |
| Narela and Other outlying areas | Rs. 7556/-             | Rs.305.78 lakhs                        | Rs.10210/-                        | Rs.413.20 lakhs                                   |

In the above table the increase in rates for CZ/SZ/Dwarka is 33.02%, for NZ/EZ/WZ/Rohini is 41.92% and for Narela it is 35.12%. The marginal variations in the percentage increase in rates for 2008-09 from rates for 2007-08 for various zones is because of the ZVR have now been benchmarked to current "No Profit No Loss Rate". **Further the, ZVR proposed above are well below the updated average auction rates and therefore are at justified levels.**

**e) Power Distribution Companies**

Earlier ZVR for Power Distribution Companies were subsidized as compared to ZVR for other institutions owing to the fact that these power companies shall provide the electricity to the

general public at cheaper rates. Keeping this in view, it has now been decided that the rates for Power Distribution Companies may also kept as a multiple of "No Profit No-Loss" rates ranging from 1 to 2.25 times of "No Profit No-Loss" rate. In view of this, it is proposed that the rates applicable for various zones may be kept as a multiple of 2.25, 1.5 and 1 of the "No Profit No Loss Rate" of Rs.206.60 lakh per acre as given in the table below:

| Zone                            | Rate Per Acre<br>[2007-08]<br>[Fig.in lakhs] | Rate Per Acre<br>[2008-09]<br>(Proposed)<br>{Fig.in lakhs} |
|---------------------------------|----------------------------------------------|------------------------------------------------------------|
| 1                               | 2                                            | 3                                                          |
| Central, South & Dwarka         | Rs.297.42 lakhs                              | <b>Rs.464.85 lakhs</b>                                     |
| North , East, West and Rohini   | Rs.185.98 lakhs                              | <b>Rs.309.90 lakhs</b>                                     |
| Narela and Other outlying areas | Rs.130.20 lakhs                              | <b>Rs.206.60 lakhs</b>                                     |

f) For playgrounds, parks, graveyards, cremation grounds, road-widening, the land to be allotted at a "NIL" premium and license fee @ Rs.1/- per acre per annum remains unchanged. For rest of the categories the rates shall be derived in the manner as mentioned in the schedule annexed hereto without any change.

6. A schedule indicating the proposed rates has been drawn and is kept as Annexure-I. These rates shall be for 100 FAR.

7. It is worthwhile to mention here that presently there is a recessionary trend in the Real Estate. Therefore it is felt appropriate that these rates may also be made applicable for the year 2009-10.

8. In view of the above considerations, the rate structure for the year 2008-09 as discussed in para 5 to para 7 above and given in the schedule enclosed as Annexure-I is placed for kind consideration and approval of the Authority. The same rates shall also be applicable for the year 2009-10 as discussed in para 7 above

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### RESOLUTION

Proposals contained in the agenda item were approved by the Authority with the suggestion made by the Joint Secretary (D&L), MOUD, Dr. M.M. Kutty that physical boundaries for determining the Zonal Variant Rates should be co-terminous with the Zonal boundaries identified for the 17 zones under the Master Plan of Delhi - 2021. Zonal variant rates should be indicated for Master Plan Zones. These 17 zones may be appropriately grouped under the three categories of rates proposed in the agenda note.

b) Shri D.M. Sapolia, Pr. Secretary (L&B), GNCTD requested that details of the hospital sites and the low cost housing sites should be sent to the GNCTD so that it could identify suitable sites.

c) Shri Rajesh Gahlot suggested that allotment of land to schools, colleges and hospitals should be made at Zonal Variant Rates instead of adopting the auction procedure, otherwise the cost of education and health-care will become unaffordable. All the non-official members supported this suggestion.



20-A.

d) **Power Distribution Companies:** It was decided that subsidized rates for power sector should be applicable only to land allotted to the Power Department, GNCTD and not for power distribution companies. Entry (x) in Annexure-I to be modified accordingly.

The Lt. Governor informed that the Authority had sent a proposal on these lines to the Government of India in the past and assured that the matter will be taken up again with the Ministry of Urban Development.

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**ANNEXURE - I**

**RATES OF PREMIUM FOR INSTITUTIONAL LANDS IN DDA AREAS**

| Sl. No. | Purpose                                                                                                                                                                                                                                                                                                                                                        | DDA Premium For 2007-08<br>Rs. /Acre)                                                                                                                                                                  | DDA Premium For 2008-09 & 2009-10<br>(Proposed)<br>Rs. /Acre)                                                                                                                                           |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | 2                                                                                                                                                                                                                                                                                                                                                              | 3                                                                                                                                                                                                      | 4                                                                                                                                                                                                       |
| A.      | Rate for Transfer of Land between Central Govt. Dept.                                                                                                                                                                                                                                                                                                          | Rs.74.42 lakh (Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms)                                                                               | Rs.206.60 lakh (Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms)                                                                               |
| B       | <b>Charitable Institutions</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                        |                                                                                                                                                                                                         |
| (i)     | Land for Medical Institutions run by local bodies                                                                                                                                                                                                                                                                                                              | Rs.37,250/- (Extent of land to be determined by the Screening Committee subject to availability and MP norms                                                                                           | Rs.103300/- (Extent of land to be determined by the Screening Committee subject to availability and MP norms                                                                                            |
| (ii)    | Land for Educational Institutions run by local bodies, Kendriya Vidyalaya Sangathan and GNCTD                                                                                                                                                                                                                                                                  | Nominal charge of Rs. 1/- per annum                                                                                                                                                                    | Nominal charge of Rs. 1/- per annum                                                                                                                                                                     |
| (iii)   | Land for entirely charitable institutions like charitable hospitals, orphanages and schools etc.                                                                                                                                                                                                                                                               | Rs.18.65 lakh for first two acres and for land in excess of two acres at the Zonal Variant Institutional Rates.                                                                                        | Rs. 103.30 lakh for first two acres and for land in excess of two acres at the Zonal Variant Institutional Rates.                                                                                       |
| (iv)    | Land for charitable institutions serving lower strata of society running partially on the grant received from the Government and charging to the extent of running the installation                                                                                                                                                                            | Rs.55.77 lakh for first one acre and rest at the Zonal variant institutional rates (Extent of land to be determined by the Screening Committee subject to availability and provision in MP/Zonal Plan) | Rs.206.60 lakh for first one acre and rest at the Zonal variant institutional rates (Extent of land to be determined by the Screening Committee subject to availability and provision in MP/Zonal Plan) |
| C       | Other Institutions at Zonal Variant Rates.                                                                                                                                                                                                                                                                                                                     | Zonal Variant Rates Central ,South and Dwarka<br>Rs.698.90 lakh per acre<br>West ,North, East Zone and Rohini Rs.436.73lakh per acre<br>Narela and Outlying areas<br>Rs. 305.78 lakh per acre          | Zonal Variant Rates Central ,South and Dwarka<br>Rs.929.70 lakh per acre<br>West ,North, East Zone and Rohini<br>Rs.619.80lakh per acre<br>Narela and Outlying areas<br>Rs. 413.20 lakh per acre        |
| D.      | <b>Local Bodies</b>                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                        |                                                                                                                                                                                                         |
| (i)     | Land for hospital buildings as well as un-remunerative services such as maternity centers, community centers, libraries, public conveniences(such as public hydrants, community bathrooms, public lavatories and urinals, dhobi ghats and fire stations, service personnel quarters/dhobisjanitors, Malis, domestic servants, safai karamcharies, cobblers and | Rs.37250/- per acre                                                                                                                                                                                    | Rs.103300/- per acre                                                                                                                                                                                    |

|        |                                                                                                           |                                                                                                                                                                                      |                                                                                                                                                                                      |
|--------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (ii)   | Land required for Staff Quarters for schools and hospitals                                                | 10% of the residential rates.                                                                                                                                                        | 10% of the residential rates.                                                                                                                                                        |
| (iii)  | Land required for semi remunerative purposes etc. such as Staff Quarters for local bodies.                | 10% of the residential rates.                                                                                                                                                        | 10% of the residential rates.                                                                                                                                                        |
| (iv)   | Land required for remunerative purposes such as Office and Shopping Centers                               | Full Market Value                                                                                                                                                                    | Full Market Value                                                                                                                                                                    |
| (v)    | Land for play grounds, parks and road/road widening by local bodies                                       | Nil                                                                                                                                                                                  | Nil                                                                                                                                                                                  |
| (vi)   | Play Grounds for schools run by local bodies                                                              | Nil                                                                                                                                                                                  | Nil                                                                                                                                                                                  |
| (vii)  | Water Supply and drainage other those serving entirely or overwhelmingly Government Colonies              | Rs.74.42 lakh per acre                                                                                                                                                               | Rs.206.60 lakh per acre                                                                                                                                                              |
| (viii) | Water Supply and drainage other infrastructure which serve entirely or overwhelmingly Government Colonies | Rs.74.42 lakh per acre                                                                                                                                                               | Rs.206.60 lakh per acre                                                                                                                                                              |
| (ix)   | Land Required for Water Supply and Drainage exclusively for DDA Colonies.                                 | Nil                                                                                                                                                                                  | Nil                                                                                                                                                                                  |
| (x)    | Land Allotment to Power Distribution Companies for setting up Electric Sub-Stations etc.                  | At Zonal Variant Rates.<br>CZ/SZ and Dwarka<br>Rs.297.42 lakh per acre<br>WZ/NZ/EZ and Rohini<br>Rs.185.98 lakh per acre<br>Narela & Other outlying areas<br>Rs.130.20 lakh per acre | At Zonal Variant Rates.<br>CZ/SZ and Dwarka<br>Rs.464.85 lakh per acre<br>WZ/NZ/EZ and Rohini<br>Rs.309.90.lakh per acre<br>Narela & Other outlying areas<br>Rs.206.60 lakh per acre |
| E      | Political Organization                                                                                    | Predetermined Full Market Value                                                                                                                                                      | Predetermined Full Market Value                                                                                                                                                      |
| F      | Land required for DTC                                                                                     |                                                                                                                                                                                      |                                                                                                                                                                                      |
| (i)    | Exclusive for Bus Terminus and Bus Depots                                                                 | Rs.74.42 lakh Per acre                                                                                                                                                               | Rs.206.60lakh Per acre                                                                                                                                                               |
| (ii)   | Land for other activities such as depots, offices etc.                                                    | Full Market Value                                                                                                                                                                    | Full Market Value                                                                                                                                                                    |
| (iii)  | Land for residential accommodation                                                                        | Residential rate                                                                                                                                                                     | Residential rate                                                                                                                                                                     |
| G      | Foreign Missions                                                                                          | 3 times of the Market Value                                                                                                                                                          | 3 times of the Market Value                                                                                                                                                          |
| H      | Newspaper concerns                                                                                        | Full Market Value                                                                                                                                                                    | Full Market Value                                                                                                                                                                    |
| I      | State Governments including Guest Houses                                                                  | Residential / Commercial Rate as per activity undertaken                                                                                                                             | Residential / Commercial Rate as per activity undertaken                                                                                                                             |
| J      | Land for Graveyards and crematoria                                                                        | Nil                                                                                                                                                                                  | Nil                                                                                                                                                                                  |
| K      | Institutions to be charged as per activity undertaken                                                     | Residential / Commercial Rate as per activity undertaken                                                                                                                             | Residential / Commercial Rate as per activity undertaken                                                                                                                             |
| L      | Land for any other purpose not mentioned in this letter/schedule                                          | Full Market Value                                                                                                                                                                    | Full Market Value                                                                                                                                                                    |
| M      | Land to PSUs including MTNL                                                                               | Full Market Value                                                                                                                                                                    | Full Market Value                                                                                                                                                                    |

Note: The above rates are for 100 FAR.

Item No: 3

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3.6.09

Sub: Change of land use for proposed 1400 MW power plant at Tikri Village in Zone 'L' (West Delhi III).

F.No. F.6(4)/08-MP

## 1.0 Background

Central Electricity Authority, Government of India, Distribution Planning & Development Division vide letter dt. 13.8.08 has provided list of Agenda items for the meeting of Advisory Council of Delhi Development Authority. One of the items is "to earmark & allocate 160 acres site at Tikri kalan for 1400 MW gas based power plant by BSES". BSES vide letter dated 29.8.08 furnished details and brief as given below.

- i. Delhi TRANSCO Ltd. has conducted a survey and submitted report to Deptt. of Power, GNCTD for proposed site at Tikri Village and found a site feasible for 1400 MW Power Project. A site measuring about 160 acres of land is identified in between existing PVC Market and NCTD boundary in zone L.
- ii. This site is located near Munkda 220 KV Grid Station.
- iii. The proposed site is situated near to Mungashpur Drain and would use waste water from DJB's Nilothi STP Plant.
- iv. The site is in close proximity to HBJ gas pipeline /pumping station near Delhi-Bhadurgarh border.

The proposal has been forwarded by Department of Power, GNCTD to DDA vide letter dated 31.05.2007 with following observations-

As from 1/04/2007 the power distribution companies in Delhi have been mandated to make their own arrangements for procurement of power as per provisions of Electricity Act, 2003. The proposal of BSES Rajdhani Power Limited for 160 acres of land in South-West District is forwarded for necessary action.

## 2.0 Technical Committee Decision

The proposal was discussed in Technical Committee vide Item No.166/2008 held on 7.11.08 and copy of the agenda is enclosed at Page Decision of the Technical Committee is re-produced below:- No.25 & 26.

***"The item was presented by Director(Dwarka). A proposal has been forwarded by Deptt. of Power, GNCTD of BSES Rajdhani Power Ltd. constituting of 160 acres of land at Tikri Village in Zone 'L' located in between PVC market and NCTD boundary. The land use of the area as per the approved plan is green (recreational) belt within 500mt. of no habitation Zone, the land is yet to be acquired. This is a public utility and as per MPD 2021 provisions public utilities are permitted in all use Zones hence change of land use in the instant case is not required.***

***After detailed discussions, it was decided keeping in view the quantum of land involved in the proposal it will be appropriate to process change of land use under section 11 A of DD Act, 1957".***

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**3.0 Proposal:**

**3.1** The Proposal for setting up of 1400 MW power plant at Tikri Village in Zone 'L' (West Delhi III) is proposed for planning clearance subject to fulfillment of following requirement / clearances:-

- i) NOC from DPCC and Chief Fire Officer in view of location adjacent to PVC market and provision of no-habitation zone around the PVC market.
- ii) Environmental Impact Assessment and EMP and clearances from all concerned agencies associated with environmental aspects.
- iii) NOC from AAI /DIAL for height clearance.

**3.2** To process the change of land use under section 11-A of D.D. Act for the area as per details given below:-

- |                                       |                                                         |
|---------------------------------------|---------------------------------------------------------|
| i) Area                               | 64 Ha. (150 Acres approx.)                              |
| ii) Existing land use as per MPD-2021 | Green Belt, A-2 – Green Belt                            |
| iii) Proposed Land use                | Utility, U-3, Electricity(Power House sub-station etc.) |
| iv) Boundaries                        |                                                         |
| North                                 | Green Belt/ Village Tikri Kalan                         |
| East                                  | PVC Market                                              |
| South                                 | Green Belt                                              |
| West                                  | N.C.T.D. Boundary                                       |

**3.3** The acquisition / allotment issue may be dealt as per policy by the Land Management Wing of DDA separately.

**4.0 Recommendations:**

The proposal in para 3.0 above is submitted for consideration of the Authority, for processing within the provision of D.D. Act.

RESOLUTION

*The Authority examined the proposal and decided that change of land use proceedings should be initiated only if the ownership of land in question continues to remain vested in the Government of National Capital Territory of Delhi.*

*The proposal was approved by the Authority with the observation that land is allotted to Power Department, GNCTD.*

**Draft Agenda for  
Technical Committee**

**Sub: Proposed site for setting up of 1400 MW power plant at Tikri Village in Draft Zonal Development Plan of Zone 'L' (West Delhi III).**

FC(4)02/MP

**1.0 Background**

Central Electricity Authority, Government of India, Distribution Planning & Development Division vide letter no. DP/UT/315 (DEL)/2008/2348 dt. 13.8.08 has provided list of Agenda items for the meeting of Advisory Council of Delhi Development Authority. One of the items is "to earmark & allocate 160 acres site at Tikri kalan (DDA Zone L) for 1400 MW gas based power plant by BSES". BSES vide letter BRPL /CA / Tikri village dated 29.8.08 furnished details such as location plan, proposal of connectivity with grid station in Delhi. The brief contents from the request of BSES is given below.

- i. Delhi TRANSCO Ltd. has conducted a survey and submitted report to Deptt. of Power, GNCTD for proposed site at Tikri Village and found a site feasible for 1400 MW Power Project. A site measuring about 160 acres of land is identified in between existing PVC Market and NCTD boundary in zone L.
- ii. This site is located near Munkda 220 KV Grid Station.
- iii. The proposed site is situated near to Mungashpur Drain and would use waste water from DJB's Nilothi STP Plant.
- iv. The site is in close proximity to HBJ gas pipeline /pumping station near Delhi-Bhadurgarh border.

The proposal has been forwarded by Department of Power, GNCTD to DDA vide letter no. F.11(146) / 2004 / Power /1323 dated 31.05.2007 with following observations-  
As from 1/04/2007 the power distribution companies in Delhi have been mandated to make their own arrangements for procurement of power as per provisions of Electricity Act, 2003, the proposal of BSES Rajdhani Power Limited for 160 acres of land in South-West District is forwarded for necessary action.

**2.0 Examination:**

- a) The proposed site is located in between PVC Market and NCTD boundary. The PVC Market was planned by DDA in 1997 for re-location of hazardous PVC material market at Jawalaheri. Due to the highly inflammable nature of materials, a 500 mts. no-habitation zone has been proposed around PVC market. Copy of the location plan is enclosed as annexure I.
- b) The land use of the area as per MPD-2021 is green belt and is also within 500 m "no habitation zone".
- c) The proposed site is connected with proposed 45m wide road, which connects NH-10 and proposed 80m wide road (UER-I).
- d) The site is located near 220 KV Munkda sub-station which has been indicated as utility in MPD-2021 and subsequently, in draft zonal plan of zone-L.
- e) As the proposed power plant shall be gas based there shall be no air pollution aspect

**3.0 Proposal:**

**3.1** The Proposal for setting up of 1400 MW power plant at Tikri Village in Zone 'L' (West Delhi III) is proposed for planning clearance subject to fulfillment of following requirement / clearances:-

- NOC from DPCC and Chief Fire Officer in view of location adjacent to PVC market and provision of no-habitation zone around the PVC market.
- Environmental Impact Assessment and EMP and clearances from all concerned agencies associated with environmental aspects.
- NOC from AAI /DIAL for height clearance.

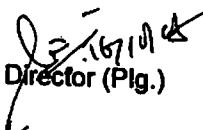
**3.2** As per MPD-2021 Public utilities are permitted in all use zones as per sub / clause 8 (2), note no.1 on page 126 of MPD-2021. Thus no change of land use is required. In view of environmental consideration it is desirable to process the change under section 11 A of DD Act, 1957 as 500 m wide green belt around PVC market has been notified along with change of land use for PVC market vide notification No. K.13011 / 34 /95-DDIB dated 8.08.1997.

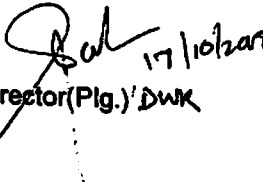
**3.3** The acquisition / allotment issue may be dealt as per policy by the land deptt. separately.

**4.0. Recommendation:**

The matter is placed before the Technical Committee for appropriate decision as given in para 3.0 above.

  
Asstt. Director (Plg.)

  
Jt. Director (Plg.)

  
Director (Plg.) DWK

Item No. 4/09  
3.6.09

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**Sub: Amendments of Recruitment Regulations for the posts of Manager (Sports), Assistant Manager (Sports), Games Supervisors and Games Attendants in DDA.**

File No. F-7(133)/2008/DDA/PB-II

**1. PROPOSAL IN BRIEF**

- 1.1 The Recruitment Regulations (RRs) for the posts of Manager (Sports), Assistant Manager (Sports), Games Supervisors and Games Attendants for the DDA Sports Complexes were approved by the Authority *vide* its Resolution No.67/95 dated 18.7.1995 (**Annexure 'A'**) (P.47 to 56). Since most of the DDA officials were ineligible to apply for these posts, a need was felt to make some amendments in these RR's to enable them to apply for these posts. Accordingly, some amendments to these Recruitment Regulations were made *vide* its Resolution No.3/2002 dated 21.1.2002 (**Annexure 'B'**) (P.53 to 62), which were published in the Gazette of India *vide* Notification No. GSR 296(E), dated April 22, 2002 (P.64 to 70) (**Annexure 'C'**). These amendments to the Recruitment Regulations were made with a view to remove the age-limit criteria which was earlier stipulated with a maximum of 40 years since most of the DDA officials were well past this age. Apart from this, the number of sports complexes having increased, the number of posts needed to be increased keeping in view the requirement of manpower. The earlier Recruitment Regulations had also specified that these officials should have represented University/State in a sports discipline. Since most of the DDA officials did not meet the criteria, this requirement was relaxed. Besides, Work-Charged (Regular) staff was also made eligible to apply for the posts of Games Attendants.
- 1.2 However, despite these amendments in the Recruitment Regulations, it has been our experience that as and when applications were invited for filling up these posts on transfer on deputation from DDA officials, the response from DDA officials was very poor that resulted in a large number of these posts remaining vacant, thereby affecting the efficient functioning of the sports complexes. Apart from this, there are several



other reasons for DDA officials for not applying for these posts, e.g., the various sports complexes function in shifts where the duty hours are from 6.00 AM to 2.00 PM and from 2.00 PM to 10.00 PM and it is physically not possible for them to be available at these complexes early in the morning and leave the complex late in the evening because many DDA officials live far away from these sports complexes.

- 1.3 The sports facilities being developed by the DDA are increasing. Consequently, there has been an increase in the requirement of operational manpower. It is felt that some direct recruitment at the level of Games Attendants and Games Supervisors would be essential to properly man the sports infrastructure that is being created by the DDA. Accordingly, a request was made to the Ministry of Urban Development to permit DDA to fill up 15% of these posts through direct recruitment. The Ministry of Urban Development conveyed its approval *vide* letter No.K-11011/38/2006-DDIA dated 23.10.2006 (Annexure 'D'). Page 71
- 1.4 Since there was no provision for direct recruitment in the existing Recruitment Regulations, an agenda was placed before the Authority *vide* Item No.14/2008 in its meeting held on 11.3.2008 seeking certain amendments, including the provision of direct recruitment, in the Recruitment Regulations for the posts of Manager (Sports), Assistant Manager (Sports), Games Supervisors and Games Attendants. The Authority had approved the proposals contained in the said Agenda Note.
- 1.5 However, after confirmation of the minutes of the Authority in its next meeting, the amended Recruitment Regulations were under process for Notification in the Gazette of India and thereafter to the Ministry of Urban Development for placing the same on the Table of both Houses of Parliament. In the meantime, we have received a copy of the Ministry of Urban Development letter No. K-11011/19/2006-DDIA dated April 11, 2008 addressed to the Committee Officer, Lok Sabha Secretariat. This relates to the observations made by the Committee on Subordinate Legislation, Lok Sabha Secretariat, with regard to certain discrepancies noticed in the RRs for certain posts which were forwarded for laying the same on the Table of both the Houses of Parliament (Annexure 'E'). Page 72
- 1.6 The RRs for certain posts, *i.e.* Stenographers, LDC-cum-Typist, UDC, Assistant and Manager (Sports), Assistant Manager (Sports), Games Supervisor and Games Attendants, after notification in the Gazette of India, were sent to the Ministry of Urban Development for laying the same on the Table of both Houses of Parliament. The Ministry of Urban

Development *vide* letter No.K-11011/19/2006-DDIA dated 9.3.2007 forwarded a copy of Lok Sabha Secretariat letter dated 24.08.2006 seeking some clarifications. The issue relating to RRs for the posts other than Sports Wing is being dealt with separately. However, the observations relating to RRs for the posts of Manager (Sports), Assistant Manager (Sports), Games Supervisors & Games Attendants, conveyed by the Lok Sabha Secretariat, are reproduced below:

Para (iv) of letter dated 24.08.2006 (Annexure 'F'). Page - 73 to 75

"The expression, *viz.* 'should have reasonable knowledge & interest in sports & played/involved in the field of sports' as desirable qualification for Manager (Sports), Assistant Manager (Sports) and Games Supervisor is vague and is liable for different interpretations. The 'Desirable qualification' should be made specific and definite by linking it to a quantifiable measure. Lack of clarity in the Regulations may give room for misuse of authority."

- 1.7 In view of the observations of the Lok Sabha Secretariat, the provision of 'Desirable Qualifications' in the Recruitment Regulations for the posts of Manager (Sports), Assistant Manager (Sports) and Games Supervisor, is proposed to be omitted.

## 2. BACKGROUND

- 2.1 The Sports Wing of DDA was started with the commissioning of the first sports complex at Siri Fort in 1989. Thereafter, the DDA has developed several sports complexes/golf courses. Accordingly, DDA had to utilize certain posts to man the posts of Manager (Sports), Assistant Manager (Sports), Games Supervisors and Games Attendants to be filled up by different categories of DDA staff by transfer on deputation. The Recruitment Regulations for these posts were approved by the Authority *vide* its Resolution No. 67/95 dated 18.7.1995 for 7 sports complexes.
- 2.2 However, certain amendments in the Recruitment Regulations were felt necessary due to various reasons and the amendments to the Recruitment Regulations were approved *vide* Authority Resolution No. 3/2002 dated 21.1.2002 were published in the Gazette of India *vide* Notification No. GSR 296(E) dated April 22, 2002. The reasons for amending these Recruitment Regulations were that the number of sports complexes had increased as a result of which the manpower had

also to be increased proportionately; since the earlier Recruitment Regulations had an age-limit criteria, this was required to be omitted and since the earlier Recruitment Regulations also had a criteria for applicants to have represented University/State in a sports discipline and since most of the DDA staff did not meet this criteria, it required relaxation. The earlier Recruitment Regulations also did not have the provision for Work-Charge (Regular) employees to be eligible to apply for these posts, they were made eligible for the posts of Games Attendants after amending the Recruitment Regulations.

2.3 Presently, the DDA has 13 sports complexes, 1 mini sports complex and 2 golf courses. For each sports complex/golf course, the requirement of operational posts is 1 Manager, 2 Asstt. Managers, 4 Games Supervisors and 8 Games Attendants. Besides, several more sports complexes, mini sports complexes and golf course are also likely to be developed in the near future. Apart from this, operational manpower would also be required for the venues that are being developed by the DDA for the Commonwealth Games, 2010, in the legacy mode. With the existing Recruitment Regulations for these posts, the DDA has been unable to fill up these posts which are minimum essential for the efficient management of these facilities. This is evident from the following staffing position:

| S. No. | Post                    | Existing strength | In position |
|--------|-------------------------|-------------------|-------------|
| 1.     | Manager (Sports)        | 13                | 07          |
| 2.     | Asstt. Manager (Sports) | 26                | 07          |
| 3.     | Games Supervisors       | 52                | 29          |
| 4.     | Games Attendants        | 104               | 56          |

2.4 As the DDA has been unable to fill up all these posts and with further development of sports infrastructure, the number of posts is bound to increase. It is felt essential that there should be some direct recruitment for the posts of Games Attendants and Games Supervisors. DDA officials would, however, continue to be eligible for applying for these posts on transfer on deputation as only 15% of the vacant posts of Games Attendants and Games Supervisors are proposed to be filled by direct recruitment.

2.5 The Recruitment Regulations for the posts of Manager (Sports), Asstt. Manager (Sports), Games Supervisors and Games Attendants have been drafted afresh with complete details and are placed at (P-76 to 93) Annexure 'G'. After these are approved by the Authority, the complete Recruitment Regulations for these posts, instead of amendments, will be notified in the Gazette of India.

3. **Financial implications, if any**

Most of the posts would continue to be manned by DDA staff as a result of which there would not be any financial implication on this account. The additional financial implications would be on recruitment of 15% of vacant posts of Games Attendants and Games Supervisors. However, it is essential to fill up these posts since operational manpower is essential for efficient management of the sports infrastructure created by DDA at a considerable cost. Besides, since the sports complexes are self-financing, there would be no financial liability on DDA Main.

4. **Why is the approval of the Authority necessary**

4.1 The Recruitment Regulations for the posts of Manager (Sports), Asstt. Manager (Sports), Games Supervisors and Games Attendants had been approved by the Authority *vide* its Resolution No. 67/95 dated 18.7.1995. Subsequent amendments to these Recruitment Regulations were also made with the approval of the Authority *vide* its Resolutions No. 3/2002 dated 21.2.2002 and No. 14/2008 dated 18.6.2008. Therefore, the approval of the Authority is necessary for the proposed amendments in the existing Recruitment Regulations.

4.2 In pursuance of provision of Section 57 of DD Act, 1957, DDA has been vested with the powers to make and amend the Recruitment Regulations.

**RESOLUTION**

*This item was withdrawn.*

Item No. 14/2008

Sub: Amendments of Recruitment Regulations for the posts of Managers (Sports), Assistant Managers (Sports), Games Supervisors and Games Attendants in DDA.

File No. F13(10)2006/SW/Co-ord/DDA

PRECIS

1. Proposal in Brief

- i) The Recruitment Regulations for the posts of Managers(Sports), Assistant Managers (Sports), Games Supervisors and Games Attendants for the DDA sports complexes were approved by the Authority vide its Resolution No.67/95 dated 18.7.95 (Annexure A). Since as per these Regulations most DDA officials were ineligible to apply for these posts, some amendments were made to these Recruitment Regulations vide Authority Resolution No. 3/2002 dated 21.1.2002 (Annexure B), which was published in the Gazette of India vide Notification No.186 dated 22.4.2002. (Annexure C). The earlier amendments to the Recruitment Regulations were carried out to eliminate the age limit criteria which was earlier stipulated with a maximum of 40 years, since most DDA officials were above this age. ~~As a result~~ Since the number of sports complexes had increased, the sanctioned number of these posts had also to be increased. The earlier Recruitment Regulations had also specified that these officials should have represented University/State in a sports discipline. Since most DDA officials could not meet this criteria, this requirement was relaxed. Apart from this, work-charge (regular) staff were also made eligible for applying for the posts of Games Attendants.
- ii) However, despite these amendments in the Recruitment Regulations, it has been seen that as and when applications are called for filling up these posts on transfer on deputation from DDA officials, very few DDA officials actually apply for these posts, as a result of which a large proportion of these posts actually remain unfilled, thereby affecting the efficient operations of the sports complexes. There are several reasons

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for DDA officials not applying for these posts, for example, the duties for these posts are on shifts from 6.00 a.m. to 2.00 p.m. and from 2.00 p.m. to 10.00 a.m. and also because many DDA officials live far away from these sports complexes and it is physically not possible for them to be available at these complexes on a daily basis to perform shift duties.

- iii) With the increasing number of sports facilities being developed by the DDA and consequently with an increase in the requirement of these operational manpower, it is felt that some direct recruitment at the level of Games Attendants and Games Supervisors would be essential to properly man the sports infrastructure created by DDA. Accordingly, the DDA had requested the Ministry of Urban Development to permit DDA to fill-up 15% of these posts through direct recruitment. The Ministry of Urban Development vide its letter No.K-11011/38/2006-DDIA dated 23.10.2006 has conveyed its approval for filling up these posts by direct recruitment as proposed by DDA. (Annexure D) Since the provision for direct recruitment is not available in the existing Recruitment Regulations, amendment of the Recruitment Regulations is required.

2. Background

- i) The Sports Wing of DDA was started with the commissioning of the first sports complex at Siri Fort in 1989. Thereafter, the DDA has developed several sports complexes/golf courses. To man these facilities, DDA had created certain operational posts, namely of Managers (Sports), Assistant Managers (Sports), Games Supervisors and Games Attendants to be filled in by DDA staff by transfer on deputation. The Recruitment Regulations for these posts were approved by the Authority vide its Resolution No.67/95 dated 18.7.95 for 7 sports complexes.
- ii) However, certain amendments in the Recruitment Regulations were felt necessary due to various reasons and the amendments to the Recruitment Regulations were approved vide Authority Resolution No.3/2002 dated 21.1.2002. This was published in the Gazette of India vide notification No.186 dated 22.4.2002. The reasons for amending these Recruitment Regulations were that the number of sports complexes had increased as a result of which the number of sanctioned posts had also to be proportionately increased; since the earlier Recruitment Regulations had an age limit criteria this required to be eliminated and since the earlier Recruitment Regulations also had a criteria for applicants to have

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represented University/State in a sports discipline and since most DDA staff did not have this qualification this criteria required relaxation. The earlier Recruitment Regulations also did not have the provision for work-charge (regular) employees for applying for these posts and these employees were made eligible for the posts of Games Attendants after amending the Recruitment Regulations.

- iii) Presently, the DDA has 13 sports complexes, 1 mini sports complex and 2 golf courses. The requirement of operational posts at these complexes are 1 Manager, 2 Asstt. Managers, 4 Games Supervisors and 8 Games Attendants for each sports complex/golf course. Besides, several more sports complexes, mini sports complexes and golf courses would be developed in the near future. Apart from this, operational manpower would also be required for the venues that are being developed by the DDA for the Commonwealth Games, 2010, in the legacy mode. With the existing Recruitment Regulations for these posts, the DDA has been unable to fill-up these posts which are essential for the efficient maintenance of these facilities. This is evident from the following staffing position:-

| <u>Sl.No.</u> | <u>Post</u>              | <u>Sanctioned strength</u> | <u>Men in position</u> |
|---------------|--------------------------|----------------------------|------------------------|
| 1.            | Managers (Sports)        | 13                         | 7                      |
| 2.            | Asstt. Managers (Sports) | 26                         | 7                      |
| 3.            | Games Supervisors        | 52                         | 29                     |
| 4.            | Games Attendants         | 104                        | 56                     |

- iv) As the DDA has been unable to fill in all these posts and as the number of posts is bound to increase with further development of sports infrastructure, it has been felt essential that there should be some direct recruitment for the posts of Games Attendants and Games Supervisors. DDA officials would, however, continue to be eligible for applying for these posts on transfer on deputation as only 15% of the vacant posts of Games Attendants and Games Supervisors are proposed to be filled in by direct recruitment.

v) The proposed amendments to the Recruitment Regulations for the posts of Managers (Sports), Asstt. Managers (Sports), Games Supervisors and Games Attendants are placed at Annexure E.

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3. Financial implications, if any

- i) Most of these posts would continue to be manned by DDA staff as a result of which there would be no financial implication on this account. The additional financial implication would be on recruitment of 15% of vacant posts of Games Attendants and Games Supervisors. However, it is essential to fill in these posts since operational manpower is essential for proper maintenance of the sports infrastructure created by DDA. Besides, since the sports complexes are self-financing, there would be no financial implication on DDA Main.

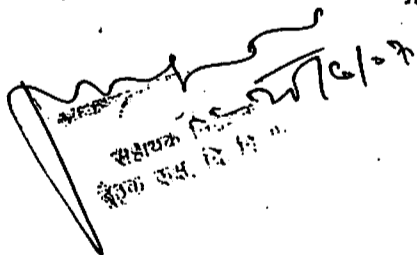
4. Why the approval of the Authority is necessary

- i) The Recruitment Regulations for the posts of Managers (Sports), Asstt. Managers (Sports), Games Supervisors and Games Attendants had been approved by the Authority vide its Resolution No.67/95 dated 18.7.1995. Subsequent amendments to these Recruitment Regulations were also made with the approval of the Authority vide its Resolution No.3/2002 dated 21.1.2002. Therefore, the approval of the Authority is necessary for the amendments in the existing Recruitment Regulations.
- ii) In pursuance of provision of Section 57 of DD Act, 1957, DDA has been vested with the powers to make and amend the Recruitment Regulations.

RESOLUTION

Proposals contained in the agenda item were approved by the Authority.


XXXXXXXX

  
27/6/07  
27/6/07



**RECRUITMENT REGULATION FOR THE POST OF MANAGER (SPORTS) IN DELHI DEVELOPMENT AUTHORITY**

| <b>MANAGER (SPORTS)</b> |                                                                                                                     | <b>Existing</b>                                                                                                   | <b>Proposed</b>                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| S.No.                   |                                                                                                                     | Existing<br>Manager (Sports)                                                                                      | Proposed<br>Manager (Sports)                                                                            |
| 1                       | Name of the post                                                                                                    | 13 (Subject to variation from time to time)                                                                       | 16 (Subject to variation from time to time)                                                             |
| 2                       | No. of posts                                                                                                        | Group 'B' (Non-Gazetted)                                                                                          | Group 'B' (Non-Gazetted)                                                                                |
| 3                       | Classification                                                                                                      | Rs. 5500-175-9000/-                                                                                               | Rs. 6500-10500/-                                                                                        |
| 4                       | Scale of pay                                                                                                        | Selection                                                                                                         | Selection                                                                                               |
| 5                       | Whether selection post or non-selection post                                                                        | Not applicable                                                                                                    | Not applicable                                                                                          |
| 6                       | Age limit for direct requirement                                                                                    | i) Graduate from a recognized University.                                                                         | i) Graduate from a recognized University.                                                               |
| 7                       | Educational and other Qualification                                                                                 | Desirable<br>ii) Should have reasonable knowledge and interest in sports and played/involved in the field sports. | Desirable<br>ii) Should have reasonable knowledge and interest in sports and played/involved in sports. |
| 8                       | Whether age & qualification prescribed for the direct recruit will apply in the case of promotees & deputationists. | Not applicable                                                                                                    | Not applicable                                                                                          |
| 9                       | Percentage of vacancies to be filled by various methods.                                                            | 100% by transfer on deputation                                                                                    | 100% by promotion from Assistant Managers (Sports) failing which by transfer on deputation.             |

  
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|----|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | Method of recruitment whether by direct recruitment or by deputation.                                                    | By selection from officials working in the regular cadres of DDA only who have put in minimum 3 years service in the pay scale of Rs.5500-9000 or 5 years in the pay scale of Rs.5000-8000 or Rs.4500-7000.                                                                                                                 | 100% by promotion from officials who have worked as Assistant Managers (Sports) for a minimum of 5 years, failing which by selection of officials for posting on transfer on deputation from amongst DDA officials working in other cadres in the pay-scales of Rs.6500-10500, Rs.5000-8000 or Rs.4500-7000.<br><br>(All officials selected on transfer on deputation would also be eligible for deputation allowance and special pay.)<br>(for a tenure of 1 year extendable upto four years) |
| 11 | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer /deputation is to be made. | Same as above.                                                                                                                                                                                                                                                                                                              | Same as above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 12 | If a DPC exists what is its composition.                                                                                 | Sr. Level DPC for Group 'B' Officers:<br>1. Commr.(P) : Chairman<br>2. Director(P) : Member Secretary<br>3. Representative of other deptt. of the level of Director : Member to be nominated by VC, DDA.<br>4. Head of the Deptt. : Member to be Co-opted<br>5. Representative of SC/ST : Member to be nominated by VC, DDA | 1. Commr.(P) : Chairman<br>2. Representative of any other deptt. of the level of Director : Member (to be nominated by FM, DDA)<br>3. Representative of SC/ST : Member (to be nominated by F.M., DDA)<br>4. Director (Sports) : Member<br>5. Director (Personnel) : Member Secretary                                                                                                                                                                                                           |

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**RECRUITMENT REGULATION FOR THE POST OF GAMES SUPERVISOR IN DELHI DEVELOPMENT AUTHORITY**

**GAMES SUPERVISOR**

| S.No. | Existing                                                                                                                                                                                                                                                                           | Proposed                                                                                                                                                                                                                                                                             |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Name of the post<br>Games Supervisor                                                                                                                                                                                                                                               | Games Supervisor                                                                                                                                                                                                                                                                     |
| 2     | No. of posts<br>52(Subject to variation dependant on work load)                                                                                                                                                                                                                    | 64(Subject to variation dependant on work load)                                                                                                                                                                                                                                      |
| 3     | Classification<br>Group 'C'                                                                                                                                                                                                                                                        | Group 'C'                                                                                                                                                                                                                                                                            |
| 4     | Scale of pay<br>Rs.4000-100-6000/-                                                                                                                                                                                                                                                 | Rs.4000-100-6000/-                                                                                                                                                                                                                                                                   |
| 5     | Whether selection post or non-selection post<br>Selection                                                                                                                                                                                                                          | Selection                                                                                                                                                                                                                                                                            |
| 6     | Age limit for direct requirement<br>Not applicable                                                                                                                                                                                                                                 | 18-25 years.<br>Age limit criteria would not be applicable for non-departmental persons who have served for a minimum period of 3 years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these sports complexes/golf courses. |
| 7     | Educational and other Qualification<br><br>For transfer on deputation<br><br>i) Higher Secondary /10+2 from a recognized Board/University or equivalent.<br><br><u>Desirable</u><br>Should have reasonable knowledge & interest in sports and played/involved in the field sports. | For transfer on deputation<br><br>i) Higher Secondary /10+2 from a recognized Board/University or equivalent.<br><br><u>Desirable</u><br>ii) Should have reasonable knowledge & interest in sports and played/involved in sports                                                     |

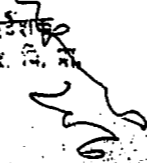
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|---|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                     | <p><u>By promotion from Games Attendants</u></p> <p>Not applicable</p> <p><u>For direct recruitment</u></p> <p>Not applicable</p> | <p><u>By promotion from Games Attendants</u></p> <p>Not applicable</p> <p><u>For direct recruitment</u></p> <p>i) Higher Secondary /10+2<br/>AND</p> <p>a) Represented district, or equivalent unit in junior/senior State Championship, or</p> <p>b) Represented a University at All India Inter-University Championship, or</p> <p>c) Represented a state, or equivalent unit in junior/senior National Championship.</p> <p>These criteria would not be applicable for non-departmental persons who have served for a minimum period of 3 years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these sports complexes/golf courses.</p> |
| 8 | Whether age & qualification prescribed for the direct recruit will apply in the case of promotees & deputationists. | Not applicable                                                                                                                    | <p>Age - No</p> <p>Qualification - No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9 | Percentage of vacancies to be filled by various methods.                                                            | <p><u>For transfer on deputation</u></p> <p>100%</p>                                                                              | <p><u>For transfer on deputation</u></p> <p>70 % of vacant posts during the year.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|----|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                       | <p><u>By promotion from Games Attendants</u><br/>Not applicable</p> <p><u>By direct recruitment</u><br/>Not applicable</p>                                                                                                                                                                                                                                                                            | <p><u>By promotion from Games Attendants</u><br/>15% of vacant posts during the year.</p> <p><u>By direct recruitment</u><br/>15% of vacant posts during the year. (If number of posts to be filled in by transfer on deputation and by promotion from Games Attendants during the year remain unfilled, the unfilled posts would be filled by direct recruitment.)</p>                                                                                                                                                                                                                                                                                                                                                                            |
| 10 | Method of recruitment whether by direct recruitment or by deputation. | <p><u>For transfer on deputation</u><br/>By selection from officials working in the regular cadres or the work-charge establishment of DDA who have put in a minimum of 3 years service in the pay-scale of Rs.4000-6000 or 5 years in the pay-scale of Rs.3050-4590.</p> <p><u>By promotion from Games Attendants</u><br/>Not applicable</p> <p><u>For direct recruitment</u><br/>Not applicable</p> | <p><u>For transfer on deputation</u><br/>By selection from officials working in the regular cadres of DDA (including work-charge regular) in the pay-scales of Rs.4000-6000 or Rs.3050-4590.</p> <p>(All officials selected on transfer through deputation would also be eligible for deputation allowance and special pay for a tenure of one year extendable upto four years.)<br/>(for a tenure of one year extendable upto four years)</p> <p><u>By promotion from Games Attendant</u><br/>Promotion by DPC of officials who have worked as Games Attendants for a minimum of 5 years.</p> <p><u>For direct recruitment</u><br/>By selection of applicants by the Selection Board who are eligible as per criteria at paras 6 and 7 above.</p> |

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कैलक कक्ष, दि. वि. अ.

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|----|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. | <p><u>For transfer on deputation</u><br/>Same as para 10 above.</p> <p><u>By promotion from Games Attendants</u><br/>Not applicable</p>                                                                                                                                                                                                                                                                                                                                                                                                         | <p><u>For transfer on deputation</u><br/>Same as para 10 above.</p> <p><u>By promotion from Games Attendants</u><br/>Same as para 10 above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 12 | If a DPC exists what is its composition.                                                                                | <p><u>For transfer on deputation</u></p> <p>Jr. Level DPC for Group 'C' officers appointment of Group 'D' Officials:</p> <p>1. Director(P) : Chairman<br/>                 2. Jt./Dy.CAO : Member<br/>                 3. Jt./Dy. Dir.(P)-III : Member<br/>                 4. Representative of SC/ST : Member to be nominated by VC, DDA<br/>                 5. JD/DD(CR) : Member Secretary</p> <p><u>By promotion from Games Attendants</u><br/>Not applicable</p> <p><u>Selection Board for direct recruitment</u><br/>Not applicable</p> | <p><u>For transfer on deputation</u></p> <p>1. Commissioner(P) : Chairman<br/>                 2. Dy.CAO : Member<br/>                 3. Representative of SC/ST : Member (to be nominated by F.M., DDA)<br/>                 4. Director (Sports) : Member<br/>                 5. Director (Personnel) : Member Secretary</p> <p><u>By promotion from Games Attendants</u><br/>The composition of the DPC would be the same as that for selection of officials on transfer on deputation.</p> <p><u>Selection Board for direct recruitment</u><br/>The composition of the Selection Board for direct recruitment would be the same as the DPC for selection of candidates for filling of posts through transfer on deputation.</p> |

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वैतक कक्ष, दि. वि. प्रा.

**RECRUITMENT REGULATION FOR THE POST OF ASSISTANT MANAGER (SPORTS) IN DELHI DEVELOPMENT AUTHORITY**  
**ASSISTANT MANAGER (SPORTS)**

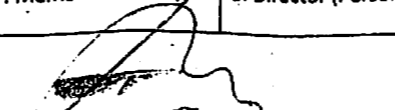
| S.No. |                                                                                                                     | Existing                                                                                                                                                                                                   | Proposed                                                                                                                                                                               |
|-------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Name of the post                                                                                                    | Assistant Manager(Sports)                                                                                                                                                                                  | Assistant Manager(Sports)                                                                                                                                                              |
| 2     | No. of posts                                                                                                        | 26(Subject to variation dependant on work load)                                                                                                                                                            | 32 (Subject to variation dependant on work load)                                                                                                                                       |
| 3     | Classification                                                                                                      | Group 'C'                                                                                                                                                                                                  | Group 'C'                                                                                                                                                                              |
| 4     | Scale of pay                                                                                                        | Rs.4500-125-7000/-                                                                                                                                                                                         | Rs.4500-125-7000/-                                                                                                                                                                     |
| 5     | Whether selection post or non-selection post                                                                        | Selection                                                                                                                                                                                                  | Selection                                                                                                                                                                              |
| 6     | Age limit for direct requirement                                                                                    | Not applicable                                                                                                                                                                                             | Not applicable                                                                                                                                                                         |
| 7     | Educational and other Qualification                                                                                 | i) Higher Secondary/10+2 from a recognized Board/University or equivalent.<br><br><u>Desirable</u><br>ii) Should have reasonable knowledge and interest in sports and played/involved in the field sports. | i) Higher Secondary/10+2 from a recognized Board, or equivalent.<br><br><u>Desirable</u><br>ii) Should have reasonable knowledge and interest in sports and played/involved in sports. |
| 8     | Whether age & qualification prescribed for the direct recruit will apply in the case of promotees & deputationists. | Not applicable                                                                                                                                                                                             | Not applicable                                                                                                                                                                         |
| 9     | Percentage of vacancies to be filled by various methods.                                                            | 100% by transfer on deputation                                                                                                                                                                             | 100% by promotion from Games Supervisors, failing which by transfer on deputation.                                                                                                     |

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|----|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | Method of recruitment whether by direct recruitment or by deputation.                                                    | By selection from officials working in the regular cadres of DDA only who have put in minimum 3 years service in the pay scale of Rs.4500-7000 or 5 years service in the pay scale of Rs.4000-6000.                                                                                                                              | 100% by promotion from officials who have worked as Games Supervisors for a minimum of 5 years, failing which by selection of officials for posting on transfer on deputation from amongst DDA officials working in other cadres in the pay-scales of Rs.4500-7000 or Rs.4000-6000.<br><br>(All officials selected on transfer through deputation would also be eligible for deputation allowance and special pay.)<br>(for a tenure of 1 year extendable upto four years) |
| 11 | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer /deputation is to be made. | Same as above.                                                                                                                                                                                                                                                                                                                   | Same as above.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 12 | If a DPC exists what is its composition.                                                                                 | <p>Junior Level DPC for Group 'C' Officers:</p> <p>1. Director ( P) : Chairman<br/>                 2. Jt./Dy. C.A.O : Member<br/>                 3. Jt./Dy. Dir. (P)-III : Member<br/>                 4. Representative of SC/ST : Member to be nominated by VC, DDA<br/>                 5. JD/DD(CR) : Member Secretary</p> | <p>1. Commr(P) : Chairman<br/>                 2. Dy. CAO : Member<br/>                 3. Representative of SC/ST : Member (to be nominated by FM, DDA)<br/>                 4. Director (Sports) : Member<br/>                 5. Director (Personnel) : Member Secretary</p>                                                                                                                                                                                            |

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 सहायक निदेशक  
 बूटक कक्ष, दि. वि. म.



RECRUITMENT REGULATION FOR THE POST OF GAMES ATTENDANT IN DELHI DEVELOPMENT AUTHORITY

GAMES ATTENDANT

| S.No. |                                              | Existing                                                                                                                                                                                                                             | Proposed                                                                                                                                                                                                                                                                             |
|-------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Name of the post                             | Games Attendant                                                                                                                                                                                                                      | Games Attendant                                                                                                                                                                                                                                                                      |
| 2     | No. of posts                                 | 104 (Subject to variation dependant on work load)                                                                                                                                                                                    | 128 (Subject to variation dependant on work load)                                                                                                                                                                                                                                    |
| 3     | Classification                               | Group 'D'                                                                                                                                                                                                                            | Group 'D'                                                                                                                                                                                                                                                                            |
| 4     | Scale of pay                                 | Rs.2650-4000/-                                                                                                                                                                                                                       | Rs.2650-4000/-                                                                                                                                                                                                                                                                       |
| 5     | Whether selection post or non-selection post | Non-Selection                                                                                                                                                                                                                        | Non-Selection                                                                                                                                                                                                                                                                        |
| 6     | Age limit for direct requirement             | Not applicable                                                                                                                                                                                                                       | 18-25 years.<br>Age limit criteria would not be applicable for non-departmental persons who have served for a minimum period of 3 years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these Sports Complexes/Golf Courses. |
| 7     | Educational and other qualifications         | <u>For transfer on deputation</u><br>i) Atleast 8 <sup>th</sup> pass from a recognized Board/School or equivalent.<br>ii) Preference will be given to those who have worked/are working in sports complexes from the last 2-3 years. | <u>For transfer on deputation</u><br>i) Atleast 8 <sup>th</sup> pass from a recognized Board or equivalent.<br>ii) Preference will be given to those who have worked/are working in the DDA Sports Complexes/Golf Courses from the last 2-3 years.                                   |

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|----|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                     | <u>For Direct Recruitment</u><br>Not applicable.                                                 | <u>For Direct Recruitment:</u><br>i) 10 <sup>th</sup> pass from a recognized board, or equivalent,<br>AND<br>a) represented district, or equivalent unit in junior/senior State Championship, or<br>b) participated in National School Games, junior/senior National Championship.<br><br>These criteria would not be applicable for non-departmental persons who have served for a minimum period of 3 years in any of the DDA Sports Complexes/Golf Courses and are also presently engaged in various capacities in these Sports Complexes/Golf Courses. |
| 8  | Whether age & qualification prescribed for the direct recruit will apply in the case of promotees & deputationists. | Not applicable                                                                                   | Age No<br>Qualification No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 9. | Percentage of vacancies to be filled by various methods.                                                            | <u>For transfer on deputation</u><br>100%<br><br><u>For direct recruitment</u><br>Not applicable | <u>For transfer on deputation</u><br>85% of vacant posts during the year.<br><br><u>For direct recruitment</u><br>15% of vacant posts during the year. If posts to be filled in by transfer on deputation during the year remain unfilled, the unfilled posts would be filled in by direct recruitment.                                                                                                                                                                                                                                                    |

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|     |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. | Method of recruitment whether by direct recruitment or by deputation.                                                   | <p><u>For transfer on deputation</u></p> <p>By selection/transfer from officials working in the regular cadres or work-charge establishment in DDA in the pay scales of Rs.2650-4000, Rs.2610-3540 and Rs.2250-3200.</p> <p><u>For direct recruitment</u><br/>Not applicable</p>                                                                                                                       | <p><u>For transfer on deputation</u></p> <p>By selection/transfer from officials working in the regular cadres of DDA (including work-charge regular) in the pay scales of Rs.2650-4000, Rs.2610-3540 and Rs.2250-3200. (All officials selected on transfer on deputation would also be eligible for deputation allowance and special pay.) ( for a tenure of one year extendable upto four years)</p> <p><u>For direct recruitment</u><br/>By selection of applicants by the Selection Board who are eligible as per criteria mentioned in paras 6 and 7 above.</p> |
| 11  | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. | Same as para 10 above.                                                                                                                                                                                                                                                                                                                                                                                 | Same as para 10 above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 12  | If a DPC exists what is its composition.                                                                                | <p><u>For transfer on deputation</u></p> <p>Jr. Level DPC for Group 'C' officers appointment of Group 'D' Officials:</p> <p>1. Director(P) : Chairman<br/>                 2. Jt./Dy. CAO : Member<br/>                 3. Jt./Dy. Dir. (P)-III : Member<br/>                 4. Representative : Member to be of SC/ST. nominated by VC, DDA<br/>                 5. JD/DD(CR) : Member Secretary</p> | <p><u>For transfer on deputation</u></p> <p>1. Commissioner(P) : Chairman<br/>                 2. Dy. CAO : Member<br/>                 3. Representative of : Member (to be nominated SC/ST by F.M., DDA)<br/>                 4. Director (Sports) : Member<br/>                 5. Director (Personnel) : Member Secretary</p>                                                                                                                                                                                                                                    |

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 जनसंपर्क, दिल्ली

APPENDIX 'B' TO ITEM NO. 3/2002.

ITEM  
NO.  
67/95  
A-18.D7.95

SUB:- Recruitment Regulations for the post of  
Manager, Assistant Manager, Games Supervisor  
and Games Attendant in the Directorate of  
Sports in Delhi Development Authority.

F.No. F.7(84)/95/PB-I.

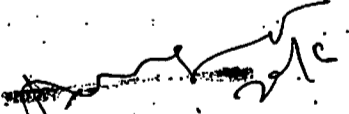
P R E C I S

The Delhi Development Authority has 6 posts of Manager (Sports), 7 posts of Assistant Manager (Sports), 12 posts of Games Supervisor and 156 posts of Games Attendant under the Directorate of Sports for which Recruitment Regulations have not been framed so far.

2. Draft Recruitment Regulations for the post of Manager (Sports), Assistant Manager (Sports), Games Supervisor and Games Attendant have now been framed and are placed at (App. 'BB', 'CC', 'DD', & 'EE' to F.No. 97-98, 99-100, 101-102 & 103-104).

3. These Recruitment Regulations have been framed to suit the requirements of the Delhi Development Authority. It is, therefore, not proposed to create any new cadre or take people on deputation because the D.D.A. already has a surplus of staff.

4. It is also proposed that these posts will be treated as deputation posts within the D.D.A. and the entitlement of pay will be fixed as per rules treating these posts as deputation posts. The deputation will be initially for a period of one year extendable upto 4 years.

  
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5. These Recruitment Regulations have been framed keeping in view the special functions of Sports Complexes in the D.D.A., and also the requirements of these posts in the D.D.A.

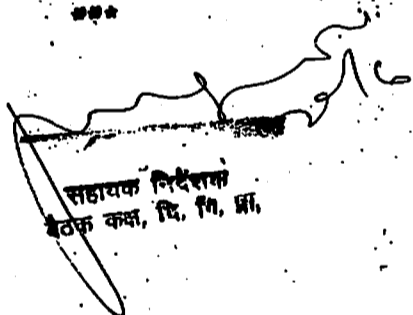
6. The matter is placed before the Authority for approving the draft Recruitment Regulations placed at (Appendix 'BB', 'CC', 'DD' & 'EE' To P.No. 97-98, 99-100, 101-102 & 103-104).

R E S O L U T I O N

Resolved that the proposals contained in para - 6 of the agenda item be approved subject to the following amendments:

- i) Desirable qualifications indicated in para 7 of the Appendices BB, CC, DD & EE shall read as "should have represented in any of the sports disciplines at University/State level".
- ii) The following words shall be added in paras 9 & 10 of the appendices 'BB, CC, DD & EE' "the post will be filled-up from within the DDA staff only".
- iii) Only those members of the staff shall be eligible who have put up in a minimum period of three years of service in the feeder scale.

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APPENDIX 'BB' TO ITEM NO. 67/95

RECRUITMENT REGULATIONS FOR THE POST  
OF MANAGER (SPORTS) IN DELHI DEVELOPMENT  
AUTHORITY.

1. Name of Post : Manager (Sports).  
(Ex-cadre post)
2. No. of posts : 6 (six)\*
3. Classification : Group 'B'
4. Scale of Pay : Rs. 1640-60-2600-EB-75-2900/-
5. Whether selection or non-selection post : Selection.
6. a) Age limit : 25 to 40 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : 1) Graduate from recognised University.  
ii) Desirable:- Should have played in any of the sports disciplines at University/State Level.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection/transfer from officials working in the regular cadres of ODA in the scale of pay of Rs. 1400-2300/- & Rs. 1400-2600/-.  
100% by transfer.

\*Subject to variation dependent on Work-load.

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वैतक कर्म, दि. वि. प्र.

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10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made. : By selection/transfer from officials working in the regular cadres of DDA in the scales of pay of Rs. 1400-2300/- & Rs. 1400-2600/-.
11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following :-  
i) Commissioner - Chairman (Personnel)  
ii) C.A.O. - Member  
iii) Director (Sports) - Member  
iv) Director (Personnel) - Member-Secretary
12. Saving : N.A.
13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

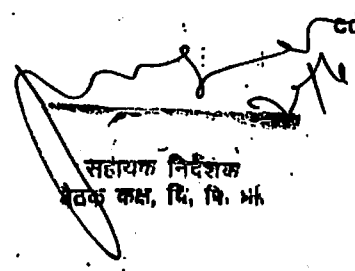
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विकास कक्ष, वि. वि. प्रा.

APPENDIX 'CC' TO ITEM NO. 67/95  
RECRUITMENT REGULATIONS FOR THE POST OF  
ASST. MANAGER (SPORTS) IN DELHI  
DEVELOPMENT AUTHORITY

- 1. Name of Post : ASST. MANAGER (SPORTS)  
(Ex-cadre post)
- 2. No. of Posts : 7 (seven)\*
- 3. Classification : Group 'C'
- 4. Scale of Pay : Rs. 1400-40-1800-EB-50-2300/-
- 5. Whether selection or non-selection post : Selection
- 6. a) Age limit : 25 to 40 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
- 7. Educational and other qualifications : Higher Secondary/10+2 from a recognised Board/University or equivalent.  
Desirable:- Should have played at Board/State level in any of the sports disciplines.
- 8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.

\*Subject to variation dependent on work-load.

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वैतक कक्ष, डि. वि. अा



9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various method.

: By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs.1200-2040/-.  
100% by transfer.

10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made.

: By selection/transfer from officials working in the regular cadres of DDA in the scales of pay of Rs.1200-2040/-.

11. If a D.P.C. exists what is its composition.

: Selection Committee comprising of the following :-

- i) Commissioner - Chairman (Personnel)
- ii) C.A.O. - Member
- iii) Director (Sports) - Member
- iv) Director (Personnel) - Member-Secretary

12. Saving

: N.A.

13. Disqualification

: No person who has entered into or contracted a second marriage when his/her spouse is alive.

14. Power to relax

: When the Chairman is of the opinion that it is necessary or expedient to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

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APPENDIX 'DD' TO ITEM NO. 67/95

RECRUITMENT REGULATIONS FOR THE POST  
OF GAMES SUPERVISOR IN DELHI DEVELOPMENT  
AUTHORITY

1. Name of Post : GAMES SUPERVISOR  
(Ex-cadre post)
2. No. of Posts : 12 (twelve)\*
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1200-30-1560-EB-40-2040/-
5. Whether selection or non-selection post : Selection
6. a) Age limit : 25 to 40 years.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : Higher Secondary/10+2 from a recognised Board/University or equivalent.  
Desirable:- Should have played School/Board/State level in any of the Sports disciplines.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.

\*Subject to variation dependant on work-load.

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9. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various method.

: By selection/transfer from officials working in the regular cadres of ODA in the scale of pay of Rs.950-1500/- 100% by transfer.

10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made.

: By selection/transfer from officials working in the regular cadres of ODA in the scale of pay of Rs.950-1500/-

11. If a D.P.C. exists what is its composition.

: Selection Committee comprised of the following :-

- i) Commissioner (Personnel) - Chairman
- ii) C.A.O. - Member
- iii) Director (Sports) - Member
- iv) Director (Personnel) - Member Secretary

12. Saving

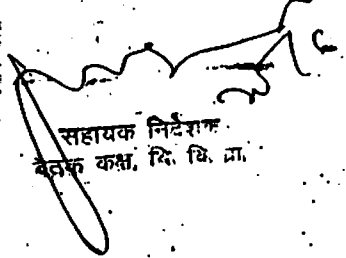
: N.A.

13. Disqualification

: No person who has entered into or contracted a second marriage when his/her spouse is alive.

14. Power to relax

: When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons of posts.

  
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वस्त्र कक्षा, दि. वि. प्र.

APPENDIX 'EE' TO ITEM NO. 67/95

RECRUITMENT REGULATIONS FOR THE POST OF GAMES ATTENDANT IN DELHI DEVELOPMENT AUTHORITY

1. Name of Post : GAMES ATTENDANT (Ex-cadre post)
2. No. of Posts : 156\*
3. Classification : Group 'D'
4. Scale of Pay : Rs. 800-15-1010-EB-15-1150/-
5. Whether selection or non-selection post : Non-selection
6. a) Age limit : N.A.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972 : No
7. Educational and other qualifications : Essential: At least 8th pass from a recognised Board/School or equivalent.  
Desirable:- Preference will be given to those who are working in Sports Complexes for the last 2-3 years.
8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.

\*Subject to variation dependent on Work-load.

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9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various method.

: By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs. 775-1025/-.

100% by transfer.

10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made.

: By selection/transfer from officials working in the regular cadres of DDA in the scale of pay of Rs. 775-1025/-.

11. If a D.P.C. exists what is its composition.

: Selection Committee comprising of the following:-

i) Commissioner (Personnel) - Chairman

ii) C.A.O. - Member

iii) Director (Sports) - Member

iv) Director (Personnel) - Member-Secretary

: N.A.

12. Saving

13. Disqualification

: No person who has entered into or contracted a second marriage when his/her spouse is alive.

14. Power to relax

: When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

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Item No.  
3/2002  
21.1.2002

Sub: -Amendment of Recruitment Regulations for the posts  
Of Managers/Assistant Managers/Games Supervisors  
And Games Attendants in Sports Wing in DDA

F.7(84)95/PB-I/Vol.II.

PRECIS

1. Proposal in Brief

The Recruitment Regulations for the posts of Managers/Assistant Managers/Games Supervisors and Games Attendants at the DDA Sports Complexes were approved by the Authority vide its Resolution No.67/95 dated 18.7.95. These posts are filled up on selection of officials from the DDA (Main) and are ex-cadre posts with special pay for a tenure of one year extendable upto 4 years... However, as in the meanwhile the number of sports complexes have increased, the pay scales have changed after implementation of the recommendations of the 5<sup>th</sup> Central Pay Commission and recruitment in the feeder cadres in DDA have stopped, there is need to amend the Recruitment Regulations, as otherwise very few officials are eligible for selection.

2. Background note

The Recruitment Regulations for the posts of Managers, Assistant Managers, Games Supervisors and Games Attendants were approved by the Authority vide its Resolution No. 67/95 dated 18.7.95 for 7 sports complexes of DDA. These posts are filled up on selection basis of officials from the DDA (Main) and are ex-cadre posts with special pay for a tenure of one year extendable upto 4 years. In the meanwhile, however, several changes have occurred for which the following amendments in the recruitment regulations are required:-

- (i) The number of sports complexes which was earlier 7 has now increased to 12 and the 13<sup>th</sup> complex is likely to be in operation shortly. Hence, it is necessary to proportionately increase the sanctioned strength of Managers, Asstt. Managers, Games Supervisors and Games Attendants.
- (ii) For the posts of Managers, Asstt. Managers and Games Supervisors an age limit criteria of 25 to 40 years is stipulated in the existing Recruitment Regulations. As fresh recruitment in the feeder cadres is not being made in DDA, very few officials are within this age limit.

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Besides, these are managerial posts and the job entails more of supervisory, maintenance and House-keeping duties. Hence, it is proposed to have no age limit for eligibility for these posts.

- (iii) Due to the implementation of the recommendations of the 5<sup>th</sup> Central Pay Commission, the revised pay scales need to be indicated in the Recruitment Regulations. Officials will be eligible to these posts from the cadres with analogous scale with atleast three years experience in the scale or in one lower pay scale with five years experience in the scale.
- (iv) As per the existing Recruitment Regulations these officials should have represented in any sports discipline at University/State level. However, as the recruitment in DDA against sports quota has long since stopped, it is unlikely that there will be many officials with sports background to man these posts. Besides, as the job requirement is supervisory in nature, it is proposed that desirable qualification may be read as 'having reasonable knowledge of and interest in sports'.
- (v) All these posts are to be filled in from the regular cadres of DDA. However, in most of the sports complexes the posts of Games Attendants are being manned by Work-charge(Regular)staff. It is proposed that the posts of Games Attendants may be filled from both Regular cadres with analogous pay scale or with one lower pay scale and also from Work-charge (Regular) cadre.

Proposed Recruitment Regulations for the posts of Managers, Asstt. Managers, Games Supervisors and Games Attendants alongwith the existing Recruitment Regulations are placed at (Appendix 'A' P- 21-24 and Appendix 'B' P- 25-34 ).

3. Why approval of the Authority is necessary

The Authority is empowered under the provisions of Delhi Development Act, 1957 to make and amend Recruitment Regulations and relaxation thereof. Therefore, the approval of the Authority is necessary.

27/6/82  
सहायक निदेशक  
मैठक कक्षा, डि. वि. प्रा.

from pre-page

4. In pursuance of provisions of Section-57 of DD Act, 1957, DDA has been vested with the power to make and amend Recruitment Regulations and relaxation thereof.

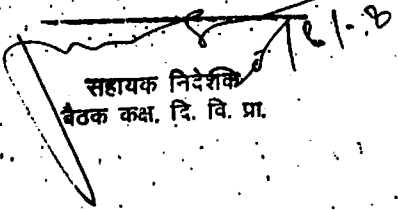
5. Implications, if any

There is no implication of any kind.

RESOLUTION

Proposals contained in the agenda item were approved with the modification that the applicants "should not merely have reasonable knowledge and interest in sports", they should have played and had some real involvement in the field of sports.

On a suggestion by Shri P.C. Yogi and Shri Mahabal Mishra, the L.G. informed that DDA was itself exploring the possibility of a full time senior officer looking after sports activities.

  
सहायक निदेशक  
वैतक कक्ष, दि. वि. प्रा.



**APPENDIX** GAO NO. 3/2002.

**Recruitment Regulations for the post of Manager (Sports) in Delhi Development Authority**

- |    |                                                                                                                                                                   |                                                                                                                                                                                                                                                    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Name of Post                                                                                                                                                      | : Manager (Sports)                                                                                                                                                                                                                                 |
| 2  | No. of Posts                                                                                                                                                      | : 13 (Subject to variation dependent on work load)                                                                                                                                                                                                 |
| 3  | Classification                                                                                                                                                    | : Group - 'B' (Non-Gazetted)                                                                                                                                                                                                                       |
| 4  | Scale of Pay                                                                                                                                                      | : Rs.5500 - 9000/-                                                                                                                                                                                                                                 |
| 5  | Whether selection or non-selection post                                                                                                                           | : Selection                                                                                                                                                                                                                                        |
| 6  | Age Limit                                                                                                                                                         | : NA                                                                                                                                                                                                                                               |
| 7  | Educational and other Qualifications.                                                                                                                             | : v) Graduate from recognised university;<br>ii) Desirable<br><br>Should have reasonable knowledge and interest in sports.                                                                                                                         |
| 8  | Whether age & qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.                                           | : NA                                                                                                                                                                                                                                               |
| 9  | Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. | : By selection from officials working in the regular cadres of DDA only who have put in minimum 3 years service in the pay scale of Rs.5500-9000/- or 5 years service in the pay scale of Rs.5000-8000/- or Rs.4500-7000/-.                        |
| 10 | In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made.                                            | : Same as above                                                                                                                                                                                                                                    |
| 11 | If a D.P.C. exists what is its composition.                                                                                                                       | : Selection Committee comprising of the following:-<br>i) Commissioner (Personnel) : Chairman<br>ii) C.A.O. : Member<br>iii) Director (Sports) : Member<br>iv) Director(Personnel) : Member Secy.                                                  |
| 12 | Saving                                                                                                                                                            | : N.A.                                                                                                                                                                                                                                             |
| 13 | Disqualification                                                                                                                                                  | : No person who has entered into or contracted a second marriage when his/her spouse is alive.                                                                                                                                                     |
| 14 | Power to relax                                                                                                                                                    | : When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts. |

*27/1/00*  
सहायक निदेशक  
बैतक कक्ष, दि. वि. प्रा.

Proposed Recruitment Regulations for the post of Asstt. Manager (Sports) in Delhi Development Authority

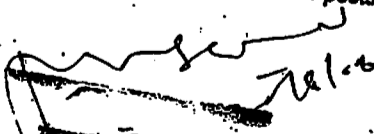
- 1 Name of Post : Asstt. Manager (Sports)
- 2 No. of Posts : 26 (Subject to variation dependent on work load)
- 3 Classification : Group - 'C' (Non-Gazetted)
- 4 Scale of Pay : Rs.4500 - 7000/-
- 5 Whether selection or non-selection post : Selection
- 6 Age Limit : NA
- 7 Educational and other Qualifications. : iv) Higher Secondary/10+2 from a recognised Board/University or equivalent.  
ii) Desirable  
Should have reasonable knowledge and interest in sports.
- 8 Whether age & qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : NA
- 9 Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection from officials working in the regular cadres of DDA only who have put in minimum 3 years service in the pay scale of Rs.4500-7000/- or 5 years service in the pay scale of Rs.4000-6000/-
- 10 In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made. : Same as above
- 11 If a D.P.C. exists what is its composition. : Selection Committee comprising of the following:-  
i) Commissioner (Personnel) : Chairman  
ii) C.A.O. : Member  
iii) Director (Sports) : Member  
iv) Director(Personnel) : Member Secy.
- 12 Saving : N.A.
- 13 Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
- 14 Power to relax : When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

सहायक निर्देशक  
वैतक, यम, दि, वि, भा,

2016/18

Recruitment Regulations for the post of Games Supervisor in  
Delhi Development Authority

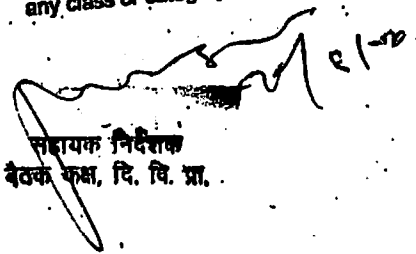
- 1 Name of Post : Games Supervisor
- 2 No. of Posts : 52 (Subject to variation dependent on work load)
- 3 Classification : Group - 'C'
- 4 Scale of Pay : Rs.4000 - 6000/-
- 5 Whether selection or non-selection post : Selection
- 6 Age Limit : NA
- 7 Educational and other Qualifications.
  - iii) Higher Secondary/10+2 from a recognised Board/University or equivalent.
  - ii) Desirable  
Should have reasonable knowledge and interest in sports.
- 8 Whether age & qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : NA
9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection from officials working in the regular cadres or the work-charge establishment of DDA only who have put in minimum 3 years service in the pay scale of Rs.4000-6000/- or 5 years service in the pay scale of Rs.3050-4590/.
10. In case of recruitment by promotion/transfer/deputation, grade from which promotion/transfer/deputation is to be made. : Same as above
11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following:-
  - i). Commissioner (Personnel) : Chairman
  - ii). C.A.O. : Member
  - iii). Director (Sports) : Member
  - iv). Director(Personnel) : Member Secy.
12. Saving : NA.
13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. Power to relax : When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

  
निदेशक निदेशक  
बैठक क्रम, दि. 14, 15, 16

- 63 -

Recruitment Regulations for the post of Games Attendant in Delhi Development Authority

- 1 Name of Post : Games Attendant
- 2 No. of Posts : 104 (Subject to variation dependent on work load)
- 3 Classification : Group - 'D'
- 4 Scale of Pay : Rs.2650-4000/-
- 5 Whether selection or non-selection post : Non Selection
- 6 Age Limit : No age limit
- 7 Educational and other Qualifications :
  - i) At least 8<sup>th</sup> pass from a recognised Board/school or equivalent.
  - ii) Preference will be given to those who have worked/are working in sports complexes from the last 2-3 years.
- 8 Whether age & qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists : NA
- 9 Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods : By selection/transfer from officials working in the regular cadres or work-charge establishment in DDA in the pay scale of Rs.2850-4000/-, Rs.2810-3540 & Rs.2550-3200/-
- 10 In case of recruitment by promotion/transfer/deputation grade from which promotion/transfer/deputation is to be made : Same as above
- 11 If a D.P.C. exists what is its composition : Selection Committee comprising of the following:-
  - i) Commissioner (Personnel) : Chairman
  - ii) C.A.O. : Member
  - iii) Director (Sports) : Member
  - iv) Director(Personnel) : Member Secy.
- 12 Saving : N.A.
- 13 Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
- 14 Power to relax : When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

  
सहायक निदेशक  
वेतक कक्ष, दि. वि. प्रा.

**भारत का राजपत्र**  
**The Gazette of India**



असाधारण  
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PART II—Section 3—Sub-section (i)  
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दिल्ली विकास प्राधिकरण  
(कार्यिक शाखा-I)

अधिसूचना

नई दिल्ली, 22 अप्रैल, 2002

सा.का.नि. 296(अ).— धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण एतद्वारा केन्द्र सरकार के पूर्व अनु-  
से प्रबन्धक (खेल), सहायक प्रबन्धक (खेल), खेल पर्यवेक्षक और खेल परिचर के पदों के भर्ती विनियम बनाता है। उक्त पदों के भर्ती विनियम  
निम्न रूप से पढ़ा जाए :

दिल्ली विकास प्राधिकरण में प्रबन्धक (खेल) के पद हेतु भर्ती विनियम

1. पद का नाम : प्रबन्धक (खेल)
2. पदों की संख्या : 13 (कार्य-भार के आधार पर परिवर्तन हो सकता है)
3. पगबंदी : समूह "ख" (अराजप्रभित)
4. वेतनमान : 5500-9000/- रुपये
5. क्या चयन पद है अथवा अचयन पद है? : चयन
6. आयु सीमा : लागू नहीं
7. शैक्षणिक एवं अन्य योग्यताएं :
  1. मान्यताप्राप्त विश्वविद्यालय से स्नातक
  2. चांछनीय

खेलों का समुचित ज्ञान और रुचि रखते हों और खेलों में भाग लि-  
हो/शामिल हुए हों
8. क्या पदोन्नत एवं प्रविनियुक्त व्यक्तियों के मामले में : लागू नहीं  
सौधी भर्ती हेतु निर्धारित आयु एवं योग्यताएं लागू  
होंगी।

1331 G/2002

(1)

*[Handwritten Signature]*  
सहायक निदेशक  
विकास शाखा, दि. वि. प्रा.

9. भर्ती की पद्धति : सीधी भर्ती द्वारा अथवा पदोन्नति द्वारा अथवा स्थानान्तरण द्वारा अथवा प्रतिनियुक्ति द्वारा और विभिन्न पद्धतियों द्वारा भरी जानी वाली रिक्तियों की प्रतिशतता।
10. यदि भर्ती पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति द्वारा की जानी है तो वह ग्रेड, जिससे पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति की जानी है।
11. यदि विभागीय पदोन्नति समिति है तो इसका क्या गठन है ?
12. संचालन
13. निर्देशता
14. शिथिल करने की शक्ति
- दिल्ली विकास प्राधिकरण के नियमित सेवानिवृत्त उन कर्मचारियों से चयन द्वारा जिन्होंने 5500-9000/- रुपये के वेतनमान में कम से कम 3 वर्षों की अथवा 5000-8000 रुपये अथवा 4500-7000/- रुपये के वेतनमान में सेवा की हो।
- उक्त के समान
- निम्नलिखित अधिकारियों वाली चयन समिति :
1. आयुक्त (कार्मिक) : अध्यक्ष
  2. मुख्य लेखाधिकारी : सदस्य
  3. निदेशक (खेल) : सदस्य
  4. निदेशक (कार्मिक) : सदस्य सचिव
- लागू नहीं
- किसी भी ऐसा व्यक्ति जिसने दुरुपयोग कर लिया हो अथवा विवाद करने का अनुबंध किया हो, जिसकी मर्जी/जिसका पति जीवित हो।
- जब अध्यक्ष की यह राय हो कि ऐसा करना आवश्यक अथवा समीचीन है, तो वह लिखित रूप में कारण रिकार्ड करके किसी श्रेणी अथवा वर्ग अथवा व्यक्तियों और पदों के संबंध में इन विनियमों के किसी भी उपबंध को आदेश द्वारा शिथिल कर सकता है।

दिल्ली विकास प्राधिकरण में सहायक प्रबन्धक (खेल) के पद हेतु भर्ती विनियम

1. पद का नाम : सहायक प्रबन्धक (खेल)
  2. पदों की संख्या : 26 (कार्य-भार के आधार पर परिवर्तन हो सकता है)
  3. वर्गीकरण : समूह "ग" (अवलपन्नित)
  4. वेतनमान : 4500-7000/- रुपये
  5. क्या चयन पद है अथवा अचयन पद है ? : चयन
  6. आयु सीमा : लागू नहीं
  7. शैक्षणिक एवं अन्य योग्यताएं :
    1. किसी मान्यताप्राप्त बोर्ड/विश्वविद्यालय से हायर सेकेण्डरी/10+2 तथा समकक्ष
    2. चाछनीय खेलों का समुचित ज्ञान और रुचि रखते हों और खेलों में भाग लिया हो/शामिल हुए हों
  8. क्या पदोन्नत एवं प्रतिनियुक्त व्यक्तियों के मामले में सीधी भर्ती हेतु निर्धारित आयु एवं योग्यताएं लागू होंगी। : लागू नहीं
  9. भर्ती की पद्धति : सीधी भर्ती द्वारा अथवा पदोन्नति द्वारा अथवा स्थानान्तरण द्वारा अथवा प्रतिनियुक्ति द्वारा और विभिन्न पद्धतियों द्वारा भरी जानी वाली रिक्तियों की प्रतिशतता।
- दिल्ली विकास प्राधिकरण के नियमित स्टाफ के कर्मचारियों से चयन द्वारा जिन्होंने 4500-7000/- रुपये के वेतनमान में न्यूनतम 3 वर्ष सेवा की हो अथवा 4000-6000/- रुपये के वेतनमान में 5 वर्ष सेवा की हो।

*(Handwritten signature)*

सहायक प्रबन्धक (खेल)

दिल्ली विकास प्राधिकरण

10. यदि भर्ती पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति द्वारा की जाती है तो वह ग्रेड, जिससे पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति की जाती है।

11. यदि विभागीय पदोन्नति समिति है तो इसका क्या गठन है ?

निम्नलिखित अधिकारियों वाली चयन समिति :

- 1. आयुक्त (कार्मिक) : अध्यक्ष
- 2. मुख्य लेखाधिकारी : सदस्य
- 3. निदेशक (खेल) : सदस्य
- 4. निदेशक (कार्मिक) : सदस्य सचिव

- 12. बंधाय
- 13. निरहंता

14. शिथिल करने की शक्ति

कोई भी वह व्यक्ति, जिसने अपने पति/पत्नी के जीवित रहते हुए दूसरी शादी कर ली है अथवा शादी करने का अनुबंध किया है।

जब अध्यक्ष की राय में ऐसा करना आवश्यक अथवा उचित हो, तो वे लिखित में कारणों को रिकार्ड करके, आदेश द्वारा किसी उपबंध अथवा श्रेणी अथवा व्यक्तियों अथवा पदों के संबंध में इन विनियमों के किसी भी प्रावधान शिथिल कर सकते हैं।

दिल्ली विकास प्राधिकरण में खेल पर्यवेक्षक के पद हेतु भर्ती विनियम

- 1. पद का नाम
- 2. पदों की संख्या
- 3. वर्गीकरण
- 4. वेतनमान
- 5. क्या त्रयण पद है अथवा अचयन पद ?
- 6. आयु सीमा
- 7. शैक्षणिक एवं अन्य योग्यताएं

- 1. खेल पर्यवेक्षक
- 2. 52 (कार्यभार के आधार पर परिवर्तन हो सकता है)
- 3. समूह "ग"
- 4. 4000-6000/- रुपए
- 5. चयन
- 6. लागू नहीं

- 1. किसी मान्यताप्राप्त बोर्ड/विश्वविद्यालय से हायर सेकेण्ड्री/10+2 या समकक्ष
- 2. वांछनीय

खेलों का समुचित ज्ञान हो रुचि रखते हों और खेलों में भाग लिया हो/शामिल हुए हों

8. क्या पदोन्नत एवं प्रतिनियुक्त व्यक्तियों के मामले में सभी भर्ती हेतु निर्धारित आयु एवं योग्यताएं लागू होंगी।

9. भर्ती की पद्धति :

सभी भर्ती हुए अथवा पदोन्नति द्वारा अथवा स्थानान्तरण द्वारा अथवा प्रतिनियुक्ति द्वारा और विभिन्न पद्धतियों द्वारा भरी जानी वाली रिक्तियों की प्रतिशतता।

10. यदि भर्ती पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति द्वारा की जाती है तो वह ग्रेड, जिससे पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति की जाती है।

11. यदि विभागीय पदोन्नति समिति है तो इसका क्या गठन है ?

निम्नलिखित अधिकारियों वाली चयन समिति :

- 1. आयुक्त (कार्मिक) : अध्यक्ष
- 2. मुख्य लेखाधिकारी : सदस्य
- 3. निदेशक (खेल) : सदस्य
- 4. निदेशक (कार्मिक) : सदस्य सचिव

दि. वि. प्र. के नियमित संवर्ग या वर्क-चार्ज संस्थापन के केवल उन कर्मचारियों में से चयन द्वारा जिन्होंने 4000-6000/- रुपए के वेतनमान में न्यूनतम 3 वर्ष की सेवा की हो या 3050-4590/- रुपए के वेतनमान में 5 वर्ष की सेवा की हो।

उक्त के समान

576

12. बचाव : लागू नहीं।  
 13. निरर्हता : कोई भी ऐसा व्यक्ति, जिसने दूसरा विवाह कर लिया हो अथवा विवाह करने का अनुबंध किया हो, जिसकी पत्नी/जिसका पति जीवित हो।  
 14. शिथिल करने की शक्ति : जब अध्यक्ष की यह राय हो कि ऐसा करना आवश्यक अथवा समीचीन है, तो वह लिखित रूप में कारण रिकार्ड करके किसी ग्रेपी अथवा वर्ग अथवा व्यक्तियों या पदों के संबंध में इन विनियमों के किसी भी उपबंध को आदेश द्वारा शिथिल कर सकता है।

दिल्ली विकास प्राधिकरण में खेल परिचर के पद हेतु भर्ती विनियम

1. पद का नाम : खेल परिचर  
 2. पदों की संख्या : 104 (कार्यभार के आधार पर परिवर्तन हो सकता है)  
 3. वर्गीकरण : समूह "ब"  
 4. वेतनमान : 2650-4000/- रुपए  
 5. क्या चयन पद है अथवा अचयन पद है ? : अचयन  
 6. आयु सीमा : कोई आयु सीमा लागू नहीं  
 7. शैक्षणिक एवं अन्य योग्यताएँ :  
 1. किसी मान्यता प्राप्त बोर्ड/स्कूल से न्यूनतम आठवीं कक्षा उत्तीर्ण होना समकक्ष।  
 2. बांछनीय :  
 खेल-परिसरों में न्यूनतम 2-3 वर्ष कार्य कर चुके/कार्य कर रहे व्यक्तियों को प्राथमिकता दी जाएगी।  
 8. क्या पदोन्नत एवं प्रतिनियुक्त व्यक्तियों के मामले में सीधी भर्ती हेतु निर्धारित आयु एवं योग्यताएं लागू होंगी। : लागू नहीं  
 9. भर्ती की पद्धति :  
 सीधी भर्ती द्वारा अथवा पदोन्नति द्वारा अथवा स्थानान्तरण द्वारा अथवा प्रतिनियुक्ति द्वारा और विभिन्न पद्धतियों द्वारा भरी जानी वाली रिक्तियों की प्रविष्टता।  
 10. यदि भर्ती पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति द्वारा की जानी है तो वह ग्रेड/जिससे पदोन्नति/स्थानान्तरण/प्रतिनियुक्ति की जानी है। : उक्त के समान  
 11. यदि विभागीय पदोन्नति समिति है तो इसका क्या गठन है ? : निम्नलिखित अधिकारियों वाली चयन समिति :  
 1. आयुक्त (कार्मिक) : अध्यक्ष  
 2. मुख्य लेखाधिकारी : सदस्य  
 3. निदेशक (खेल) : सदस्य  
 4. निदेशक (कार्मिक) : सदस्य सचिव  
 12. बचाव : लागू नहीं  
 13. निरर्हता : कोई भी ऐसा व्यक्ति, जिसने दूसरा विवाह कर लिया हो अथवा विवाह करने का अनुबंध किया हो, जिसकी पत्नी/जिसका पति जीवित हो।  
 14. शिथिल करने की शक्ति : जब अध्यक्ष की यह राय हो कि ऐसा करना आवश्यक अथवा समीचीन है, तो वह लिखित रूप में कारण रिकार्ड करके किसी ग्रेपी अथवा वर्ग अथवा व्यक्तियों और पदों के संबंध में इन विनियमों के किसी भी उपबंध को आदेश द्वारा शिथिल कर सकता है।

[क्र. सं. 7(84)/95/पी-बी-1/वोल्यू. 2/767]

विश्व मोहन नंसल, आयुक्त एवं सचिव

*(Handwritten signature and date)*  
 25/6



DELHI DEVELOPMENT AUTHORITY  
(PERSONNEL BRANCH-I)

NOTIFICATION

New Delhi, the 22nd April, 2002

G.S.R. 296(E).—In exercise of the powers conferred by Section-57, the Delhi Development Authority hereby makes Recruitment Regulations with the prior approval of the Central Govt. to the post of Manager (Sports), Asstt. Manager (Sports), Games Supervisor and Games Attendant, Recruitment Regulations for the said posts may be read as under:—

Recruitment Regulations for the post of Manager (Sports) in Delhi Development Authority

- 1. Name of Post : Manager (Sports)
- 2. No. of Posts : 13 (Subject to variation dependent on work load)
- 3. Classification : Group—'B' (Non-Gazetted)
- 4. Scale of Pay : Rs. 5500—9000
- 5. Whether selection or non-selection post : Selection
- 6. Age Limit : N.A.
- 7. Educational and other Qualifications : (i) Graduate from recognised university;  
(ii) Desirable : Should have reasonable knowledge and interest in sports and played/involved in the field of Sports.
- 8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
- 9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection from officials working in the regular cadres of DDA only who have put in minimum 3 years service in the pay scale of Rs. 5500—9000 or 5 years in the pay scale of Rs. 5000—8000 or Rs.4500—7000.
- 10. In case of recruitment by promotion/transfer/deputation grade from which promotion/transfer/deputation is to be made. : Same as above.
- 11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following :—  
(i) Commissioner (Personnel) : Chairman  
(ii) C.A.O. : Member  
(iii) Director (Sports) : Member  
(iv) Director (Personnel) : Member Secy.
- 12. Saving : N.A.
- 13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
- 14. Power to relax : When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category persons or posts.

or

Recruitment Regulations for the post of Asstt. Manager (Sports) in Delhi Development Authority

- 1. Name of Post : Asstt. Manager (Sports)
- 2. No. of Posts : 26 (Subject to variation dependent on work load)
- 3. Classification : Group—'C' (Non-Gazetted)
- 4. Scale of Pay : Rs. 4500—7000

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सहायक निदेशक  
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6

- 5. Whether selection or non-selection post : Selection
- 6. Age Limit : N.A.
- 7. Educational and other Qualifications : (i) Higher Secondary/10+2 from a recognised Board/ University or equivalent.  
(ii) Desirable :  
Should have reasonable knowledge and interest in sports and played/involved in the field of Sports.
- 8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
- 9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection from officials working in the regular cadre of DDA only who have put in minimum 3 years service in the pay scale of Rs. 4500—7000 or 5 years service in the pay scale of Rs. 4000-6000.
- 10. In case of recruitment by promotion/transfer/deputation grade from which promotion/transfer/deputation is to be made. : Same as above
- 11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following :—  
(i) Commissioner (Personnel) : Chairman  
(ii) C.A.O. : Member  
(iii) Director (Sports) : Member  
(iv) Director (Personnel) : Member-Secy.
- 12. Saving : N.A.
- 13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
- 14. Power to relax : When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.

Recruitment Regulations for the post of Games Supervisor in Delhi Development Authority

- 1. Name of Post : Games Supervisor
- 2. No. of Posts : 52. (Subject to variation dependent on work load)
- 3. Classification : Group—'C'
- 4. Scale of Pay : Rs. 4000—6000
- 5. Whether selection or non-selection post : Selection
- 6. Age Limit : N.A.
- 7. Educational and other Qualifications : (i) Higher Secondary 10+2 from a recognised Board/ University or equivalent.  
(ii) Desirable :  
Should have reasonable knowledge and interest in sports and played/involved in the field of Sports.
- 8. Whether age and qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
- 9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection from officials working in the regular cadres or the work-charge establishment of DDA, only who have put in minimum 3 years service in the pay scale of Rs. 4000—6000 or 5 years in the pay scale of Rs. 3050—4590.

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- 70 -
10. In case of recruitment by promotion/transfer/ deputation grade from which promotion/transfer/ deputation is to be made. : Same as above
11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following :—  
 (i) Commissioner (Personnel) : Chairman  
 (ii) C.A.O. : Member  
 (iii) Director (Sports) : Member  
 (iv) Director (Personnel) : Member Secy.
12. Saving : N.A.
13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

**Recruitment Regulations for the post of Games Attendant in Delhi Development Authority**

1. Name of Post : Games Attendant
2. No. of Posts : 104. (Subject to variation dependent on work load)
3. Classification : Group—'D'
4. Scale of Pay : Rs. 2650—4000
5. Whether selection or non-selection post : Non Selection
6. Age Limit : No age limit
7. Educational and other Qualifications : (i) At least 8th pass from a recognised Board/School or equivalent.  
 (ii) Preference will be given to those who have worked/are working in sports complexes from the last 2-3 years.
8. Whether age & qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
9. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By selection/transfer from officials working in the regular cadres or work-charge establishment in DDA in the pay scale of Rs. 2630—4000, Rs. 2610—3540 & Rs. 2550—3200.
10. In case of recruitment by promotion/transfer/ deputation grade from which promotion/transfer/ deputation is to be made. : Same as above
11. If a D.P.C. exists what is its composition. : Selection Committee comprising of the following :—  
 (i) Commissioner (Personnel) : Chairman  
 (ii) C.A.O. : Member  
 (iii) Director (Sports) : Member  
 (iv) Director (Personnel) : Member Secy.
12. Saving : N.A.
13. Disqualification : No person who has entered into or contracted a second marriage when his/her spouse is alive.
14. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

[F.No. 7(84)95/PB.I/VLII/767]

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

सहायक निदेशक  
 खेल कक्षा, दि. वि. प्रा.  
 21/10

ANNEXURE - D

Copy of Mr. Director (P-II)  
Copy No. 1/1/06  
L-3 2/11/06



No.K-11011/38/2006-DDIA  
Government of India  
Ministry of Urban Development  
(Delhi Division)  
\*\*\*\*

31-10-06  
31-10-06

Nirman Bhawan, New Delhi-110 011.  
Dated the 23<sup>rd</sup> October, 2006

To

Mrs. Pramila H. Bhargva,  
Commissioner (Personnel),  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.

23/10/06

**Subject : Recruitment of Sports persons in DDA.**

Madam,

I am directed to refer to your letter no. F.13(10)SW/Coord./2006/184 dated 12.10.06 on the above subject and to state that further action for filling up the posts as proposed by DDA may be taken after making necessary amendments to the Recruitment Rules and in accordance with the instructions issued by the Deptt. of Personnel and Training vide their OM dated 18.6.02.

2. This has the approval of Secretary (UD).

Yours faithfully,

(Parmjit Singh)  
Desk Officer

सुचो  
DMP/II  
1/1/06

23/10/06

23/10/06

23/10/06  
23/10/06  
23/10/06

सहायक सचिव  
नगर विकास वि. वि. वि.

ANNEXURE - E

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No.K-11011/19/2006-DDIA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

9-30  
15/4/08

उप निदेश (क) - I  
आवृत्ति सं. 9-90  
दिनांक 16/4/08

\*\*\*\*  
Nirman Bhawan, New Delhi-110 011.  
Dated the 11 April, 2008.

OFFICE MEMORANDUM

Subject: Committee on Subordinate Legislation - Examination of the Recruitment Regulations of Stenographers, Sr. Stenographers, LDC-cum-Typist (Hindi/English) Upper Division Clerks, Assistants, Welfare Personnel Inspector, Manager (Sports), Assistant Manager (Sports), Game Supervisor & Games Attendant, Delhi Development Authority, 2005 (GSR 712-E of 2005).

The undersigned is directed to refer to Lok Sabha Secretariat OM No. 38/44(2)/COSL/2006 dated 24.8.2006 and subsequent reminders requesting for clarification on certain points with regard to the Recruitment Regulations of Stenographers, Sr. Stenographers, LDC-cum-Typist (Hindi/English) Upper Division Clerks, Assistants, Welfare Personnel Inspector, Manager (Sports), Assistant Manager (Sports), Game Supervisor & Games Attendant, Delhi Development Authority, 2005 (GSR 712-E of 2005).

2. The matter was referred to Delhi Development Authority for clarification. DDA has informed that on the basis of the observations made by the Committee on Subordinate Legislation, Lok Sabha Secretariat, with regard to certain discrepancies noticed in the above Recruitment Regulations, some amendments are proposed to be made in the said Regulations and the matter is under active consideration of DDA. This is likely to take some more time. DDA has also informed that as soon as the amendments are made with the approval of the competent Authority, the Corrigendum will be notified and sent to the Ministry.

3. As soon as the notification for the amendments in the above Recruitment Regulations are published in the Official Gazette, action would be taken to lay the same on the Table of both the Houses of Parliament.

Most Urgent  
Date 16/4/08  
SL Secty, DA

~~Committee Officer,~~  
~~Lok Sabha Secretariat,~~  
~~Parliament House, New Delhi- 110001.~~  
I Mahotra  
co-ordinator  
put up  
Narain  
DPPH  
Senaal  
Mentle

Copy for information and necessary action to Mrs. Pramila H. Bhargva, Commissioner (Personnel), Delhi Development Authority, Vikas Sadan, New Delhi.

(N.T. Joseph)  
Under Secretary (DD 1A)  
Tel: 23061478

(N.T. Joseph)  
Under Secretary (DD 1A)

Mahotra  
Harish  
Narain

58/No/Div-1  
12/3/07

14/3/07  
-73-

9-3-07  
TIME BOUND

No.K-11011/19/2006-DDIA  
Government of India  
Ministry of Urban Development  
(Delhi Division)  
\*\*\*\*

Nirman Bhawan, New Delhi.  
Dated March 9, 2007

To

✓ Mrs. Pramila H. Bhargva,  
Commissioner (Personnel),  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.

उप निदेशक (का.)-E  
आगरी सं. 93  
दिनांक 13/3/07

1029 PAM  
14/3/07

Subject: Committee on Subordinate Legislation - Examination of  
the Recruitment Regulations of Stenographers, Sr.  
Stenographers, LDC-cum-Typist (Hindi/English) Upper  
Division Clerks, Assistants, Welfare Personnel Inspector,  
Manager (Sports), Assistant Manager (Sports), Game  
Supervisor & games Attendant, Delhi Development  
Authority, 2005 (GSR 712-E of 2005).

Madam,

The undersigned is directed to enclose a copy of OM No.  
38/44(2)/CDSL/2006 dated 24<sup>th</sup> August, 2006 on the above subject.  
It is requested that the clarification called for by Lok Sabha  
Secretariat, therein may please be furnished to this Ministry on priority  
basis for sending a suitable reply to the Lok Sabha Secretariat.

Yours faithfully,  
Dor

(N.T. Joseph)  
Under Secretary to the Government of India  
Tel : 23061478

Copy for information to Shri K.C. Jena, Dy. Secretary, Lok Sabha  
Secretariat, Parliament House, New Delhi-110001.

(N.T. Joseph)  
Under Secretary to the Government of India

Direct Copy  
P1 speak  
14/3/07

This has been received today through diary.  
Dy (P/I) has marked this to DDCI for n/a.  
I have already received a photo copy and  
discussed the issue with C/P on 12.2.07. She has  
desired to pursue the point with regard to  
desirable qualification in the R/Ps of stenographers (Q.1)  
which is being dealt in by DDCI (Shri Jena). We  
may send copy to DDCI for urgent n/a.

Joint DDCI  
14/3/07

05/03/07  
DLPD

BN  
14/3  
for cat.

- 7A -  
182

LOK SABHA SECRETARIAT

No. 38/44(2)/COSL/2006

Dated 24 August, 2006

**OFFICE MEMORANDUM**

**Subject: Committee on Subordinate Legislation - Examination of the Recruitment Regulations of Stenographers, Sr. Stenographers, LDC-cum-Typist (Hindi/English), Upper Division Clerks, Assistants, Welfare Personnel Inspector, Manager (Sports), Assistant Manager (Sports), Game Supervisor & Games Attendant, Delhi Development Authority, 2005 (GSR 712-E of 2005).**

The undersigned is directed to refer to the aforesaid Regulations published in the Gazette of India, Extraordinary, Section 3(i) dated 8 December, 2005 and to seek clarification on the following points:-

- (i) In terms of DOPT guidelines, no probation would be necessary if promotion is from one grade to another but within the same groups of posts. It is however, observed from the above regulations that though the posts of 'Stenographer' and 'Senior Stenographer' fall under the Group 'C' probation of two years has been prescribed for promotion from the post of Stenographer to the post of Senior Stenographer. Please clarify whether DDA is not governed by DOPT guidelines. If so, please indicate the reasons for deviation.
- (ii) According to regulation 1 (ii) of the said regulations, the regulations shall come into force w.e.f. the date of their approval by the DDA. It is not clear whether or not the Regulations have already been approved by DDA. Normally, Rules/Regulations come into force from the date of their publication in the Official Gazette. It may be explained why the usual practice could not be followed in this case.
- (iii) The post of Stenographer is stated to be filled up through 'Direct Recruitment'. Hence the question of DPC is not applicable in this case. The composition of the DPC shown would otherwise create confusion. It may be indicated whether DDA has any objection to suitably amend the regulations to rectify the position.
- (iv) The expression viz. 'should have reasonable knowledge & interest in sports & played/involved in the field of sports' as desirable qualification for Manager (Sports), Assistant Manager (Sports) and Games Supervisor

- 75 -

is vague and is liable for different interpretations. The 'Desirable qualification' should be made specific and definite by linking it to a quantifiable measure. Lack of clarity in the 'Regulations may give room for misuse of authority.

2. The Ministry of Urban Development and Poverty Alleviation are requested to furnish their comments (both in Hindi and English) on the above points to this Secretariat by 25 September, 2006 for consideration of the Committee on Subordinate Legislation.

*K. Jena*  
(K. JENA)  
UNDER SECRETARY  
PH: 23035171

To  
Shri Anil Baijal,  
Secretary,  
Ministry of Urban Development & Poverty Alleviation.  
Govt. of India, 122, C Wing, . Nirman Bhawan,  
New Delhi.

*o/c*  
*Vidya*  
*24/9/06*

D' Branch  
Pl. issue at 2.30 pm  
Ltr o/c to Room no. 80  
2nd floor, 14.

Vidya  
*24/9/06*

*24/9/06*  
*24/8*



ANNEXURE - G

-76-

**DELHI DEVELOPMENT AUTHORITY**  
(Personnel Branch - I)  
**NOTIFICATION**  
New Delhi

**G.S.R.** \_\_\_\_\_ In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with Rule 4 of the Delhi Development (Miscellaneous) Rules, 1959, and in supersession of the Recruitment Regulations, notified *vide* Notification G.S.R. No.296 (E) dated 22.04.2002 and G.S.R. No.712 (E) dated 8.12.2005, the Delhi Development Authority, with the previous approval of the Lt. Governor, Delhi, exercising the powers of the Central Government conferred on him *vide* Notification No.18011/28/67-UD dated 14.2.1969, hereby makes the following Regulations regulating the method of recruitment to the posts of Manager (Sports) in the DDA:

**1. Short title and commencement:**

- (i) These Regulations, as given in the Schedule placed below, may be called the "Recruitment of Manager (Sports) Regulations, 2009 (Revised)".
- (ii) They shall come into force with effect from the date of their publication in the Official Gazette.

**2. No. of Posts, Classification and Scale of Pay:**

| S. No. | Name of Post     | No. of Posts | Classification | Scale of Pay                                                     |
|--------|------------------|--------------|----------------|------------------------------------------------------------------|
| 1.     | Manager (Sports) | 16           | Group 'B'      | Pay Band 2, i.e. Rs.9,300-34,800/- with Grade Pay of Rs. 4,600/- |

**3. Method of Recruitment, Age-limit and other qualifications:**

As mentioned in the Schedule

577-

**4. Disqualification:**

No Person -

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

shall be eligible for appointment to the said post:

Provided that the Chairman/Chairperson, Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this Regulation.

**5. Power to Relax:**

Where the Chairman/Chairperson, Delhi Development Authority is of the opinion that it is necessary or expedient so to do, he/she may, by order and for reasons to be recorded in writing, relax any of the provisions of these Regulations with respect to any class or category of persons or posts.

**6. Saving:**

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

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**RECRUITMENT REGULATIONS FOR THE POST OF MANAGER (SPORTS) IN  
DELHI DEVELOPMENT AUTHORITY**

|     |                                                                                                                                                                   |   |                                                                                                                                                                                                                                                                                                                            |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Name of the Post                                                                                                                                                  | : | Manager (Sports)                                                                                                                                                                                                                                                                                                           |
| 2.  | No. of posts                                                                                                                                                      | : | 16 (subject to variation from time to time)                                                                                                                                                                                                                                                                                |
| 3.  | Classification                                                                                                                                                    | : | Group 'B'                                                                                                                                                                                                                                                                                                                  |
| 4.  | Scale of pay                                                                                                                                                      | : | Pay Band 2, i.e. Rs. 9,300-34,800/- with Grade Pay of Rs. 4,600/-                                                                                                                                                                                                                                                          |
| 5.  | Whether selection post or non-selection post                                                                                                                      | : | Selection                                                                                                                                                                                                                                                                                                                  |
| 6.  | Age limit for direct recruitment                                                                                                                                  | : | Not Applicable                                                                                                                                                                                                                                                                                                             |
| 7.  | Educational and other Qualifications required for direct recruits.                                                                                                | : | Not Applicable                                                                                                                                                                                                                                                                                                             |
| 8.  | Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees & deputationists                                 | : | Not Applicable                                                                                                                                                                                                                                                                                                             |
| 9.  | Period of probation, if any                                                                                                                                       | : | Not Applicable                                                                                                                                                                                                                                                                                                             |
| 10. | Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods. | : | 100% by promotion failing which by transfer on deputation                                                                                                                                                                                                                                                                  |
| 11. | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.                                           | : | <p><b><u>Promotion:</u></b></p> <p>From officials who have worked as Assistant Managers (Sports) for a minimum period of five years.</p> <p><b><u>Transfer on Deputation:</u></b></p> <p>From amongst DDA officials working in regular cadres and have put in minimum of three years of service in the scale of pay of</p> |

|       |                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
|-------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------|----------|------|-------------------|--------|-------|--------------------------------------------------------------|--------------------------------------|------|-------------------------|-------------------------------------|-----|----------------------|------------------|
|       |                                                              | <p>Pay Band 1 i.e. Rs. 5,200-20,200/- with Grade Pay of Rs. 2,800/- or Pay Band 2 i.e. Rs. 9,300-34,800/- with Grade Pay of Rs.4,200/- and possessing a Degree from a recognized University or equivalent.</p> <p>The selection will be initially for a period of one year extendable upto four years.</p>                                                                                                                                                                                                                                                                              |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| 12.   | If a DPC exists, what is its composition                     | <p><b><u>DPC/Selection Board for selection of officials for promotion/transfer on deputation</u></b></p> <table border="1"><tr><td>(i)</td><td>Commissioner (P)</td><td>Chairman</td></tr><tr><td>(ii)</td><td>Director (Sports)</td><td>Member</td></tr><tr><td>(iii)</td><td>Representative of other Department of the level of Director.</td><td>Member - to be nominated by FM, DDA.</td></tr><tr><td>(iv)</td><td>Representative of SC/ST</td><td>Member - to be nominated by FM, DDA</td></tr><tr><td>(v)</td><td>Director (Personnel)</td><td>Member-Secretary</td></tr></table> | (i) | Commissioner (P) | Chairman | (ii) | Director (Sports) | Member | (iii) | Representative of other Department of the level of Director. | Member - to be nominated by FM, DDA. | (iv) | Representative of SC/ST | Member - to be nominated by FM, DDA | (v) | Director (Personnel) | Member-Secretary |
| (i)   | Commissioner (P)                                             | Chairman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (ii)  | Director (Sports)                                            | Member                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (iii) | Representative of other Department of the level of Director. | Member - to be nominated by FM, DDA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (iv)  | Representative of SC/ST                                      | Member - to be nominated by FM, DDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (v)   | Director (Personnel)                                         | Member-Secretary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |

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**DELHI DEVELOPMENT AUTHORITY**  
**(Personnel Branch - I)**  
**NOTIFICATION**  
**New Delhi**

**G.S.R.** \_\_\_\_\_ In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with Rule 4 of the Delhi Development (Miscellaneous) Rules, 1959, and in supersession of the Recruitment Regulations, notified *vide* Notification G.S.R. No.296 (E) dated 22.04.2002 and G.S.R. No.712 (E) dated 8.12.2005, the Delhi Development Authority, with the previous approval of the Lt. Governor, Delhi, exercising the powers of the Central Government conferred on him *vide* Notification No.18011/28/67-UD dated 14.2.1969, hereby makes the following Regulations regulating the method of recruitment to the posts of Assistant Manager (Sports) in the DDA:

**1. Short title and commencement:**

- (i) These Regulations, as given in the Schedule placed below, may be called the "**Recruitment of Assistant Manager (Sports) Regulations, 2009 (Revised)**".
- (ii) They shall come into force with effect from the date of their publication in the Official Gazette.

**2. No. of Posts, Classification and Scale of Pay:**

| <b>S. No.</b> | <b>Name of Post</b>     | <b>No. of Posts</b> | <b>Classification</b> | <b>Scale of Pay</b>                                                    |
|---------------|-------------------------|---------------------|-----------------------|------------------------------------------------------------------------|
| 1.            | Asstt. Manager (Sports) | 32                  | Group 'C'             | Pay Band 1, <i>i.e.</i> Rs.5,200-20,200/- with Grade Pay of Rs.2,800/- |

**3. Method of Recruitment, Age-limit and other qualifications:**

As mentioned in the Schedule

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**4. Disqualification:**

No Person -

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

shall be eligible for appointment to the said post:

Provided that the Chairman/Chairperson, Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this Regulation.

**5. Power to Relax:**

Where the Chairman/Chairperson, Delhi Development Authority is of the opinion that it is necessary or expedient so to do, he/she may, by order and for reasons to be recorded in writing, relax any of the provisions of these Regulations with respect to any class or category of persons or posts.

**6. Saving:**

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

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**RECRUITMENT REGULATIONS FOR THE POST OF ASSISTANT MANAGER  
(SPORTS) IN DELHI DEVELOPMENT AUTHORITY**

|     |                                                                                                                                                                   |   |                                                                                                                                                                                                                                                                             |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Name of the Post                                                                                                                                                  | : | Assistant Manager (Sports)                                                                                                                                                                                                                                                  |
| 2.  | No. of posts                                                                                                                                                      | : | 32 (subject to variation from time to time)                                                                                                                                                                                                                                 |
| 3.  | Classification                                                                                                                                                    | : | Group 'C'                                                                                                                                                                                                                                                                   |
| 4.  | Scale of pay                                                                                                                                                      | : | Pay Band 1, i.e. Rs. 5,200-20,200/- with Grade Pay of Rs. 2,800/-                                                                                                                                                                                                           |
| 5.  | Whether selection post or non-selection post                                                                                                                      | : | Selection                                                                                                                                                                                                                                                                   |
| 6.  | Age-limit for direct recruitment                                                                                                                                  | : | Not Applicable                                                                                                                                                                                                                                                              |
| 7.  | Educational and other Qualifications required for direct recruits.                                                                                                | : | Not Applicable                                                                                                                                                                                                                                                              |
| 8.  | Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees & deputationists                                 | : | Not Applicable                                                                                                                                                                                                                                                              |
| 9.  | Period of probation, if any                                                                                                                                       | : | Not Applicable                                                                                                                                                                                                                                                              |
| 10. | Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods. | : | 100% by promotion failing which by transfer on deputation                                                                                                                                                                                                                   |
| 11. | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made                                            | : | <b>Promotion:</b><br>From officials who have worked as Games Supervisors for a minimum period of five years.<br><b>Transfer on Deputation:</b><br>From amongst DDA officials working in regular cadres and have put in minimum of five years of service in Pay Band 1, i.e. |

|       |                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
|-------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------|----------|------|-------------------|--------|-------|--------------------------------------------------------------|--------------------------------------|------|-------------------------|-------------------------------------|-----|----------------------|------------------|
|       |                                                              | <p>Rs.5,200-20,200/- with Grade Pay of Rs.2,400/-or 2,800/- and possessing a certificate of 10+2 from a recognized Board/University or equivalent.</p> <p>The selection will be initially for a period of one year extendable upto four years.</p>                                                                                                                                                                                                                                                                                                                                      |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| 12.   | If a DPC exists, what is its composition :                   | <p><b><u>DPC/Selection Board for selection of officials for promotion/transfer on deputation</u></b></p> <table border="1"><tr><td>(i)</td><td>Commissioner (P)</td><td>Chairman</td></tr><tr><td>(ii)</td><td>Director (Sports)</td><td>Member</td></tr><tr><td>(iii)</td><td>Representative of other Department of the level of Director.</td><td>Member - to be nominated by FM, DDA.</td></tr><tr><td>(iv)</td><td>Representative of SC/ST</td><td>Member - to be nominated by FM, DDA</td></tr><tr><td>(v)</td><td>Director (Personnel)</td><td>Member-Secretary</td></tr></table> | (i) | Commissioner (P) | Chairman | (ii) | Director (Sports) | Member | (iii) | Representative of other Department of the level of Director. | Member - to be nominated by FM, DDA. | (iv) | Representative of SC/ST | Member - to be nominated by FM, DDA | (v) | Director (Personnel) | Member-Secretary |
| (i)   | Commissioner (P)                                             | Chairman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (ii)  | Director (Sports)                                            | Member                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (iii) | Representative of other Department of the level of Director. | Member - to be nominated by FM, DDA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (iv)  | Representative of SC/ST                                      | Member - to be nominated by FM, DDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (v)   | Director (Personnel)                                         | Member-Secretary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |



**DELHI DEVELOPMENT AUTHORITY  
(Personnel Branch - I)  
NOTIFICATION  
New Delhi**

**G.S.R.** \_\_\_\_\_ In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with Rule 4 of the Delhi Development (Miscellaneous) Rules, 1959, and in supersession of the Recruitment Regulations, notified *vide* Notification G.S.R. No.296 (E) dated 22.04.2002 and G.S.R. No.712 (E) dated 8.12.2005, the Delhi Development Authority, with the previous approval of the Lt. Governor, Delhi, exercising the powers of the Central Government conferred on him *vide* Notification No.18011/28/67-UD dated 14.2.1969, hereby makes the following Regulations regulating the method of recruitment to the posts of Games Supervisors in the DDA:

**1. Short title and commencement:**

- (i) These Regulations, as given in the Schedule placed below, may be called the "Recruitment of Games Supervisors Regulations, 2009 (Revised)".
- (ii) They shall come into force with effect from the date of their publication in the Official Gazette.

**2. No. of Posts, Classification and Scale of Pay:**

| S. No. | Name of Post      | No. of Posts | Classification | Scale of Pay                                                    |
|--------|-------------------|--------------|----------------|-----------------------------------------------------------------|
| 1.     | Games Supervisors | 64           | Group 'C'      | Pay Band 1, i.e. Rs.5,200-20,200/- with Grade Pay of Rs.2,400/- |

**3. Method of Recruitment, Age-limit and other qualifications:**

As mentioned in the Schedule

**4. Disqualification:**

No Person -

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

shall be eligible for appointment to the said post:

Provided that the Chairman/Chairperson, Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this Regulation.

**5. Power to Relax:**

Where the Chairman/Chairperson, Delhi Development Authority is of the opinion that it is necessary or expedient so to do, he/she may, by order and for reasons to be recorded in writing, relax any of the provisions of these Regulations with respect to any class or category of persons or posts.

**6. Saving:**

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

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**RECRUITMENT REGULATIONS FOR THE POST OF GAMES SUPERVISOR IN  
DELHI DEVELOPMENT AUTHORITY**

|    |                                                                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|--------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of the Post                                                   | : | Games Supervisor                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2. | No. of posts                                                       | : | 64 (subject to variation from time to time)                                                                                                                                                                                                                                                                                                                                                                                            |
| 3. | Classification                                                     | : | Group 'C'                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 4. | Scale of pay                                                       | : | Pay Band 1, i.e. Rs.5,200-20,200/- with Grade Pay of Rs.2,400/-.                                                                                                                                                                                                                                                                                                                                                                       |
| 5. | Whether selection post or non-selection post                       | : | Selection                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6. | Age-limit for direct recruitment                                   | : | 18-27 years (relaxable for Govt. employees, in accordance with the instructions or orders issued by the Govt. of India).<br><br>The age-limit criterion would not be applicable for employees of DDA and for non-departmental persons who have served for a minimum period of three years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these sports complexes/golf courses. |
| 7. | Educational and other Qualifications required for direct recruits. | : | Higher Secondary/10+2 from a recognized Board/University and should have -<br><br>(a) represented District or equivalent in any discipline at Junior/Senior State Championship; or<br><br>(b) represented a University at All India Inter-University Championship; or<br><br>(c) represented a State or equivalent in                                                                                                                  |

|     |                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                   | <p>any discipline at Junior/Senior National Championship.</p> <p>The above criterion would not be applicable for employees of DDA and for non-departmental persons who have served for a minimum period of three years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these sports complexes/golf courses.</p>                                                |
| 8.  | Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees & deputationists                                 | : No                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 9.  | Period of probation, if any                                                                                                                                       | : 2 years for direct recruitment                                                                                                                                                                                                                                                                                                                                                                                       |
| 10. | Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods. | : 75% by transfer on deputation; 10% by promotion; and 15% by direct recruitment                                                                                                                                                                                                                                                                                                                                       |
| 11. | In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.                                           | : <b><u>Transfer on Deputation.</u></b><br><br>From officials working in the regular cadres of DDA [including Work-Charged (Regular) establishment] who have put in a minimum of three years service Pay Band 1, i.e. Rs.5,200-20,200/- with Grade Pay of Rs.1,900/- or Rs.2000/- or Rs.2,400/-.<br><br><b><u>Promotion</u></b><br><br>From officials who have worked as Games Attendants for a minimum of five years. |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|----------|------|-------------------|--------|-------|--------------------------------------------------------------|--------------------------------------|------|-------------------------|-------------------------------------|-----|----------------------|------------------|
|                                              | <p><b>Direct Recruitment</b></p> <p>From persons fulfilling the criteria of age and educational qualification in 6 &amp; 7 above.</p> <p>(The posts to be filled in by transfer on deputation and by promotion from Games Attendants during the year remaining unfilled would be filled by direct recruitment)</p> <p>The selection will be initially for a period of one year extendable upto four years.</p>                                                                                                                                                                                                                             |                                      |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| 12. If a DPC exists, what is its composition | <p><b><u>DPC/Selection Board for selection of officials for Promotion/Transfer on Deputation/Direct Recruitment</u></b></p> <table border="1" data-bbox="1095 1027 1698 1493"><tr><td>(i)</td><td>Commissioner (P)</td><td>Chairman</td></tr><tr><td>(ii)</td><td>Director (Sports)</td><td>Member</td></tr><tr><td>(iii)</td><td>Representative of other Department of the level of Director.</td><td>Member - to be nominated by FM, DDA.</td></tr><tr><td>(iv)</td><td>Representative of SC/ST</td><td>Member - to be nominated by FM, DDA</td></tr><tr><td>(v)</td><td>Director (Personnel)</td><td>Member-Secretary</td></tr></table> | (i)                                  | Commissioner (P) | Chairman | (ii) | Director (Sports) | Member | (iii) | Representative of other Department of the level of Director. | Member - to be nominated by FM, DDA. | (iv) | Representative of SC/ST | Member - to be nominated by FM, DDA | (v) | Director (Personnel) | Member-Secretary |
| (i)                                          | Commissioner (P)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Chairman                             |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (ii)                                         | Director (Sports)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Member                               |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (iii)                                        | Representative of other Department of the level of Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Member - to be nominated by FM, DDA. |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (iv)                                         | Representative of SC/ST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Member - to be nominated by FM, DDA  |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |
| (v)                                          | Director (Personnel)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Member-Secretary                     |                  |          |      |                   |        |       |                                                              |                                      |      |                         |                                     |     |                      |                  |

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**DELHI DEVELOPMENT AUTHORITY**  
**(Personnel Branch - I)**  
**NOTIFICATION**  
**New Delhi**

**G.S.R.** In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with Rule 4 of the Delhi Development (Miscellaneous) Rules, 1959, and in supersession of the Recruitment Regulations, notified *vide* Notification G.S.R. No.296 (E) dated 22.04.2002 and G.S.R. No.712 (E) dated 8.12.2005, the Delhi Development Authority, with the previous approval of the Lt. Governor, Delhi, exercising the powers of the Central Government conferred on him *vide* Notification No.18011/28/67-UD dated 14.2.1969, hereby makes the following Regulations regulating the method of recruitment to the posts of Games Attendants in the DDA:

**1. Short title and commencement:**

- (i) These Regulations, as given in the Schedule placed below, may be called the "Recruitment of Games Attendants Regulations, 2009 (Revised)".
- (ii) They shall come into force with effect from the date of their publication in the Official Gazette.

**2. No. of Posts, Classification and Scale of Pay:**

| S. No. | Name of Post     | No. of Posts | Classification | Scale of Pay                                                    |
|--------|------------------|--------------|----------------|-----------------------------------------------------------------|
| 1.     | Games Attendants | 128          | Group 'D'      | Pay Band 1, i.e. Rs.5,200-20,200/- with Grade Pay of Rs.1,800/- |

**3. Method of Recruitment, Age-limit and other qualifications:**  
As mentioned in the Schedule

**4. Disqualification:**

No Person -

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

shall be eligible for appointment to the said post:

Provided that the Chairman/Chairperson, Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this Regulation.

**5. Power to Relax:**

Where the Chairman/Chairperson, Delhi Development Authority is of the opinion that it is necessary or expedient so to do, he/she may, by order and for reasons to be recorded in writing, relax any of the provisions of these Regulations with respect to any class or category of persons or posts.

**6. Saving:**

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

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**RECRUITMENT REGULATIONS FOR THE POST OF GAMES ATTENDANT IN  
DELHI DEVELOPMENT AUTHORITY**

|    |                                                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|-------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of the Post                                                  | : | <b>Games Attendant</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2. | No. of posts                                                      | : | 128 (Subject to variation from time to time)                                                                                                                                                                                                                                                                                                                                                                                           |
| 3. | Classification                                                    | : | Group 'D'                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 4. | Scale of pay                                                      | : | Pay Band 1, i.e. Rs.5,200-20,200/- with Grade Pay of Rs.1,800/-                                                                                                                                                                                                                                                                                                                                                                        |
| 5. | Whether selection post or non-selection post                      | : | Non-Selection                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6. | Age limit for direct recruitment                                  | : | 18-27 years (relaxable for Govt. employees, in accordance with the instructions or orders issued by the Govt. of India).<br><br>The age-limit criterion would not be applicable for employees of DDA and for non-departmental persons who have served for a minimum period of three years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these sports complexes/golf courses. |
| 7. | Educational and other Qualifications required for direct recruits | : | Matriculation from a recognized School/ Board or equivalent and should have -<br><br>(a) represented District or equivalent in Junior/Senior State Championship in any of the Sports/Games approved by the Government from time to time; or<br><br>(b) participated in National School Games - Junior/Senior National Championship in any of the Sports/Games approved by the Government from time to time.                            |



|     |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                  | The above criterion would not be applicable for employees of DDA and for non-departmental persons who have served for a minimum period of three years in any of the DDA sports complexes/golf courses and are also presently engaged in various capacities in these sports complexes/golf courses.                                                                                                                                                                                                                                                                                                  |
| 8.  | Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotees & deputationists                                | : No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9.  | Period of probation, if any                                                                                                                                      | : 2 Years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 10. | Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption and percentage of the vacancies to be filled by various methods | 85% by transfer on deputation; and 15% by direct recruitment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 11. | In case of recruitment by promotion/transfer/ deputation, grades from which promotion /transfer/deputation is to be made                                         | : <b><u>Transfer on Deputation</u></b><br>From officials working in the regular cadres of DDA [including Work-Charged (Regular) establishment] in Pay Band 1, i.e. Rs.5,200-20,200/- with Grade Pay of Rs.1,800/-.<br><b><u>Direct Recruitment</u></b><br>From persons fulfilling the criteria of age and educational qualification in 6 & 7 above.<br>(The posts to be filled in by transfer on deputation from Games Attendants during the year remaining unfilled would be filled by direct recruitment)<br>The selection will be initially for a period of one year extendable upto four years. |

12. If a DPC exists, what is its composition

**Selection Board for selection of officials for Transfer on Deputation/Direct Recruitment**

|       |                                                              |                                      |
|-------|--------------------------------------------------------------|--------------------------------------|
| (i)   | Commissioner (P)                                             | Chairman                             |
| (ii)  | Director (Sports)                                            | Member                               |
| (iii) | Representative of other Department of the level of Director. | Member - to be nominated by FM, DDA. |
| (iv)  | Representative of SC/ST                                      | Member - to be nominated by FM, DDA  |
| (v)   | Director (Personnel)                                         | Member-Secretary                     |

Item No. Sub: **Fixation of Predetermined Rates (PDRs) for Rohini Phase IV&V**  
for the year 2009-10

5.1.09  
3.6.09

File No. F4 (31) 2008/AO(P)/DDA

**P R E C I S**

1. Name of the Project: Rohini Phase IV&V
2. Total Project Area 788.00 Hect. ✓
3. Total Saleable Area 352.36 Hect. ✓
4. Total Project Cbst 2071.76 Crore ✓
5. The Rohini Phase IV&V Project has been planned on 788 Hectares of land.
6. **METHODOLOGY**

For working out optimum cost of developed land, certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. For the sake of practical convenience the figures have been notionally taken as accruing in current year itself to avoid theoretical and estimation problems vis-à-vis revenue expected.

6.1. **The discounted cash flow method used in this exercise is in accordance with the laid down methodology** whereby all expenditure and income are discounted to the present, using this method.

6.2. This costing exercise takes into account the expenditure for Peripheral development. The cost of internal development wherever applicable, will be chargeable in addition to the rates in this Cost Benefit Analysis.

6.3 The provision for enhanced compensation of land, has as usual been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

6.4 **Cost of Money:** The discounted cash flow is being used in the CBA. The Cost of Money being taken @17% p.a. in the earlier CBAs for discounting, was revised to 12.5% p.a. for the CBA from 2000-01. A Committee constituted by VC/DDA on rationalization of Housing Cost in its findings had inter-alia, recommended that keeping in view the decline in the rate of interest, Cost of Money may henceforth be taken @10% p.a. Accordingly the Cost of Money @10% p.a. is being incorporated in the CBA for the year 2003-04 onwards. This year too, the same rate of interest i.e. @ 10% p.a. has been taken into consideration.

6.5 Earlier a provision of 12% was being made for Physical and Price Contingencies, for arriving at the total Project Cost. The provision on this account was earlier reduced to 5% in the year 1998-99. This year too, the same has been taken into consideration as 5%.

6.6 **"Service Charges":** Earlier the Capitalized Value of Service Charges @7.5% was being added in the Cost of DDA (Housing). It was recommended by the Committee referred to in para 6.4 that the "Service Charges" may be loaded in the land cost itself. Accordingly, it was decided with the approval of the Authority to withdraw the "Service Charges" from the cost of DDA (Housing) vide Agenda Item No.40/2003. As a consequence, the Service Charges were loaded in the Project Cost @7.5% i.e. the rate at which the capitalized value of service charges was being added in the Housing Cost. This year too, the same has been taken into account @7.5%.

Contd....2

6.7 The Project Area, Saleable-Area has been taken as per the Land Use break-up supplied by the Planning Cell.

7. For allotment of land to Slum Department for JJ Squatters the rate of acquisition of land decided by GNCTD are charged. For the year 2008-09 the rate to be charged was Rs.68.90 lakh. per acre. This year too the same rate shall be charged as there has been no revision in the rate of acquisition of land by GNCTD.

8. Now the Predetermined Rates for the year 2009-10 are required to be fixed. In this context, after taking into account the various factors and in line with the approved methodology as discussed in the foregoing paras, the Break Even Rate (BER) for the year 2008-09 is coming to be Rs.5708.48 per sq.m. Thus, there is an increase of 10.15% as compared to the Break Even Rate of Rs.5182.30 per sq. meter for 2007-08. In this context, it may be relevant to mention here that the Ministry vide their DO letter No.J-13036/3/2000 dated 6.11.2003 dated had desired the proposals for fixation of PDRs to be submitted for the ensuing year in advance. Accordingly, the exercise of CBAs is being initiated/finalized taking the actual expenditure of previous year 2007-08 and on the lines of previous years the above said break even rate has been increased by 10% and it shall work out to Rs.6279.33 per sq.m for the year 2009-10.

8.1 The category-wise Predetermined Rates for the year 2009-10 based on the factors stated above work out as under:

| [Rates in Rs. Per Sqm] |                     |                |                                     |
|------------------------|---------------------|----------------|-------------------------------------|
| Sl No.                 | Category of Land    | Multiplier     | Proposed Rates for the year 2009-10 |
| 1                      | 2                   | 3              | 4                                   |
|                        | Break Even Rate     |                | 6279.33 -                           |
| 1                      | Land for CGHS       | 1.50           | 9419.00 ✓                           |
| 2.                     | Alternative plots   | 1.00           | 7640.00 ✓                           |
| 3.                     | Rohini Plots        |                |                                     |
|                        | 26 Sqm              | 0.75           | 6071.00 ✓                           |
|                        | 32 Sqm              | 1.00           | 7640.00 ✓                           |
|                        | 60 Sqm              | 1.75           | 12350.00 ✓                          |
| 4.                     | DDA Housing Schemes |                |                                     |
|                        | EWS                 | 0.50           | 3140.00 ✓                           |
|                        | LIG                 | 0.75           | 4710.00 ✓                           |
|                        | MIG                 | 1.25           | 7850.00 ✓                           |
|                        | SFS                 | 1.50           | 9419.00 ✓                           |
| 4                      | JJ Squatters.       | Not applicable | 68.90 lac per acre                  |

Contd.....3

Notes:-

- (i) For Alternative Plots an amount of Rs.1355.75 per sqm for Internal development and Rs.4.80 per sq. meter for Use and Occupation charges has been added to the Break Even Rate.
- (ii) All figures have been rounded off to the next rupee.
- (iii) There is change in the CPWD Cost Index during the current year. Therefore, the cost of internal development has been updated from 254 to 309 points.
- (iv) For Housing the cost of Internal development will be added at the time of finalization of the disposal cost of flats.
- (v) The expenditure on Master Plan Roads incurred by DDA has been loaded in the CBA as it has not been reimbursed to DDA from Plan Funds or from any other sources.
- (vi) The rates for JJ Squatters at Sl.No.4 of the table above are exclusive of internal development, which is to be carried out by Slum Deptt. of MCD.

9. **Proposals**

The Authority may kindly approve the Cost Benefit Analysis (Appendix A to C from Page 97 to 99) and the land premium rates as mentioned in Column (4) of the table below para 8.1 above.

**RESOLUTION**

*Proposals contained in the agenda item were approved by the Authority.*

APPENDIX-B

TABLE : 2 BREAKEVEN COST ANALYSIS (FIG IN CRORES)

| YEAR         | DEVPL. EXP    | DISCOUNTED DEVPL. EXP. | ACQU. COST    | DISCOUNTED ACQU. COST | ADDITIONAL COMPENSATION | DISCOUNTED ADDITIONAL COMPENSATION | TOTAL EXPNDR   | TOTAL DISCOUNTED EXPNDR | TOTAL REVENUE  | TOTAL DISCOUNTED REVENUE |
|--------------|---------------|------------------------|---------------|-----------------------|-------------------------|------------------------------------|----------------|-------------------------|----------------|--------------------------|
| 1997-98      | 0.09 ✓        | 0.35 ✓                 | 253.12 ✓      | 929.62 ✓              | 137.90 ✓                | 137.90 ✓                           | 391.11 ✓       | 1067.87                 |                | 0.00                     |
| 1998-99      | 0.09 ✓        | 0.27 ✓                 | 0.00          | 0.00                  | 0.00                    | 0.00                               | 0.09 ✓         | 0.27 ✓                  |                | 0.00                     |
| 1999-2000    | 0.30 ✓        | 0.81 ✓                 | 0.00          | 0.00                  | 0.00                    | 0.00                               | 0.30 ✓         | 0.81 ✓                  |                | 0.00                     |
| 2000-2001    | 0.21 ✓        | 0.48 ✓                 | 0.00          | 0.00                  | 0.00                    | 0.00                               | 0.21 ✓         | 0.48 ✓                  |                | 0.00                     |
| 2001-2002    | 1.22 ✓        | 2.49 ✓                 | 0.00          | 0.00                  | 0.00                    | 0.00                               | 1.22 ✓         | 2.49 ✓                  |                | 0.00                     |
| 2002-2003    | 5.38 ✓        | 9.74 ✓                 | 0.00          | 0.00                  | 0.00                    | 0.00                               | 5.38 ✓         | 9.74 ✓                  |                | 0.00                     |
| 2003-2004    | 16.69 ✓       | 26.89 ✓                | 0.00          | 0.00                  | 0.00                    | 0.00                               | 16.69 ✓        | 26.89 ✓                 |                | 0.00                     |
| 2004-2005    | 32.90 ✓       | 48.17 ✓                | 0.00          | 0.00                  | 0.00                    | 0.00                               | 32.90 ✓        | 48.17 ✓                 | 107.71         | 157.70                   |
| 2005-2006    | 22.32 ✓       | 29.71 ✓                | 0.00          | 0.00                  | 0.00                    | 0.00                               | 22.32 ✓        | 29.71 ✓                 | 52.74          | 70.20                    |
| 2006-2007    | 24.08 ✓       | 29.14 ✓                | 0.00          | 0.00                  | 0.00                    | 0.00                               | 24.08 ✓        | 29.14 ✓                 | 0.00           | 0.00                     |
| 2007-2008    | 33.97 ✓       | 37.37 ✓                | 0.00          | 0.00                  | 0.00                    | 0.00                               | 33.97 ✓        | 37.37 ✓                 | 22.66          | 24.93                    |
| 2008-2009    | 588.64 ✓      | 588.64 ✓               | 0.00          | 0.00                  | 0.00                    | 0.00                               | 588.64 ✓       | 588.64 ✓                | 1818.93        | 1818.93                  |
| <b>TOTAL</b> | <b>725.89</b> | <b>774.04</b>          | <b>253.12</b> | <b>929.62</b>         | <b>137.90</b>           | <b>137.90</b>                      | <b>1116.91</b> | <b>1841.56</b>          | <b>2002.05</b> | <b>2071.76</b>           |

Total Discounted Expndr :

1841.56

Total Discounted Revenue :

2071.76

Provisions:

@ 5% of expnd. for Physical & Price Cont.)

92.08

@ 7.5% of discounted expnd for Service Charges

138.12

2071.76

5708.48

*Handwritten signature*  
Sr. AO (Proj)

*Handwritten signature*  
Account (Proj)

Table:3

APPENDIX-C

STATEMENT OF GROSS AREA/SALEABLE AREA AS PER LAND USE

| Land Use           | Area(HA)        | Nett Area Multiplie Weighted Saleable Area |        |                 | Area sold 05-06 | Area sold 06-07 | Area sold 07-08 | Notional(Bal)    | Expected Revenue in Cr. |  |
|--------------------|-----------------|--------------------------------------------|--------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------------|--|
|                    |                 |                                            |        |                 |                 |                 |                 |                  |                         |  |
| Residential        | 420.00 ✓        | 170.00 ✓                                   | 1.00 ✓ | 170.00 ✓        | 4.665 ✓         | 0.000           | 0.12            | 165.21 ✓         | 943.12                  |  |
|                    |                 | 22.00 ✓                                    | 0.75 ✓ | 16.50 ✓         | 10.758 ✓        | 0.000           | 5.67            | 0.07 ✓           | 0.42                    |  |
|                    |                 | 33.00 ✓                                    | 1.75 ✓ | 57.75 ✓         | 12.510 ✓        | 0.000           | 0.00            | 45.24 ✓          | 258.25                  |  |
| Villages           | 5.20 ✓          | 5.20 ✓                                     | 0.00 ✓ | 0.00 ✓          | 0.000           | 0.000           | 0.00            | 0.00             | 0.00                    |  |
| Commercial         | 52.00 ✓         | 21.99 ✓                                    | 3.00 ✓ | 65.97 ✓         | 0.000           | 0.000           | 0.00            | 65.97 ✓          | 376.59                  |  |
| Manufacturing      | 9.10 ✓          | 9.10 ✓                                     | 1.25 ✓ | 11.38 ✓         | 0.000           | 0.000           | 0.00            | 11.38 ✓          | 64.93                   |  |
| Recreational       | 91.50 ✓         | 45.01 ✓                                    | 0.00 ✓ | 0.00 ✓          | 0.000           | 0.000           | 0.00            | 0.00             | 0.00                    |  |
| Circulation/Tpt    | 106.60 ✓        | 92.80 ✓                                    | 0.00 ✓ | 0.00 ✓          | 0.000           | 0.080           | 0.00            | 0.00             | 0.00                    |  |
| Utillities         | 1.50 ✓          | 1.50 ✓                                     | 0.00 ✓ | 0.00 ✓          | 0.000           | 0.000           | 0.00            | 2.79 ✓           | 15.93                   |  |
| Government         | 9.30 ✓          | 9.30 ✓                                     | 0.30 ✓ | 2.79 ✓          | 0.000           | 0.000           | 0.00            | 27.98 ✓          | 159.69                  |  |
| Public/Semi Public | 92.80 ✓         | 37.30 ✓                                    | 0.75 ✓ | 27.98 ✓         |                 |                 |                 |                  |                         |  |
| <b>Total</b>       | <b>788.00 ✓</b> | <b>447.20 ✓</b>                            |        | <b>352.36 ✓</b> | <b>27.933 ✓</b> | <b>0.000 ✓</b>  | <b>5.790 ✓</b>  | <b>318.637 ✓</b> | <b>1818.933 ✓</b>       |  |

*Su. Ao (Proj)*

*J. Manan  
Acctt. (Proj)*

— 100 —

Item No. Sub: Fixation of Predetermined Rates (PDRs) in Narela for the year  
2009-10  
6  
3-06-09  
File No. F4 (29)2008/AO(P)/DDA

|                                                                                                                   | <u>P R E C I S</u> |
|-------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. Name of the Project:                                                                                           | Narela             |
| 2. Total Project Area                                                                                             | 482.00 Hect.       |
| 3. Total Saleable Area                                                                                            | 209.96 Hect        |
| 4. Total Project Cost                                                                                             | 1173.10 Crores     |
| 5. The Narela Project has been planned on 482.00 Hectares of land located on the western side of existing Narela. |                    |
| 6. The Cost Benefit Analysis is appended : Appendix A (P-103 to 112)<br>The contents are as follows.              |                    |

Table 1 --- Land acquisition and its cost

Table 2 --- Break-even-analysis with provisions for Physical and Price Contingencies

Table 3 --- Year wise break up of Disposable Area and the multipliers for various uses

Table 4 --- Year wise break-up of Revenue realised

Table 5 --- Year-wise break-up of Discounted Revenue

Table 6 --- Saleable land use and Revenue distribution

#### 7 METHODOLOGY

For working out optimum cost of developed land, certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. For the sake of practical convenience the figures have been notionally taken as accruing in current year itself to avoid theoretical and estimation problems vis-à-vis revenue expected.

7.1. The discounted cash flow method has been used in this exercise in accordance with the laid down methodology whereby all expenditure and income are discounted to the present, using this method.

7.2. This costing exercise takes into account the expenditure for Peripheral Development. The cost of Internal Development wherever applicable, will be chargeable in addition to the rates in this Cost Benefit Analysis.

7.3 The provision for enhanced compensation of land, has as usual been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

7.4 There is no change in Project Area, Saleable Area and in Land Use break-up of the Project.

7.5 Cost of Money: The discounted cash flow is being used in the CBA. The Cost of Money being taken @17% p.a. in the earlier CBAs for discounting, was revised to 12.5% p.a. for the CBA from 2000-01. A Committee constituted by VC/DDA on rationalization of Housing Cost in its findings had interalia, recommended that keeping in view the decline in the rate of interest, Cost of Money may henceforth be taken @10% p.a. Accordingly the Cost of Money @10% p.a. is being incorporated in the CBA for the year 2003-04 onwards. This year too, the same rate of interest i.e. @ 10% p.a. has been taken into consideration.

Contd...2



7.6 Earlier a provision of 12% was being made for Physical and Price Contingencies, for arriving at the total Project Cost. The provision on this account was earlier reduced to 5% in the year 1998-99. This year too, the same has been taken into consideration as 5%.

7.7 **“Service Charges”**: Earlier the Capitalized Value of Service Charges @7.5% was being added in the Cost of DDA (Housing). It was recommended by the Committee referred to in para 3.1 that the “Service Charges” may be loaded in the land cost itself. Accordingly, it was decided with the approval of the Authority to withdraw the “Service Charges” from the cost of DDA(Housing) vide Agenda Item No.40/2003. As a consequence, the Service Charges were loaded in the Project Cost @7.5% i.e. the rate at which the capitalized value of service charges was being added in the Housing Cost. This year too, the same has been taken into account @7.5%.

8. For allotment of land to Slum Department for JJ Squatters the rate of acquisition of land decided by GNCTD are charged. For the year 2008-09 the rate to be charged was Rs.68.90 lakh per acre. This year too the same rate shall be charged as there has been no revision in the rate of acquisition of land by GNCTD.

9. Now the Predetermined Rates for the year 2009-10 are required to be fixed. In this context, after taking into account the various factors and in line with the approved methodology as discussed in the foregoing paras, the Break Even Rate (BER) for the year 2008-09 is coming to be Rs.5358.49 per sq.meter. Thus, there is an increase of 7.13% as compared to the Break Even Rate of Rs.5001.85 per sq. meter for 2007-08. In this context, it may be relevant to mention here that the Ministry vide their DO letter No.J-13036/3/2000 dated 6.11.2003 dated had desired the proposals for fixation of PDRs to be submitted for the ensuing year in advance. Accordingly, the exercise of CBAs is being initiated/finalised taking the actual expenditure of previous year 2007-08 and on the lines of previous years the abovesaid break even rate has been increased by 10% and it shall work out to Rs.5894.34 per sqm for the year 2009-10.

9.1. The category-wise Predetermined Rates for the year 2009-10 based on the factors stated above work out as under:

(Rates in Rs.Per Sqm)

| Sl No. | Category of Land    | Approved Rates for 2008-09 | Multiplier     | Proposed PDR for 2009-10 as per CBA 2008-09 increased by 10% |
|--------|---------------------|----------------------------|----------------|--------------------------------------------------------------|
| 1      | 2                   | 3                          | 4              | 5                                                            |
|        | Break Even Rate     | 5502.04                    |                | 5894.34                                                      |
| 1      | Land for CGHS       | 8254.00                    | 1.50           | 8842.00                                                      |
| 2.     | Alternative plots   | 6622.00                    | 1.00           | 7255.00                                                      |
| 3.     | DDA Housing Schemes |                            |                |                                                              |
|        | EWS                 | 2752.00                    | 0.50           | 2948.00                                                      |
|        | LIG                 | 4127.00                    | 0.75           | 4421.00                                                      |
|        | MIG                 | 6878.00                    | 1.25           | 7368.00                                                      |
|        | SFS                 | 8254.00                    | 1.50           | 8842.00                                                      |
| 4      | JJ Squatters.       | Rs.68.90 lakh per acre     | Not applicable | Rs.68.90 lakh per acre                                       |

Contd.....3

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Notes:-

- (i) For Alternative Plots an amount Rs.1355.75per sqm for Internal development and Rs.4.80 per sq. meter for Use and Occupation charges has been added to the Break Even Rate.
- (ii) All figures have been rounded off to the next rupee.
- (iii) There is change in the CPWD Cost Index during the current year. Therefore, the cost of Internal development has been updated from 254 to 309 points.
- (iv) For Housing the cost of Internal development will be added at the time of finalisation of the disposal cost of flats.
- (v) The expenditure on Master Plan Roads incurred by DDA has been loaded in the CBA as it has not been reimbursed to DDA from Plan Funds or from any other sources.
- (vi) The rates for JJ Squatters at Sl.No.4 of the table above are exclusive of Internal development, which is to be carried out by Slum Deptt. of MCD.

**10. Proposals**

The Authority may kindly approve the Cost Benefit Analysis and the land premium rates as mentioned in Column (5) of the table below para 9.1 above.

**RESOLUTION**

*Proposals contained in the agenda item were approved by the Authority*

-103-

TABLE-1 COST OF LAND ACQUISITION FOR NARELA (IN CRORES) for 2008-09

| YEAR      | LAND ACQ. COST<br>(450 Ha=32 Ha) | COMPOUNDED<br>LAND ACQ.<br>COST |
|-----------|----------------------------------|---------------------------------|
| 1         | 2                                | 3                               |
| 1985-86   |                                  |                                 |
| 1986-87   | 14.759                           | 268.071                         |
| 1987-88   |                                  |                                 |
| 1988-89   |                                  |                                 |
| 1989-90   |                                  |                                 |
| 1990-91   |                                  |                                 |
| 1991-92   |                                  |                                 |
| 1992-93   |                                  |                                 |
| 1993-94   |                                  |                                 |
| 1994-95   | 4.882                            | 28.711                          |
| 1995-96   |                                  |                                 |
| 1996-97   |                                  |                                 |
| 1997-98   |                                  |                                 |
| 1998-99   |                                  |                                 |
| 1999-2000 |                                  |                                 |
| 2000-2001 |                                  |                                 |
| 2001-2002 |                                  |                                 |
| 2002-2003 |                                  |                                 |
| 2003-2004 |                                  |                                 |
| 2004-2005 |                                  |                                 |
| 2005-2006 |                                  |                                 |
| 2006-2007 |                                  |                                 |
| 2007-2008 |                                  |                                 |
| 2008-2009 |                                  |                                 |
|           | 19.751                           | 326.782                         |

*[Signature]*  
Acc. Off. (Narela)

*[Signature]*  
Sr. AO (Narela)

TABLE 2 BREAKEVEN ANALYSIS OF NARELA WITH PROVISIONS FOR PHYSICAL AND PRICE CONTINGENCIES  
(IN CRORES)

| YEAR      | DEV. EXPDR. | COMPOUNDED DEV. EXPDR. | LAND ACQU. COST | ADDL. COMPENSATION | COMPOUNDED ACQU. COST | COMPOUNDED ADDL. COMPENSATION | TOTAL EXPDR. | TOTAL COMPOUNDED EXPDR. | TOTAL REVENUE | DISCOUNTED VALUE OF REVENUE | NET CASH FLOW (COL 9 - COL 7) |
|-----------|-------------|------------------------|-----------------|--------------------|-----------------------|-------------------------------|--------------|-------------------------|---------------|-----------------------------|-------------------------------|
| 1         | 2           | 3                      | 4               | 4A                 | 5                     | 5A                            | 6            | 7                       | 8             | 9                           | 10                            |
| 1985-86   |             |                        |                 |                    |                       |                               |              | 0.000                   | 0.000         |                             | 0.000                         |
| 1986-87   |             |                        |                 |                    |                       |                               | 14.759       | 14.759                  | 298.071       |                             | -298.071                      |
| 1987-88   |             |                        | 14.759          |                    |                       |                               | 0.000        | 0.000                   | 0.000         |                             | 0.000                         |
| 1988-89   |             |                        |                 |                    |                       |                               | 0.124        | 0.124                   | 1.836         |                             | -1.836                        |
| 1989-90   | 0.124       | 1.836                  |                 |                    |                       |                               | 0.654        | 0.654                   | 8.248         |                             | -8.248                        |
| 1990-91   | 0.654       | 8.248                  |                 |                    | 0.000                 |                               | 4.383        | 4.383                   | 47.237        |                             | -47.237                       |
| 1991-92   | 4.383       | 47.237                 |                 |                    |                       |                               | 4.528        | 4.528                   | 41.711        |                             | -41.711                       |
| 1992-93   | 4.528       | 41.711                 |                 |                    |                       |                               | 7.445        | 7.445                   | 58.614        |                             | -58.614                       |
| 1993-94   | 7.445       | 58.614                 |                 |                    |                       |                               | 6.964        | 6.964                   | 2.890         | 12.075                      | -34.789                       |
| 1994-95   | 6.964       | 48.863                 |                 |                    |                       |                               | 10.847       | 10.847                  | 2.383         | 9.050                       | -53.335                       |
| 1995-96   | 5.655       | 33.674                 | 4.992           |                    |                       |                               | 6.178        | 6.178                   | 30.367        | 18.540                      | -13.828                       |
| 1996-97   | 6.178       | 30.367                 |                 |                    |                       |                               | 13.131       | 13.131                  | 0.000         | 0.000                       | -55.172                       |
| 1997-98   | 13.131      | 55.172                 |                 |                    |                       |                               | 11.090       | 11.090                  | 39.825        | 0.920                       | -37.200                       |
| 1998-99   | 11.090      | 39.825                 |                 |                    | 0.000                 |                               | 0.000        | 11.888                  | 36.487        | 0.433                       | -35.384                       |
| 1999-2000 | 11.888      | 36.487                 |                 |                    |                       |                               | 14.187       | 14.187                  | 37.216        | 0.309                       | -36.487                       |
| 2000-2001 | 14.187      | 37.216                 |                 |                    | 0.000                 |                               | 0.000        | 15.964                  | 35.784        | 5.430                       | -24.153                       |
| 2001-2002 | 15.964      | 35.784                 |                 |                    | 0.000                 |                               | 0.000        | 12.316                  | 24.547        | 1.925                       | -20.795                       |
| 2002-2003 | 12.316      | 24.547                 |                 |                    | 0.000                 |                               | 0.000        | 7.180                   | 12.720        | 6.961                       | -0.388                        |
| 2003-2004 | 7.180       | 12.720                 |                 |                    | 0.000                 |                               | 0.000        | 3.061                   | 4.977         | 7.440                       | 7.005                         |
| 2004-2005 | 4.977       | 4.977                  |                 |                    | 0.000                 |                               | 0.000        | 2.498                   | 3.657         | 5.108                       | 3.821                         |
| 2005-2006 | 3.091       | 3.657                  |                 |                    | 0.000                 |                               | 0.000        | 2.470                   | 3.288         | 37.375                      | 46.458                        |
| 2006-2007 | 2.468       | 3.288                  |                 |                    | 0.000                 |                               | 0.000        | 5.747                   | 6.954         | 9.769                       | 4.867                         |
| 2007-2008 | 5.747       | 6.954                  |                 |                    | 0.000                 |                               | 0.000        | 11.430                  | 12.573        | 21.733                      | 11.333                        |
| 2008-2009 | 11.430      | 12.573                 |                 |                    | 0.000                 |                               | 84.350       | 174.213                 | 174.213       | 992.094                     | 817.881                       |
| 2009-2010 | 89.863      | 89.863                 |                 |                    | 84.350                |                               | 84.350       | 341.087                 | 1042.756      | 1099.561                    | 124.137                       |
|           | 236.986     | 631.623                | 19.751          |                    | 84.350                |                               | 326.782      | 64.350                  | 1042.756      | 1099.561                    | 1166.693                      |
|           |             | 0.883                  |                 |                    |                       |                               |              |                         | 1042.756      | 1099.561                    | 1166.693                      |
|           |             |                        |                 |                    |                       |                               |              |                         | 52.138        | 6.207                       | 6.207                         |
|           |             |                        |                 |                    |                       |                               |              |                         | 78.207        | 1173.100                    | 1173.100                      |
|           |             |                        |                 |                    |                       |                               |              |                         | 1173.100      |                             |                               |
|           |             |                        |                 |                    |                       |                               |              |                         | 5358.489      |                             |                               |

*Ans*  
Accr (Proi)

*Mind*  
Sr. AOC (Proi)



TABLE - 3: YEARWISE BREAKUP OF DISPOSABLE AREA IN NARELA

| USE CODE | USE                       | GROSS AREA | DISPOSABLE AREA | MULTIPLIER # | YEARWISE BREAKUP |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |         | TOTAL AREA |         |         |       |
|----------|---------------------------|------------|-----------------|--------------|------------------|---------|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|------------|---------|---------|-------|
|          |                           |            |                 |              | 1992-93          | 1993-94 | 1994-95 | 95-96 | 96-97 | 97-98 | 98-99 | 99-00 | 00-01 | 01-02 | 02-03 | 03-04 | 04-05 | 05-06 | 06-07 | 07-08 | 08-09   |            |         |         |       |
| 1        | 2                         | 3          | 4               | 5            | 6                | 7       | 8       | 9     | 10    | 11    | 12    | 13    | 14    | 15    | 16    | 17    | 18    | 19    | 20    | 21    | 22      | 23         |         |         |       |
|          |                           |            |                 |              |                  |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |         | 17.730     | 17.730  |         |       |
| A1.1     | COOPERATIVE HOUSING       | 20.850     | 17.730          | 1.500        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 17.730  |       |
| A1.2     | ODA HOUSING               | 87.480     | 7.850           | 0.500        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 3.724 | 1.529 | 1.422 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.884   | 7.850   |       |
|          | ENS                       |            | 23.420          | 0.750        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.263 | 0.000 | 0.000 | 0.000 | 0.387 | 0.000 | 0.000   | 0.000      | 16.770  | 23.420  |       |
|          | LK                        |            | 34.400          | 1.250        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.408 | 0.000 | 0.000 | 0.000 | 0.579 | 0.000 | 0.000   | 1.692      | 31.728  | 34.400  |       |
|          | MKG                       |            | 1.800           | 1.500        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 1.800   | 1.800   |       |
|          | SFS                       |            |                 |              |                  |         |         |       |       |       |       |       |       |       |       |       |       |       |       | 0.048 | 0.000   | 0.000      | 11.704  | 11.750  |       |
| A1.3     | INSTITUTIONAL HOUSING     | 11.750     | 11.750          | 1.500        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 15.500  | 15.500  |       |
| A1.4     | RESETTLEMENT SQUATTERS    | 15.500     | 15.500          | 0.500        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 15.500  | 15.500  |       |
| A1.5     | ALTERNATIVE PLOTS         | 21.300     | 12.700          | 1.000        | 0.000            | 2.952   | 0.582   | 0.729 | 0.000 | 0.500 | 0.120 | 0.124 | 0.081 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 5.760   | 5.760 |
| A1.6     | AUCTION PLOTS             | 9.600      | 5.760           | 4.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| A1.7     | EXISTING VILLAGES         | 0.000      | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
|          | NET RESIDENTIAL           | 148.520    | 131.000         | 0.000        | 0.000            | 2.952   | 0.582   | 0.729 | 0.000 | 0.500 | 0.120 | 0.124 | 1.785 | 1.529 | 2.328 | 0.018 | 0.031 | 7.094 | 0.048 | 1.725 | 109.808 | 109.808    | 131.000 |         |       |
| A2       | EDUCATIONAL FACILITIES    | 27.560     | 27.560          | 0.300        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 27.560  | 27.560  |       |
| A3       | OTHER COMM FACILITIES     | 6.500      | 6.500           | 6290000.000  | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 6.500   | 6.500   |       |
| A4       | LOCAL/CONVENIENT SHOPPING | 6.680      | 6.680           | 2.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 6.680   | 6.680   |       |
| A5       | UTILITIES 11 KV ESS SITES | 0.000      | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| A6       | PARKS & PLAYGROUNDS       | 40.650     | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| A7       | SECTOR ROADS              | 29.500     | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 42.740  | 42.740  |       |
|          | RES SUPPORTING FACILITIES | 112.900    | 42.740          | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 152.548 | 152.548 |       |
|          | TOTAL RESIDENTIAL         | 259.420    | 173.740         | 0.000        | 0.000            | 2.952   | 0.582   | 0.729 | 0.000 | 0.500 | 0.120 | 0.124 | 1.785 | 1.529 | 2.328 | 0.018 | 0.031 | 7.094 | 0.048 | 1.725 | 152.548 | 152.548    | 173.740 |         |       |
| B1.1     | OPEN SPACES               | 0.000      | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| B1.2     | COMMERCIAL SPACES         | 0.000      | 0.000           | 4.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| B1.3     | COMM LOW TURNOVER         | 0.000      | 0.000           | 2.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| B1.4     | CULTURAL SPACES           | 0.000      | 0.000           | 4.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| B1.5     | FACILITIES                | 0.000      | 0.000           | 6890000.000  | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| B1.6     | RESIDENTIAL               | 0.000      | 0.000           | 3.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
| B1.7     | UTILITIES                 | 0.000      | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |
|          | TOTAL DIST. CENTRE        | 0.000      | 0.000           | 0.000        | 0.000            | 0.000   | 0.000   | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000   | 0.000      | 0.000   | 0.000   |       |

12

Signature



TABLE - 4. YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN NARELA

- 107

| USE CODE | USE                        | 1992-93<br>0.218 | 1993-94<br>0.239 | 1994-95<br>0.263 | 1995-96<br>0.290 | 1996-97<br>0.318 | 1997-98<br>0.350 | 1998-99<br>0.386 | 1999-2000<br>0.424 | 00-01<br>0.467 | 01-02<br>0.513 | 02-03<br>0.564 | 03-04<br>0.621 | 04-05<br>0.683 | 05-06<br>0.751 | 06-07<br>0.826 | 07-08<br>0.909 | 08-09<br>1.000 | TOTAL      |
|----------|----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------|
| 1        | 2                          | 3                | 4                | 5                | 6                | 7                | 8                | 9                | 10                 | 11             | 12             | 13             | 14             | 15             | 16             | 17             | 18             | 19             |            |
| A1.1     | COOPERATIVE HOUSING        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | (NOTIONAL) |
| A1.2     | DDA HOUSING                |                  |                  |                  |                  |                  |                  |                  |                    |                |                |                |                |                |                |                |                |                |            |
|          | EWS                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 488.610        | 192.520        | 245.090        | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 14250.900  |
|          | LIG                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 59.636         | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 1170.074   |
|          | MIG                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 163.420        | 0.000          | 0.000          | 2016.760       | 0.000          | 0.000          | 0.000          | 8816.090   |
|          | SFS                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 304.480        | 0.000          | 1037.945       | 21248.254      | 22764.353  |
| A1.3     | INSTITUTIONAL HOUSING      | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 1448.792   |
| A1.4     | RESETTLEMENT SQUATTERS     | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 32.050         | 0.000          | 0.000          | 9437.057   |
| A1.5     | ALTERNATIVE PLOTS          | 0.000            | 289.010          | 70.326           | 96.176           | 0.000            | 88.030           | 23.800           | 30.890             | 15.360         | 0.000          | 10.560         | 6.200          | 12.020         | 54.120         | 0.000          | 16.308         | 0.000          | 1850.618   |
| A1.6     | AUCTION PLOTS              | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 4912.288   |
| A1.7     | EXISTING VILLAGES          | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 12348.958  |
|          | NET RESIDENTIAL            | 0.000            | 289.010          | 70.326           | 96.176           | 0.000            | 88.030           | 23.800           | 30.890             | 484.170        | 192.520        | 468.706        | 6.200          | 12.020         | 2375.360       | 32.050         | 1074.331       | 71752.432      | 76996.221  |
| A2       | EDUCATIONAL FACILITIES     | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 4430.398   |
| A3       | OTHER COMM. FACILITIES     | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 1106.190   |
| A4       | LOCAL/CONVENIENT SHOPPING  | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 9302.336   |
| A5       | UTILITIES                  | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| A6       | PARKS & PLAYGROUNDS        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| A7       | SECTOR ROADS               | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
|          | RES. SUPPORTING FACILITIES | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
|          | TOTAL RESIDENTIAL          | 0.000            | 289.010          | 70.326           | 96.176           | 0.000            | 88.030           | 23.800           | 30.890             | 484.170        | 192.520        | 468.706        | 6.200          | 12.020         | 2375.360       | 32.050         | 1074.331       | 85591.536      | 91835.145  |
| B1.1     | OPEN SPACES                | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| B1.2     | COMMERCIAL SPACES          | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| B1.3     | COMM. LOW TURNOVER         | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| B1.4     | CULTURAL SPACES            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| B1.5     | FACILITIES                 | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| B1.6     | RESIDENTIAL                | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
| B1.7     | UTILITIES                  | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |
|          | TOTAL DIST. CENTRE         | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000      |

Ans

with





TABLE - 5: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN NARELA

| USE CODE | USE                        | 1992-93<br>4.595 | 1993-94<br>4.177 | 1994-95<br>3.797 | 1995-96<br>3.452 | 1996-97<br>3.138 | 1997-98<br>2.853 | 1998-99<br>2.594 | 1999-2000<br>2.358 | 00-01<br>2.144 | 01-02<br>1.949 | 02-03<br>1.772 | 03-04<br>1.611 | 04-05<br>1.464 | 05-06<br>1.331 | 06-07<br>1.210 | 07-08<br>1.100 | 08-09<br>1.000   | TOTAL     |           |
|----------|----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|-----------|-----------|
| 1        | 2                          | 3                | 4                | 5                | 6                | 7                | 8                | 9                | 10                 | 11             | 12             | 13             | 14             | 15             | 16             | 17             | 18             | 19<br>(NOTIONAL) |           |           |
| A1.1     | COOPERATIVE HOUSING        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 14250.900 | 14250.900 |
| A1.2     | DDA HOUSING                |                  |                  |                  |                  |                  |                  |                  |                    | 1004.936       | 375.167        | 434.192        | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 263.654   | 2077.948  |
|          | EWS                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 105.649        | 0.000          | 0.000          | 2684.308       | 0.000          | 0.000          | 0.000            | 6739.694  | 9529.690  |
|          | LIG                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 271.793        | 0.000          | 0.000          | 405.263        | 0.000          | 1163.739       | 21248.354        | 23089.349 |           |
|          | MIG                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 1446.792  | 1446.792  |
|          | SFS                        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| A1.3     | INSTITUTIONAL HOUSING      | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 38.780         | 0.000          | 0.000            | 9487.057  | 9445.337  |
| A1.4     | RESETTLEMENT SQUATTERS     | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 1850.618  | 1850.618  |
| A1.5     | ALTERNATIVE PLOTS          | 0.000            | 1207.454         | 267.063          | 332.026          | 0.000            | 251.161          | 61.731           | 72.837             | 32.928         | 0.000          | 18.708         | 9.985          | 17.598         | 72.034         | 0.000          | 18.025         | 4199.407         | 6560.954  |           |
| A1.6     | AUCTION PLOTS              | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 12345.958 | 12345.958 |
| A1.7     | EXISTING VILLAGES          | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
|          | HET RESIDENTIAL            | 0.000            | 1207.454         | 267.063          | 332.026          | 0.000            | 251.161          | 61.731           | 72.837             | 1037.661       | 375.167        | 830.341        | 9.985          | 17.598         | 3161.604       | 38.780         | 1181.764       | 71732.632        | 80598.005 |           |
| A2       | EDUCATIONAL FACILITIES     | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 4430.398  | 4430.398  |
| A3       | OTHER COMM. FACILITIES     | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 1106.190  | 1106.190  |
| A4       | LOCAL/CONVENIENT SHOPPING  | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 9302.336  | 9302.336  |
| A5       | UTILITIES                  | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| A6       | PARKS & PLAYGROUNDS        | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| A7       | SECTOR ROADS               | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
|          | RES. SUPPORTING FACILITIES | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 14838.924 | 14838.924 |
|          | TOTAL RESIDENTIAL          | 0.000            | 1207.454         | 267.063          | 332.026          | 0.000            | 251.161          | 61.731           | 72.837             | 1037.661       | 375.167        | 830.341        | 9.985          | 17.598         | 3161.604       | 38.780         | 1181.764       | 68591.536        | 85438.929 |           |
| B1.1     | OPEN SPACES                | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| B1.2     | COMMERCIAL SPACES          | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| B1.3     | COMM. LOW TURNOVER         | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| B1.4     | CULTURAL SPACES            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| B1.5     | FACILITIES                 | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| B1.6     | RESIDENTIAL                | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
| B1.7     | UTILITIES                  | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |
|          | TOTAL DIST. CENTRE         | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000            | 0.000              | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000          | 0.000            | 0.000     | 0.000     |

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|      |                          |       |       |         |          |       |        |        |       |         |         |         |         |         |          |          |           |           |          |  |
|------|--------------------------|-------|-------|---------|----------|-------|--------|--------|-------|---------|---------|---------|---------|---------|----------|----------|-----------|-----------|----------|--|
| B2.1 | CIRCULATION/PARKING      | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| B2.2 | FACILITIES               | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| B2.3 | COMMERCIAL               | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| B2.4 | UTILITIES                | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| B2.5 | NET PLOTS                | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
|      | TOTAL FREIGHT COMPLEX    | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| B3.0 | FREIGHT TERMINAL         | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| B4.1 | COMM SPACES              | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 402.888 | 422.324 | 336.436 | 541.198 | 1143.299 | 1208.846 | 6371.201  | 10426.192 |          |  |
| B4.2 | COMMERCIAL LOWTURN OVER  | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 1714.716  | 1714.716 |  |
| B4.3 | FACILITIES PLUS CULTURAL | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 2915.018  | 2915.018 |  |
| B4.4 | UTILITIES                | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
|      | TOTAL COMMUNITY CENTRES  | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 402.888 | 422.324 | 336.436 | 541.198 | 1143.299 | 1208.846 | 11000.938 | 15055.926 |          |  |
| C1.1 | CIRCULATION/PARKING      | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| C1.2 | PUBLIC & SEMI PUBLIC     | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| C1.3 | COMMERCIAL               | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| C1.4 | UTILITIES                | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| C1.5 | NET INDL PLOTS           | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
|      | TOTAL INDUSTRIAL         | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| D1.0 | COLLEGES/HOSPITAL/OTHER  | 0.000 | 0.000 | 637.980 | 1321.942 | 0.000 | 11.412 | 50.578 | 0.000 | 0.000   | 0.000   | 0.000   | 765.910 | 393.843 | 0.000    | 0.000    | 0.000     | 50.432    | 3232.093 |  |
| D2.0 | COMMERCIAL               | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 126.150 | 0.000   | 0.000   | 0.000   | 0.000   | 1271.744 | 0.000    | 0.000     | 39.259    | 1437.153 |  |
| D3.0 | INTEGRATED SCHOOL        | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 535.849   | 535.849  |  |
| D4.0 | RECREATIONAL             | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| D5.0 | SOCIO-CULTURAL           | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 991.320   | 991.320  |  |
| D6.0 | UTILITY                  | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| D7.0 | CIRCULATION              | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
|      | TOTAL PUBLIC&SEMI PUBLIC | 0.000 | 0.000 | 637.980 | 1321.942 | 0.000 | 11.412 | 50.578 | 0.000 | 126.150 | 0.000   | 0.000   | 765.910 | 393.843 | 1271.744 | 0.000    | 0.000     | 1516.850  | 6196.420 |  |
| E1.0 | UTILITIES                | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| F1.0 | RECREATION               | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| G1.0 | TRANSPORTATION           | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| H1.0 | CIRCULATION              | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
| I1.0 | GOVERNMENT               | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |
|      | OTHERS                   | 0.000 | 0.000 | 0.000   | 0.000    | 0.000 | 0.000  | 0.000  | 0.000 | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000    | 0.000    | 0.000     | 0.000     | 0.000    |  |

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TABLE-6 PERCENTAGE OF SALEABLE AREA

| USE  | GROSS AREA                | %AGE OF    |        | DISPOSABLE |            | SALEABLE   |            | %AGE OF |  | % OF TOTAL DISCOUNTED REVENUE |
|------|---------------------------|------------|--------|------------|------------|------------|------------|---------|--|-------------------------------|
|      |                           | TOTAL AREA | AREA   | AREA       | TOTAL AREA | TOTAL AREA | TOTAL AREA |         |  |                               |
| A1.1 | COOPERATIVE HOUSING       | 20.890     | 4.334  | 17.730     | 17.730     | 8.444      | 12.213     |         |  |                               |
| A1.2 | ODA HOUSING               | 67.480     | 14.000 |            |            |            |            |         |  |                               |
|      | EWS                       |            |        | 7.860      | 7.860      | 3.744      | 1.781      |         |  |                               |
|      | LIG                       |            |        | 23.420     | 23.420     | 11.155     | 8.187      |         |  |                               |
|      | MIG                       |            |        | 34.400     | 34.400     | 18.384     | 19.787     |         |  |                               |
|      | SFS                       |            |        | 1.800      | 1.800      | 0.857      | 1.240      |         |  |                               |
| A1.3 | INSTITUTIONAL HOUSING     | 11.750     | 2.438  | 11.750     | 11.750     | 5.596      | 8.095      |         |  |                               |
| A1.4 | RESETTLEMENT SQUATTERS    | 15.500     | 3.216  | 15.500     | 15.500     | 7.382      | 1.588      |         |  |                               |
| A1.5 | ALTERNATIVE PLOTS         | 21.300     | 4.419  | 12.780     | 12.780     | 6.087      | 5.823      |         |  |                               |
| A1.6 | AUCTION PLOTS             | 9.600      | 1.992  | 5.760      | 5.760      | 2.743      | 10.580     |         |  |                               |
| A1.7 | EXISTING VILLAGES         | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
|      | NET RESIDENTIAL           | 148.520    | 30.398 | 131.000    | 131.000    | 62.393     | 69.071     |         |  |                               |
| A2   | EDUCATIONAL FACILITIES    | 27.560     | 5.718  | 27.560     | 27.560     | 13.126     | 3.797      |         |  |                               |
| A3   | OTHER COMM.FACILITIES     | 6.500      | 1.349  | 6.500      | 6.500      | 3.096      | 0.948      |         |  |                               |
| A4   | LOCAL/CONVENIENT SHOPPING | 8.880      | 1.801  | 8.880      | 8.880      | 4.134      | 7.972      |         |  |                               |
| A5   | UTILITIES                 | 0.000      | 0.000  | 0.000      | 0.000      |            |            |         |  |                               |
| A6   | PARKS & PLAYGROUNDS       | 40.880     | 8.436  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| A7   | SECTOR ROADS              | 29.500     | 6.120  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
|      | RES.SUPPORTING FACILITIES | 112.900    | 23.423 | 42.740     | 42.740     | 20.358     | 12.717     |         |  |                               |
|      | TOTAL RESIDENTIAL         | 259.420    | 53.822 | 173.740    | 173.740    | 82.749     | 81.787     |         |  |                               |
| B1.1 | OPEN SPACES               | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| B1.2 | COMMERCIAL SPACES         | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| B1.3 | COMM. LOW TURNOVER        | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| B1.4 | CULTURAL SPACES           | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| B1.5 | FACILITIES                | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| B1.6 | RESIDENTIAL               | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |
| B1.7 | UTILITIES                 | 0.000      | 0.000  | 0.000      | 0.000      |            |            |         |  |                               |
|      | TOTAL DIST CENTRE         | 0.000      | 0.000  | 0.000      | 0.000      | 0.000      | 0.000      |         |  |                               |

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|      |                          |         |         |         |         |         |         |
|------|--------------------------|---------|---------|---------|---------|---------|---------|
| B2.1 | CIRCULATION/PARKING      | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| B2.2 | FACILITIES               | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| B2.3 | COMMERCIAL               | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| B2.4 | UTILITIES                | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| B2.5 | NET PLOTS                | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
|      | TOTAL FREIGHT COMPLEX    | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| B3.0 | FRIEIGHT TERMINAL        | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| B4.1 | COMM. SPACES             | 4.800   | 0.998   | 4.800   | 4.800   | 2.286   | 8.935   |
| B4.2 | COMMERCIAL LOWTURN OVER  | 1.600   | 0.332   | 1.600   | 1.600   | 0.762   | 1.469   |
| B4.3 | FACILITIES PLUS CULTURAL | 1.360   | 0.282   | 1.360   | 1.360   | 0.648   | 2.488   |
| B4.4 | UTILITIES                | 0.240   | 0.050   | 0.240   | 0.240   | 0.000   | 0.000   |
|      | TOTAL COMMUNITY CENTRES  | 8.000   | 1.660   | 8.000   | 7.760   | 3.696   | 12.903  |
| C1.1 | CIRCULATION/PARKING      | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| C1.2 | PUBLIC & SEMI PUBLIC     | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| C1.3 | COMMERCIAL               | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| C1.4 | UTILITIES                | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| C1.5 | NET INDL. PLOTS          | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
|      | TOTAL INDUSTRIAL         | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| D1.0 | COLLEGESHOPITAL/OTHER    | 21.890  | 4.541   | 21.890  | 21.890  | 10.426  | 2.770   |
| D2.0 | COMMERCIAL               | 0.870   | 0.180   | 0.870   | 0.870   | 0.414   | 1.232   |
| D3.0 | INTEGRATED SCHOOL        | 7.010   | 1.454   | 2.000   | 2.000   | 0.953   | 0.459   |
| D4.0 | RECREATIONAL             | 19.850  | 4.118   | 0.000   | 0.000   | 0.000   | 0.000   |
| D5.0 | SOCIO-CULTURAL           | 3.700   | 0.768   | 3.700   | 3.700   | 1.762   | 0.850   |
| D6.0 | UTILITY                  | 5.080   | 1.054   | 5.080   | 0.000   | 0.000   | 0.000   |
| D7.0 | CIRCULATION              | 6.200   | 1.288   | 0.000   | 0.000   | 0.000   | 0.000   |
|      | TOTAL PUBLIC/SEMI PUBLIC | 64.600  | 13.402  | 33.540  | 28.460  | 13.555  | 5.310   |
| E1.0 | UTILITIES                | 8.000   | 1.660   | 8.000   | 0.000   | 0.000   | 0.000   |
| F1.0 | RECREATION               | 86.180  | 17.880  | 0.000   | 0.000   | 0.000   | 0.000   |
| G1.0 | TRANSPORTATION           | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
| H1.0 | CIRCULATION              | 55.800  | 11.577  | 0.000   | 0.000   | 0.000   | 0.000   |
| I1.0 | GOVERNMENT               | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   | 0.000   |
|      | OTHERS                   | 149.980 | 31.118  | 8.000   | 0.000   | 0.000   | 0.000   |
|      | GRAND TOTAL              | 482.000 | 100.000 | 223.280 | 209.980 | 100.000 | 100.000 |

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ITEM NO. 7

3-0609

- 113 -

**SUB: REVISED BUDGET ESTIMATES FOR THE YEAR 2008-09  
AND BUDGET ESTIMATES FOR THE YEAR 2009-10.**

File No. 4(3)Budget/2008-09/RE

**PRECIS**

The presentation of DDA budget is divided into the following 3 parts:-

- a) Nazul Account-I
- b) Nazul Account-II
- c) General Development Account

2. The budget sheet representing "Budget at a Glance" for all the three accounts is placed at **Annexure-I(Book-let)**. This gives the summary of Actuals for 2007-08, Budget Estimates for 2008-09, Revised Budget estimates for the year 2008-09 and Budget Estimates for 2009-10 for both, Receipts and Payments.

3. A combined abstract for the above three Accounts is placed at **Annexure-II- (Book-let)**.

4. Expenditure budget for revised 2008-09 and budget estimates for 2009-10 have been slated at Rs.2507.58 Crs. and Rs.3673.82 Crs. respectively. Budget Estimates for 2009-10 contains provision of Rs.100.00 Crs. for land acquisition, Rs.1104.16 Crs. for development of land and Rs.719.47 Crs. for construction of houses and shops. A sum of Rs.306.13 Crs. has been provided for new schemes of development of land in Rohini, Dwarka, Narela, Jasola, Karkardooma, Bakkarwala etc., construction of new houses in, Rohini, Dwarka, Narela, Bakkarwala etc. and covering of drain/nallah in Lajpat Nagar starting from Barapullah nallah and Defence Colony as per **Annexure-III - (Book-let)**.

5. The revised receipt budget estimates for 2008-2009 and budget estimates for 2009-2010 have been pegged at Rs.3625.18 Crs. and Rs.6570.58 Crs. respectively. With major contribution to revenue during next year from disposal of land and houses estimated at Rs.2824.13 Crs. and Rs.810.86 Crs. respectively.

6. **Annexure-IV(Book-let)** to Budget proposals comprises of scheme-wise detailed budget proposals for both receipts and payments in the three items as stated in para 1 above. Salient features of the Budget are given in Part-I of the **Budget Booklet**.

7. A provision of Rs.304.81 Crs. in Revised Budget Estimates 2008-09 and Rs.388.61 Crs. in Budget Estimates 2009-10 have been made under Nazul Account-II for maintenance, up-gradation and renovation of greens of Delhi.

8. Apart from traditional works of land acquisition, its development & disposal, construction of houses and flats, commercial estate, etc. DDA is venturing into new areas like, construction of flyovers, Metro Rail Line, Commonwealth Games 2010, up-gradation of various markets, construction of Master Plan Roads, up-gradation of sports and horticultural facilities, bio-diversity parks supporting cultural activities etc. The total outlay provided in Budget Estimates 2009-10 for these new areas is of the order of Rs.1220.07 Crs. These works will provide a fillip for civic amenities and will go a long way in strengthening infrastructural facilities with a view to provide a better quality of life to citizens of Delhi.

9. D.D.A. has compiled the Zone-wise "Performance Budget" indicating the physical and financial progress of various works/schemes which is placed at Annexure-V(Book-let). It is planned to release funds for various schemes/projects by linking requirement of funds with the physical progress as reflected by the concerned Chief Engineers as per the data/information supplied by them. This would facilitate effective monitoring of various projects/schemes besides improving the Cash-flow management.

10. The matter is placed before the Authority for consideration and approval of Revised Budget Estimates for 2008-09 and Budget Estimates for 2009-10 as contained in the Annexures. Approval may also be given for utilisation of Revised Budget Estimates 2008-09 pending confirmation of minutes of this meeting by the Authority. On approval, funds will be released to the Divisions/Zonal CAUs by the Chief Accounts Officer, DDA on demand, both for Revised Budget Estimates 2008-09 and Budget Estimates 2009-10. RESOLUTION

*The Lt. Governor observed that budget provisions should be grouped under appropriate heads e.g. land acquisition, development of land, construction of houses and shops, Master Plan Roads, Commonwealth Games related activities, Infrastructure Projects etc. giving project-wise and scheme-wise details under each head, with on-going and new schemes shown separately. (Such budgetary architecture is followed in the Union budget under sector, sub-sector, functions, sub-functions, programmes, schemes, sub-schemes and primary unit of appropriation). It was clarified that till budget proposals with scheme-wise/project-wise details are considered and approved by the Authority, the expenditure may continue to be incurred on on-going and approved schemes/projects. The Authority authorized the Lt. Governor to approve other expenditures in case funding is urgently required for some time-bound new scheme/activity.*

b) *The Lt. Governor also directed that all non-official members shall henceforth be part of the Performance Review Committee and that Quarterly Performance Budget shall be placed before the Authority regularly.*

c) *The Jt. Secretary (D&L), MOUD, Dr. M.M. Kutty pointed out that schemes for economically weaker section of the society should be given priority in the Budget.*  
*given priority in the Budget.*

Item No: 8109  
3.609  
File No.F.13(5)05/CL/DDA

Sub : Review of the policy for fixation of Licence fee In respect of Gas Godown.

PRECIS

The licence fee for gas godowns was fixed by Government of India vide letter dated 25.6.81. whereby the licence fee for the covered area of gas godown was fixed @ Rs.10/- per sq. yard per annum and for open area it was fixed as Rs.5/- per sq. yard per annum. The covered area is to be taken as 15% of the total area allotted or actual covered area whichever is higher. DDA revised the above rates provisionally vide letter dated 28.2.94. restropectively w.e.f. 1.1.94. and the said revised rates were Rs.15/- per sq. yard p.a. for the covered area and Rs.10/- per sq. yard for the open area. The annual hike was 8%. Since 1.1.94. there has been no change in the licence fee in respect of the gas godown sites.

2. The Authority vide Resolution No.33/2003 (Annexure A) reviewed the policy for allotment of petrol pumps, gas godowns, etc. and it was, inter alia, decided that fresh allotments of petrol pumps/gas godowns shall be made through limited auction or tender and in respect of gas godowns the reserve licence fee shall be kept as 2% of the current commercial value of land and for subsequent auctions/call of tenders the reserve price shall be fixed by the Price Fixation Committee. In respect of existing gas godown sites it was decided to revise/refix the licence fee for such gas godown sites whose licence period of 5 years is expiring in 2004-05 at reserve licence fee as determined by the PFC. Further the annual hike in licence fee was approved as 8%. P-125 to 128

3. However in view of strong objections to the policy decision taken vide Authority Resolution No.33/2003 the Authority partially modified the said resolution by the Resolution No.58/2004 (Annexure B) whereby annual increase in the licence fee was downwardly revised from 8% to 6% and globalised commercial rates were adopted for working out the reserve licence fee. And tenure of licence period was made renewable every five year upto maximum of fifteen years.

4. While working out the licence fee rates as per authority's resolution No.33/2003 and No. 58/2004, it is observed that the revised licence fee worked out to Rs. 6,27,255/- per annum for the year 2006-07 against the existing licence fee of Rs. 18520/- per annum for the said year. LPG being a PDS item such a huge increase will be objected by the Oil companies and the Distributors.

5. During 2006-07 government considered the matter of fixation of licence fee in consultation with Finance Division and Ministry of U.D. and it was decided to adopt the DDA's circular dated 28.2.94. as amended from time to time. Accordingly Ministry of Urban Development fixed the licence fee for a 524 sq.mtr. gas godown site w.e.f. 27.5.06 as Rs.16,960/- p.a. vide No.L&DO/L-III/8/5(218)/(2) dated 21.7.06 (Annexure C) In addition it was also stipulated that in future 10% of the Licence fee charged for petrol pumps shall be charged as licence fee for the gas godowns.

6. It is proposed that we may also follow the guidelines and fix the licence fee @ 10% of the lincence fee of the petrol pumps as envisaged in the aforesaid letter of the Ministry dated 21.7.06 with provision for annual increase of 6% for subsequent four years. The comparative position of the licence fee as per existing policy, the licence fee as per Authority Resolutions and licence fee as per Ministry's letter dated 21.7.06 as discussed above is tabulated below:

| S.No | Year of completion of initial 5 years of licence period | Existing licence fee per annum of standard size gas godown of 572 sq. mtr | Licence fee p.a. as per Authority Resolution No.33/2003 & 58/2004 of 572 sq mtr gas godown | Proposed licence fee as per Min. of UD's policy decision contained in office order dt 21.7.2006 of 572 sq mtr gas godown |
|------|---------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 1    | 2                                                       | 3                                                                         | 4                                                                                          | 5                                                                                                                        |
| 1    | 2004-05                                                 | Rs.15878/- with annual increase of 8%                                     | Rs.3,34,620/- with annual increase of 6% for subsequent 4 years                            | Rs.42370/- with annual increase of 6% for subsequent 4 years                                                             |
| 2    | 2005-06                                                 | Rs.17148/- with annual increase of 8%                                     | Rs.3,71,800/- with annual increase of 6% for subsequent 4 years                            | Rs.47667/- with annual increase of 6% for subsequent 4 years                                                             |
| 3    | 2006-07                                                 | Rs.18520/- with annual increase of 8%                                     | Rs.6,27,255/- with annual increase of 6% for subsequent 4 years                            | Rs.52963/- with annual increase of 6% for subsequent 4 years                                                             |

7. **Proposals** : In view of the above briefing the following proposals are submitted for kind consideration and approval of the Authority
- For the already allotted sites : Where the licence fee period is expiring from 2004-05 onwards the licence fee will be charged @ 10% of the licence fee of the petrol pumps for the year when the tenure falls due for renewal with annual increase @ 6% for the subsequent 4 years. The rates for 2004-05, 2005-06 & 2006-07 are indicated in column 5 of the above table. Rates for further years will be fixed with the approval of VC/DDA
  - Licence fee in respect of gas godowns which were not due for renewal shall be continued to be governed by the old policy till the renewal falls due.
  - Reserve licence fee in respect of new allotments to be made through auction/tender shall be fixed initially on the same rates i.e. @ 10% on the licence fee of petrol pumps of the relevant year. Thereafter the reserve price will be fixed by Price fixed committee.
  - The provision regarding renewal after 5 years with maximum period of 15 years will be continued to be followed.
  - The other terms & conditions of the above referred Authority Resolutions No.33/2003 & No58.2004 will remain the same.

**RESOLUTION**

*Proposals contained in the agenda item were approved by the Authority.*



114)  
Annexure - A

- 107 -

Item No:

33/2003

Sub: REVIEW OF THE POLICY FOR ALLOTTMENT OF PETROL PUMPS / GAS GODOWN SITES

E.13 (05) 2001/CL/DDA.

PRECIS

I. Background:

- 1) DDA is the main land owning agency which allots land for the petrol pump (PP) gas godown sites to the persons domiciled in Delhi.
- 2) DDA offers following sizes of Petrol pump sites :
  - a) 30x17 mtrs for filling stations where no service station and repair of automobile is permitted
  - b) 36 x 30 mtrs for filling -cum service stations and
  - c) 45 x 33 mtrs also for filling cum service stations.
  - d) in past some small sites of 18 x 15 mtrs for two-three wheelers were also allotted
  - e) for gas godown sites, the standard size is 26 x 22 mtrs.
- 3) DDA allots PP sites in Delhi only to the Letter of Intent (LOI) holders of Dealers Selection Board(DSB) /Ministry of Petroleum, through computerized draw on the basis of seniority fixed on the basis of date of issue of LOI to the dealer by the Oil Companies. The Oil Company makes a formal request to DDA for allotment of Petrol Pump/Gas godown sites .
- 4) There is no comprehensive policy framed or rules laid down for allotment of Petrol Pumps (pps)and Gas godowns. However the guidelines for allotment and management purposes are being derived from the instructions and guidelines issued from the Ministry of Petroleum, Authority Resolutions, Technical Committee of DDA guidelines, and various administrative orders issued from time to time. Important decisions and guidelines being followed for allotment/resitment and other procedures are placed at- **Appendix-I (p7 to 10)** (Authority Resolution No. 106/95) , **Appendix- II** ,Govt of India, Ministry of **(P11 to 13)** Petroleum notification dated 18 May 1998, **Appendix- III** -Resitment **(P14 to 16)** guidelines framed by Technical Committee vide item no. 41/99-TC.
- 5) The allotment is made on License Fee (L/F)as per the license terms and conditions framed under Rule 44 of Nazul Rules 1981, for an initial period of 5 years as per the Resolution No. 23, dated 13.3.1987.(Appendix-IV). **(P17)** .
- 6) The Licence Fee is paid directly by the Oil Companies in case of Petrol pump sites and incases of gas godown sites, it is the dealer who pays the Licence Fee to DDA.
- 7) The Licence Fee demanded is based on the rates prevailing in the year 1994 with a hike of 8% annually since then. The rates prevailing for the standard size site of petrol pump of 36 x 30 mtrs( 1080 sq mtrs) was Rs. 2,41,0000/- per annum in 1994 which for the year 2003 works out to be Rs 4,81,760/- per annum
- 8) There are over 160 petrol pump sites already allotted by DDA in various parts of Delhi but the demand for more sites from the Oil Companies is far from being saturated.

**Need to Review the Policy of Allotment :**

- ) As per the current policy, the allotment is made strictly as per the seniority of the wait listed LOIs.

- 2) The Oil Companies who have a oligopoly today on setting up retail outlets often reject sites on the grounds of immediate economic un-viability, hence, blocking allotment leading to delay in allotment and long waiting periods for the waitlisted LOI holders. At present ten LOI holders are pending for allotment of petrol pump sites having seniority from April 2001 onwards. Before the recent draw held on 25.5.03 for 18 petrol pump sites, LOI holders of 1995 seniority were waiting allotment of petrol pump sites. For gas godown sites 18 LOI holders with seniority from 1994 are awaiting allotment of sites. Thus the entire process often comes to stand still.
- 3) Retail marketing of Motor Fuel has been deregulated and Private Companies Like Reliance Petroleum Limited are authorized to set up the retail outlets.
- 4) Other land owning agencies in neighboring states such as NOIDA, HUDA have already allowed Private Sector Oil Companies at par with the other PSUs
- 5) The license fee currently charged is not true reflection of commercial value of the land and many Petrol Pump sites are being used for other commercial activities like ATM Centers/Snack Bars which are not allowed as per the planning norms.
- 6) Quite often there are request for change of petrol pump site on account of less sale as the company does not find a site financially viable and operating in the oligopoly conditions, continuously seeks better opportunities making it a never ending cycle till it is assigned site which would fetch best returns.
- 7) In the wake of deregulation of petroleum sector a level playing field is to be provided to all the participant and no unequal treatment can be meted out based on the pattern of ownership particularly when private companies have been allowed to set up retail outlet, only PSU can not continue to get the Govt land.

### III. Advantages of allotment through auction/ tender will be following.

- 1) The site itself will determine its market value and it would not lie un-disposed off with DDA on the pretext that it is unviable site. Since DDA shall be charging commercial value of the land for such allotment, the element of hidden subsidy will go.
- 2) It would be more transparent mode of disposal, as Petrol Pump/Gas godown sites will be taken by company/Private Sector depending upon their needs at competitive rates.
- 3) There will be no request for change of site once allotted on the ground of poor viability/ feasibility.

### IV. Proposed Policy of Allotment

#### A. Mode of Disposal and basis of Licence fee for fresh allotments :

- 1) **Temporary Allotment** through limited auction or tender. Petrol pumps are allotted on temporary basis as per the licence deed format under Rule 44 of the Nazul Rules. Nazul Rules do not specify the mode of disposal of petrol pumps/gas godowns and hence do not prohibit the auction/tender mode of disposal. Allotment on perpetual lease is not recommended for such allotments, as it needs tighter controls and regulations.
- 2) **Who can participate:** Any Company Firm which has been authorized /granted marketing rights by the Ministry of Petroleum and Natural Gas, may participate in the tender for allotment of PP site on license fee basis.
- 3) **Period of licence:** The initial period of licence will be five (5) years with annual enhancement of 8% of the bid price for fresh allotments made through competitive mode of disposal by way of limited tenders/auction.
- 4) **Fixation of Licence Fee:** The reserve license fee will be fixed for the petrol pump sites as 5% of the current commercial value of the petrol pump sites and in cases where current commercial value of land is not available due to no current disposal in the area then the current commercial value of land in the vicinity of petrol pump sites will be taken. This will be the reserve price of the basic Licence Fee for filling station/filling-sum-service stations irrespective of number of dispensing units allowed. The number of dispensing units in any case is restricted as per the building bye laws and also as per explosive substances norms.

For gas godowns, the reserve Licence Fee be kept as 2 % of the current commercial value of the land .

The 5 % or 2% of the commercial value as reserve license fee will be fixed for the site being auctioned /tendered for the first time in a particular Scheme/ Zone. For the subsequent auction/tender of sites falling in the commercial scheme/zone where already a petrol pump /gas go down site has been disposed of through auction/tenders shall be determined/fixed by the Price Fixing Committee(PFC) keeping into account the response received while disposing of the petrol pump sites/gas godown site in that Zone/commercial scheme on previous occasions.

- 5) The Licence Fee by the successful tenderer/ bidder will to be deposited within 30 days of allotment letter. The subsequent Licence Fee with annual 8 % hike shall be paid before 30th April for the period of April to March every year. *interest of 15%*
- 6) Property Taxes and other taxes shall be payable by the Licensees.
- 7) Security deposit as one year Licence fee shall be deposited along with the Licence Fee for first financial year at the time of the allotment . Security deposit shall be refunded after deducting dues on taking back of the possession of the site. In case of over due, unauthorized stay, the same will be forfeited.
- 8) Sites will be carved out by Planning Wing/DIA and be made available to the Land Disposal Wing for auction/ tender.

B. Licence Fee to be charged from the petrol pump/gas-godown sites ready allotted:

- 1) The present Licences are granted initially for 5 years. Therefore, for sites where licence is expiring during 2004-2005, the fee will be revised /fixed at the Reserve Licence fee as determined by the Price Fixing Committee(PFC) of DDA , as described above in para A(4) for 2004-2005, and be charged w.c.f from the next Financial Year 2004-2005 and for subsequent years with 8% hike annually . Similarly as and when the initial five year term of other already allotted sites expires, they be brought into the new price mechanism regime .
- 2) This situation will however lead to two different price mechanism of Licence fee for five years. The already allotted sites, where initial five year term of Licence has not expired will continue on the current licence fee being charged, whereas for the sites where initial period of five years of licence has expired and sites that will be freshly allotted through tender/auction, the licence fee will be based on the current commercial value of the land .

C. Commercial component at Petrol Pump sites:

- 1) There are no provisions in the Master Plan for commercial component at petrol pump sites. Hence Amendment in Master Plan is required to allow commercial activities of departmental stores, convenios, ATMs etc at the pp site as at present no commercial component is permitted on the FAR allowed at petrol pumps..
- 2) However when such provisions are made DDA may allow commercial activity at Filling cum Service station only within the FAR permitted on such petrol pump site i.e. 20 . Planning Deptt. has not recommended any commercial activities at Filling Station
- 3) The additional Licence Fee for the commercial component will be kept as 25% of the Licence Fee for the area used for commercial purposes in addition to the regular license fee of the petrol pump site . The commercial component/ area that can be allowed within the permitted FAR shall be decided after the amendment for permitting commercial exploitation at the petrol pump site is made in the Master Plan .
- 4) The licensee will be allowed to exploit the commercial area on payment of additional License Fee as mentioned above. The commercial component will be part of the licence deed executed for the petrol pumps site and to be treated as part of the pp site.

V. **Problem areas and their remedial suggestions.**

A. **Resitement:**

- 1) Resitement may be made only when the existing petrol pump/gas godown site is utilized for a planned project/scheme which directly necessitates the closing down of the petrol pump./gas godown site. No resitement will be made on any other grounds. As the petrol pumps will be disposed on annual Licence fee basis rather than on upfront payment, if an allottee does not find the business lucrative due to certain other reasons, he can always chose to surrender the site.
- 2) In all cases of resitement, the existing rates for the new site will be charged and the possession of the old site will be handedover to DDA.
- 3) The alternative site will be allotted through computerized draw from the available sites. For holding the draw atleast 3 sites must be available on the date of holding the draw.

B. **Compassionate/ out of turn Allotment:**

DDA will dispose of the land for PP site through competitive mode of Tender/ Auction only and Cases of allotment on compassionate grounds, special scheme can still be considered by the Oil Companies by procuring the Petrol Pump Sites in open auction & allotting them to the special categories of LOI holders.

C. **Action on defaults:**

- i) If the licensee defaults continuously on two occasions to deposit the Licence fee, the pp /gas-godown shall be cancelled and the licensee shall be evicted and shall also be liable to pay damages for unauthorizedly occupying the Govt land from the date of cancellation till the actual date of vacating the site. Interest @ 15% per annum shall be charged for delayed payment of Licence Fee if not received by 30 April of every year that is within one month of the beginning of new Financial Year. This clause will be incorporated in the Licence Deed.
- ii) A provision of penalty clause be incorporated in the licence deed format for use of commercial area over and above the permitted area for commercial use from the date of detection till the date of rectification.

D. **Petrol Pumps on Private Land :**

The Planning Deptt. DDA has already prepared guidelines for setting up of petrol pump sites on private land in the Rural Zones. Similar guidelines need to be prepared for setting up of petrol pumps in the Urban Area on the private land and to be approved by the Ministry. Such guidelines would envisage interalia, requirement of NOC /scrutiny from DDA to the effect that the proposal conforms to the land use plan of the Master Plan 2001 and subject to payment of conversion charges, processing and other requisite fees. Further for such installations other relevant permission from Fire Dept. and Local body ,building sanction plan etc will also be required before commissioning the Petrol Pump/gas godown. The planning Deptt has been asked to draft such guidelines. Similarly in the changed scenario, conversion fee presently prevailing for setting up of petrol pump in the Rural Zones also need to be re-examined so that the rates become compatible with the rates of sites offered by DDA .

The above proposal has been shown to the Planning Deptt, DDA and Finance Deptt , DDA and their views have been incorporated in the proposed agenda

The above policy is placed for the approval of the Authority

Resolution.

Annexure - B

Form No. 17/2004

Sub: Fixation of reserve price for petrol pump sites on DDA land.  
File: F13(05)2001/CL/DDA

PRECIS

The Authority vide Resolution No.33/2003 (copy enclosed at (App. A) had Lat p-38 A to 38 E) approved that reserve licence fee for auction of petrol pump sites on DDA land would be fixed @ 5% of the commercial rate in the area of the said site. It was also resolved that these sites are to be allotted for a period of 5 years on the annual licence fee as per the highest bid and shall be subject to updation @ 8% p.a. on the analogy of the existing orders of the Govt. for allotment of petrol pump sites as discussed in para 1(B) of the above resolution.

The existing rate of licence fee for allotment of standard size site measuring 36x30 sqm was Rs.5 lac approx. as per the-1994 rates earlier approved by Vice-Chairman, DDA on the basis of a Committee's recommendations headed by C.L.M. Against this the rate based on 5% of the commercial rate worked out between Rs. 4 lac to 35 lac p.a. depending upon the market value of the commercial land in the different areas. Generally in Delhi urban area except Narla the reserve licence fee would work out to minimum Rs. 12 lac for the standard size. DDA has so far fetched no bid for the plots for which the reserve price was fixed under the said formula. A communication has also been received in this regard from the Ministry of Petroleum asking DDA to rationalize its policy of fixation of Reserve Licence Fee for petrol pump sites on the basis of similar points. A copy of this is enclosed at Appendix 'A' at Page 38 F to 38 K.

Recently a detailed exercise was made to workout conversion charges for allowing land use change for setting up petrol pump on private rural/urban land on the basis of global market rate for the urban areas and assessed market rate for the rural area. While proposing these charges for the private land, it was proposed to globalize the commercial market rate for whole Delhi for govt./DDA land also because the vehicular density is almost uniform in all the zones of Delhi except in the rural areas. Further for private land FAR norms were also applied. Whereas as per the resolution no. 33/2003 the 5% of market rates was proposed on 100 FAR, the planning norms lay down smaller FAR for petrol pump sites. The conversion fee for the private land was fixed at 25 FAR. However, for DDA/public land 50% FAR is appropriate as there is no need to give allowance of 25% of the FAR for the ownership of land as in case of petrol pumps on Private land.

Further keeping in view the letter of State Level Coordinator (Oil Industry) at Appendix 1 and the contents of the letter of Govt. of India, Ministry of Petroleum at e 38 I No. DOP-19011/3/2003/IOC dated 1.7.04 it is proposed that the annual increase in the licence fee may also be revised to 6% as against 8% as the deposit rate of interest has K) fallen.

The globalized commercial rate as per the latest zonal rates approved for permitting Banks, Nursing Homes, Guest Houses etc. on residential premises has been adopted which works out to Rs.29250/- per sqm. Accordingly in partial modification of Authority's Resolution 33/2003 the following rates of reserve licence fee are proposed:

71C 75

— 122 —

| S.No. Category                                                                | Annual Reserve Licence fee per sqm (50 FAR) | Annual Reserve Licence fee for standard size of (36x30) 1080sqm Land area |
|-------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------|
| 1. Urban area/urban extension/highway falling in this category (29250x5%x50%) | (50% FAR)<br>Rs.750/-(Rounded)              | Rs.8.00 lac (Rounded)                                                     |

These rates will be applicable initially for 5 years with 6% automatic escalation every year. The licence would be renewed after every five years at the sole discretion of VC/DDA for a maximum period of 15 years on the existing, and, if need be on revised terms and conditions, 15 years had been proposed as it is a sufficient length of time to act as an incentive for making the required investment. After 15 years extension can be allowed on the basis of the policy that may be in vogue at that time.

Proposals are submitted for approval of the Authority.

RESOLUTION

The Chief Legal Adviser pointed out that the Authority vide its resolution No.23 dated 13.1.07 had laid down that maximum period of license for allotment of Nazul land for Petrol pumps, fuel depots, shops, offices etc., cannot be more than 5 years at a time. In view of the fact that the agenda item had proposed allotment of land on license fee basis to the petrol pumps for much longer periods, it was decided that this point may again be examined on the file and placed before the Lt. Governor for taking appropriate decision.

Attested  
 22/12/09  
 D.D.A., New Delhi  
 22/12/09

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Annexure - C

Government of India  
Ministry of Urban Development  
Land and Development Office  
Nirman Bhawan, New Delhi

File No. L&DO/L-III/8/5(218)/(2)

Dated: 21.7.2007

OFFICE ORDER NO. 06/06

Sub: Fixation of Licence fee in respect of Petrol Pumps (Filling-cum-Service Station & Filling Stations), CNG Stations & Gas Godowns - Reg.

The undersigned is directed to say that the Licence Fee to be charged in respect of the Gas Godowns was last revised in the year 1981 whereas the Licence Fee in respect of the Petrol Pumps were revised in the year 1986. These became due for revision in the year 1986 and 1989 respectively but the revision was not effected. The licence fee of Petrol Pumps were adopted for the CNG Stations also. The Govt. have now considered the entire matter and it has been decided in consultation with Finance division and Ministry of Urban Development to adopt the license fee being charged by the Delhi Development Authority for Petrol Pump, CNG Station and Gas Godowns as indicated in the DDA's Circular dated 28/2/1994 as amended from time to time. The different categories of licences and the revised licence fee applicable to the sites under the Land & Development Office w.e.f. 27-5-06 are indicated below:-

| Category                                    | Area                        | Licence Fee fixed in 1981/1986 (Rupees per annum) | Revised licence fee w.e.f. 27-5-06 (Rupees per annum) |
|---------------------------------------------|-----------------------------|---------------------------------------------------|-------------------------------------------------------|
| Gas Godowns                                 | 524 sq. mts.                | 3604/-                                            | 16,960                                                |
| Petrol Pumps (Filling stations)             | 100' X 55'                  | 47,778/-                                          | 1,81,308                                              |
| Petrol Pumps (Filling-cum-Service Stations) | 1080 sq. mts. (120' X 100') | 1,60,600/-                                        | 6,06,879                                              |
| Petrol Pumps (Filling-cum-service stations) | 150' X 120'                 | 2,64,808/-                                        | 9,99,714                                              |
| CNG Stations                                | 1080 sq. mts.               | 1,60,600/-                                        | 6,06,879                                              |

2. It has also been decided to adopt in future the licence fee based on auction rates after DDA successfully auctions petrol-pump sites, in the following manner, to be approved by the Competent authority after the auction land rates are known.

- (i) licence fee to be fixed at the average auction rate based licence fee of DDA for petrol pump sites with an annual increment factor of 6%;
- (ii) 75% of the licence fee so arrived at for petrol pump sites be charged for CNG stations; and
- (iii) 10% of the licence fee charged for petrol pumps be charged for Gas Godowns.



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SLC

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- 2. The revised licence fee shall be effective from 27-5-06.
- 3. This issues with the concurrence of Finance Division vide Dy.No.587-F dated 14/3/06.

*Satyajit Mishra*  
 (Satyajit Mishra)  
 Deputy Land & Development Officer

To  
 All Officers/Sections.

Copy forwarded to:-

- 1. The Director of Audit CW&M, AGCR Building, I.P. Estate, New Delhi.
- 2. Finance Division, Ministry of Urban Development, New Delhi.
- 3. Ministry of Petroleum, Shastri Bhawan, New Delhi.
- 4. Ministry of Defence, New Delhi.
- 5. Secretary, Land & Building Deptt, Sachivalaya, I.T.O., New Delhi.
- 6. The Chairperson, NDMC, Palika Kendra, New Delhi.
- 7. The Commissioner, MCD, Town Hall, Delhi.
- 8. PS to JS(DL).
- 9. Delhi Division, Ministry of Urban Development, New Delhi.

Deputy Land and Development Officer



Item No: 9/2009

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Subject: <sup>3-06-09</sup> Laxman Public School - Regularization of unauthorized construction and Restoration of Lease. File Nos. F.13(31)/84/Bldg./Pt. & F.18(38)82/IL.

1. Laxman Public School Society was allotted a piece of land measuring 7.11 acres. The building plans were sanctioned in the year 1984, for an area measuring 3.58 acres and remaining 3.53 acres was earmarked as play field area.
2. On account of certain unauthorized constructions vis-à-vis breach of lease conditions, the Lands Department DDA cancelled the lease of the school in the year 2003.
3. The Society moved to the Hon'ble High Court against the DDA. The Hon'ble High Court vide orders dated 8.9.03 directed DDA to identify the compoundable and non-compoundable deviations and further directed to regularize compoundable deviations and removal of non-compoundable deviations / items after carrying out detailed site inspection.

Accordingly, the deviations were conveyed to the school authorities vide office letter dated 19.9.03. The compoundable deviations were regularized after payment of Rs.2, 85,592/- by the school authorities, with directions to remove the non-compoundable deviations.

4. As per subsequent Court directions dated 7.12.07, the premises were inspected and the extent of unauthorized construction was reported.
5. The school authorities represented to the Hon'ble Lt. Governor, Delhi vide letter dated 28.2.08 with request to consider regularization of the non-compoundable deviations and restoration of the lease deed.
6. The Hon'ble Lt. Governor considered the matter and vide his note dated 25.7.08 decided that *"the lease deed of Laxman Public School Society is restored as the premises are only being used for running a school. Thereafter, the school society may be asked to submit the regularization plan."*

Accordingly, the restoration was conveyed to the Society subject to payment of restoration charges amounting to Rs.86, 31,944/-.

7. The School Society, however, represented to Hon'ble Lt. Governor for waiver of restoration charges on the grounds "that they are an Educational Institute working on non profit basis. Besides giving education they are also active in

upliftment of women and backward classes. And that, they are the only school which has adopted three slum areas. In addition, 3860.98 sq. mtrs. of their land was also taken away by the DMRC".

8. In the mean time Hon'ble High Court vide orders dated 5.11.08 gave four weeks time and vide subsequent orders dated 28.11.08 granted additional four weeks time to the school society to remove the unauthorized construction and further ordered DDA to demolish the same within four weeks, thereafter, if the society does not remove the unauthorized construction on its own. The school society, in compliance, has removed some of the unauthorized construction existed in the front set back area, except the Hostel Building and the Principal's Residence which exists in the rear set back / play field area.
9. The Hon'ble Lt. Governor, Delhi, considered the request of the School Society and vide his orders dated 29.12.08, in the Lands Department file no. F. 18 (38)82/IL, waived off the restoration charges amounting to Rs.86,31,944/- and also minuted that "As regards demolition of hostel building and the residence of the Principal in the set-back area of the school is concerned, it will not be in the public interest to do so. Building Deptt. is directed to regularize the same on payment of "special penal charges" at the rate of four times of the rate of compounding charges. Case be placed before the Authority at its next meeting for information".
10. Subsequently, Hon'ble Lt. Governor, Delhi on 19.1.09 in the Building Department file has minuted as under:  

"I reiterate my order dated 29.12.08 in the Land Wing's file No.F.18(38)82/IL that the hostel building and the residence of the Principal in the set back area of the school should be regularized in public interest on payment of 'special penal charges" at the rate of four times of the rate of the compounding charges and this case be placed before the Authority at the next meeting for information".
11. The school society has submitted the Regularization plan on 30.01.09, which is under process of examination.

The case is placed before the Authority for information.

**Resolution**

The Authority advised that Building Bye-laws should be given liberal interpretation so that such genuine requests of educational societies can be accommodated.

After detailed discussions, the Authority ratified the decisions taken in the matter.

Agenda Item No. 10/2009  
2.6.2009

Sub:-Revision of rates for Damages for the assessment under the Public Premises (Eviction of unauthorized occupants Act 1971).

File No. F.1(Misc)Damage A/C/2001-02/.

The rates of damages for encroachers of DDA land were last approved by the Authority vide its resolution no. 76/2007(annexure I) and circulated vide Circular No.F.1(misc)A/Cs 2000-01./77/Pt./33 dated 14.11.2007 (annexure II). The rates were revised up to the year 2007-08. The Damage rates for the year 2008-09 were fixed with the approval of V.C. DDA at 10% higher of the rates of 2007-08. (Annexure III).

In this context, it is submitted that as per Resolution referred above, it was resolved as under :-

"The Non-Official-Members suggested that the damages should be recovered as one time "capital charges" and the existing occupancies should be regularized. It was further directed by the Hon'ble L.G. that entire issue should be examined in detail and a policy paper brought before the Authority."

Further, the above issue again came up in the meeting of Authority held on 23.7.2008 at Raj Niwas Delhi, the following decision were taken. (annexure IV).

"All the Non-Official-Members requested that a policy paper should be brought before the authority for giving ownership right to the occupants of all the Nazul estates. It was also pointed out that the field staff is sending Recovery notices and visiting the residents which should immediately be stopped."

The proposal on this issue initiated by Land Management wing is under active consideration of the Ministry separately. Besides, in the meeting taken by OSD to Minister of UD sometime back, it was stressed that apparently rates of Damage charges presently in vogue in DDA are on higher side and there was a need for rationalization for the same. An exercise would be conducted on this issue separately

In view of the above and the fact that there is a recession in the real estate, the rates of Damage charges for the year 2009-10 for Nazul estates have been retained at the same rates as applicable for the year 2008-09. As regards Nazul II & B.G.D.A. rates of Damage charges are to be kept @ 10% of the Market rates of the relevant year. As such the Damage charges for 2009-10 @ 10% of the market rate for the year 2009-10 in respect of Nazul II and B.G.D.A shall continue to be applicable as per existing system.

## RESOLUTION

*Proposals contained in the agenda item were approved by the Authority.*

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Annexure-I of  
item No. 10/2009

Item No. 75/2007

Subject: Revision of rates of damages for the assessment  
under the public premises (Eviction of  
Unauthorized occupants Act, 1971.

File No. 3.1(Misc.)/C/2008-01

The rates of damages for encroachers of DDA land were last approved by the Authority vide its Resolution No. 15/2004 & circulated vide Circular No. 7.1 (Misc.)/A/C/2004-01/12 dt. 17.6.04 (Annexure-1). These rates were made effective w.e.f. 1.8.01 and are being made applicable with reference to the year in which the unauthorized encroacher has entered the govt. land. At present we are having different Damage rates w.e.f. 1.8.01 for following three categories of the encroachers i.e.

- (i) Those who encroached upon the DDA land upto March 92.
- (ii) Those who encroached upon the DDA land from 1.4.92 to 31.7.01.
- (iii) Those who encroached upon the DDA land w.e.f. 1.8.01.

2. The rates approved by the Authority in respect of Nazul-I land, Dairy, Nursery, Schools, Agriculture, Institutional and Urban Villages vide Resolution No. 15/2004 were further increased provisionally by 5% for the year 2005-06 with the approval of VCDDA. For the year 2006-07, the rates of 2005-06 were further increased by another 5% on provisional basis. Further it is proposed to increase the rate of 2006-07 by 10% for the year 2007-08. Accordingly statements indicating the compounded impact of 5% increase for 2005-06, 2006-07 & 10% proposed increase for the year 2007-08 are enclosed as Annexure- 2, 3, 4 & 5 respectively. The proposed rates for 07-08 have been rounded off to the next rupee.

3. The increase in the rates for 2005, 06, 2006-07 and 2007-08 is justified in view of steep hike in the recent years in rental and land prices in Delhi. More so in cost benefit Analysis and methodology applied for working out PDR for developed area cost of money factor has been adopted as 10%.

4. Damage charges for Nazul-II & BGDA land, as per Resolution No. 15/2004 (Annex.-I) Page No. 3-19 is being worked out @ 10% per annum of the market rate for the year of encroachment. Hence rates of BGDA & Nazul-II land need not be reviewed/revised. Market rates as circulated for working out misuse charges were used to be adopted to work out damages as these rates were being up-dated annually and cover almost all Nazul-II & BGDA land. From Annexure-6 Page No. 41 to 44 it can be seen that it contains residential as well as commercial rates from 1991-92 onward upto the year 2005-06 in respect of DDA colonies and it can further be seen that residential rates in the circular are half of the commercial rates of the area.

(2)

From 2006-07 onward; instead of circulating colony-wise residential/commercial rates Zonal Commercial Market rates are being circulated for workout misuse charges. Residential Zonal Colony-wise market rates are not being circulated as these are not required because no misuse charges are being levied for residential use of land allotted for residential purpose. It is therefore, proposed that :-

- i) From 2006-07 onward Zonal Commercial rate may be allowed to be adopted to workout damage charges for commercial use of Nazul-II & BGDA Land.
  - ii) Half of the commercial Zonal market rate may be allowed to work out damage charges for residential use of Nazul-II & BGDA land from 2006-07 onward.
5. Keeping in view the fact stated above the following proposals are submitted for consideration & approval.

- a) Increase of 5% over the rates approved vide Resolution No. 15/2004 for the year 2005-06 and 5% increase for the year 2006-07 over the increased rates of 2005-06 and increase of 10% over the rates of 2006-07 for the year 2007-08 (Rounded to next Rupee) as mentioned in Annexure-2 & 3 Page No 20 & 21 in respect of Nazul-I land, for other kind of encroachment like Nursery, Schools, Agriculture, & Dairy in Annexure-4 Page No 22 to 24 and for Urban Villages with the same increase in Annexure-5 Page No 25 to 40 (Ann. 5/1 25-32 and Ann. 5/2 33-40)
- b) Damage charges for commercial unauthorized encroachment of DDA land under Nazul-II & BGDA land may be allowed to be worked out on the basis of commercial zonal market rate circulated for computation of misuse charges and half of the said zonal commercial market rate may be allowed for residential unauthorized encroachment of DDA land from 2006-07 onward.

#### PROPOSAL

The Authority is therefore, requested to approve the proposal as contained in above para-5 (a) & (b)

#### RESOLUTION

Proposals contained in the agenda item were approved by the Authority.

- b) The non-official members suggested that damages should be recovered as one-time "capital charge" and the existing occupancies should be regularized.

The L.G. directed that the entire issue should be examined in detail and a policy paper brought before the Authority in its December meeting.

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Annexure-II of  
Item No. 11/2008

DELHI DEVELOPMENT AUTHORITY  
LAND COSTING WING

No. F.1(Misc.)/CS/2001/77/PL/33

Dated: 14.11.2007

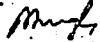
CIRCULAR

Sub: Revision of rates of Damages for the assessment under the Public Premises  
(Eviction of U/Occupants Act) 1971.

The revised rates of damages for assessment under the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 were circulated vide letter No. F.1(Misc.)/Accts/200-01/12 dt. 17.6.04. The rates for recovery of damage charges for the year 2005-06, 2006-07 & 2007-08 have been further revised by the Authority vide Resolution No. 75/2007. For the year 2005-06 Authority has approved increase of 5% over the rates approved vide Resolution No. 15/2004; for the year 2006-07 the increase shall be 5% over the increased rates of 2005-06 and for the year 2007-08 the increase shall be 10% over the increased rates of 2006-07 in respect of Nazul-I land. Rates so increased have been indicated in annexure (2) and (3) for residential and commercial encroachments in respect of Nazul-I land. For other kinds of encroachment like Nursery, Schools, Agriculture and Dairy a similar increase has been approved and the damages rates have been indicated in Annexure (4). For urban villages where also similar increase has been approved the rates have been indicated in Annexure (5).

Damage charges for DDA land under Nazul-II and BGDA are worked out at the rate of 10% per annum of the market rate of the colony for the relevant year of encroachment. However, it has now been approved that where year of encroachment is 2006-07 or onwards the damages shall be charged at 10% per annum of commercial zonal market rates of the relevant year as circulated for computation of damage charges for commercial unauthorized encroachment and half of the said zonal commercial market rates will be adopted to work out damage charges for residential unauthorized encroachment of said land.

A reference is being made to the Ministry of Urban Development for seeking necessary approval of the Government for the above rates. In the meantime these rates may be followed as 'Provisional' with a provision that necessary adjustments would be made as may be necessary when the rates are approved by the Government. This would be suitably reflected in the communication to be made to the applicants by the Management Wing. Necessary undertaking that they would make the payment of differential amount, if any, when the rates are approved by the Government would, also need to be obtained from the applicants.

  
(PRAHLAD SINGH)  
DIRECTOR (LAND COSTING)

End: Annexure 2 to 5 (21 pages).

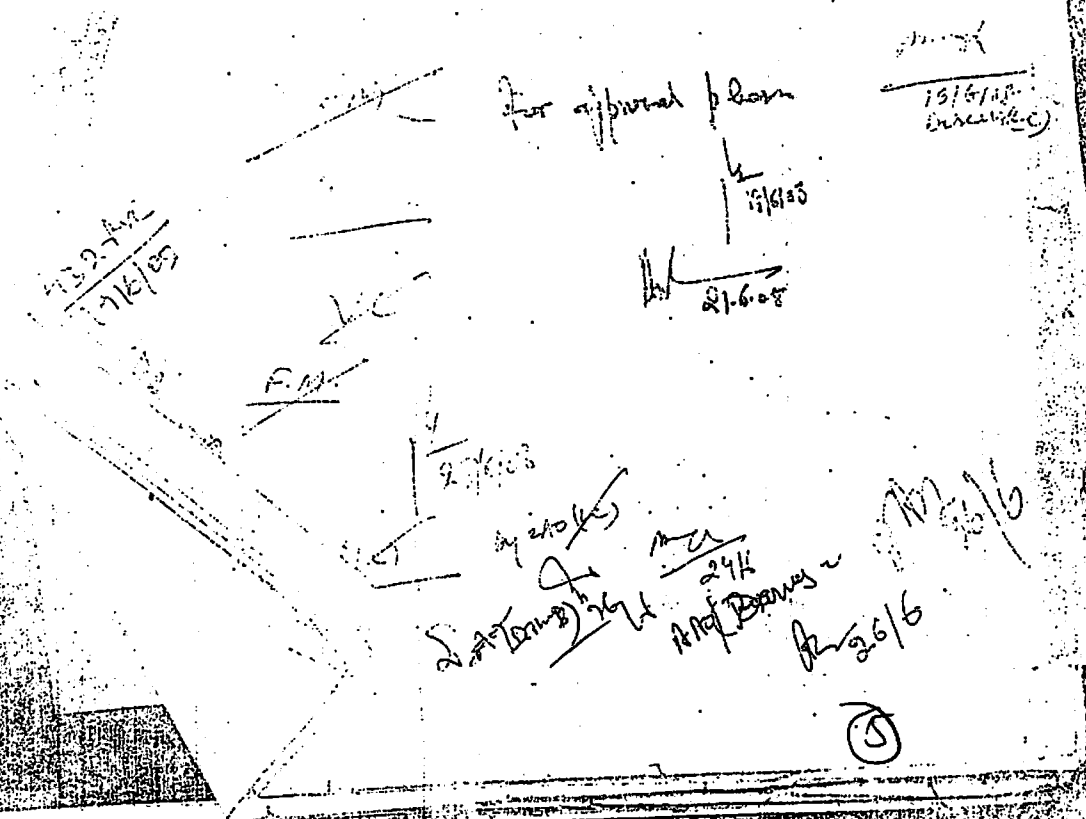
Copy to:

1. OSD to VC for kind formation of the letter.
2. OSD to FM for kind formation of the letter.
3. Commissioner (LM), (LD).
4. C.A.O.DDA.
5. F.A.(H)DDA.
6. Director Land Management (HQ), Director (Audit).
7. Dy. CAO(LC) DDA.
8. CC(D) along with enclosures.
9. Sr. A.C. (Damages)

(4)

In view of the increase in the rate of interest... the amount of damage in the previous years... the rate of increase has been followed while fixing... for the purpose of calculation of interest...

In view of the above it is submitted that... the rate of 10% over the rate of... on the basis of the rate of 5% on the basis of... to be approved to the proposed...



For approval please

15/6/08  
Director

15/6/08

21.6.08

27/6/08  
29/6/08  
24/6/08  
26/6/08  
25/6/08

Ⓢ



Minutes of the meeting of the Delhi Development Authority held on 23<sup>rd</sup> July, 2008 at 11.00 AM at Raj Niwas.

CHAIRMAN

1. Shri Teendra Khanna  
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Ashok Kumar

MEMBERS

3. Shri Nand Lal  
Finance Member
4. Shri B.K. Chugh  
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Shri M.M. Kutty  
Joint Secretary (D&L)
11. Shri J.B. Kshirsagar  
Chief Planner (T.C.P.O.)
12. Member Secretary (NCR)

SECRETARY

Shri V.M. Bansal  
Principal Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri V.K. Sadhu  
Principal Commissioner, DDA
2. Shri U.N. Behera  
Chief Vigilance Officer, DDA



3. Smt. Veena Ish  
Principal Commissioner (CWG), DDA
4. Shri A.K. Jain  
Commissioner (Design Planning), DDA
5. Shri Vijay Risbud  
Commissioner (Policy Planning), DDA
6. Shri V.D. Dewan  
Chief Architect, DDA
7. Smt. Asma-Manzar  
Commissioner (Housing)/(LD), DDA
8. Smt. Pramila H. Bhargava  
Commissioner (Personnel), DDA
9. Shri H. Rajesh Prasad  
Commissioner (LM), DDA
10. Shri C.K. Chaturvedi  
Chief Legal Adviser, DDA
11. Shri V.K. Bugga  
Chief Town Planner, MCD
12. Shri Rajiv Pandey  
Chief Accounts Officer, DDA
13. Shri N.L. Singh  
Chief Engineer (NZ), DDA
14. Shri Ashok Kumar  
Addl. Commissioner (Planning)-I
15. Shri S.P. Bansal  
Addl. Commissioner (Planning)-III
16. Shri B.K. Jain  
Addl. Commissioner (Planning)-II
17. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
18. Smt. Neemo Dhar  
Director (PR), DDA
19. Shri Prahlad Singh  
Director (LC)
20. Shri D. Sarkar  
Director (Sports)

Minutes of the Delhi Development Authority meeting held on 23.7.2008 at 11.00 a.m. at Raj Niwas, Delhi.

The Hon'ble Lt. Governor introduced the new Engineer Member, Shri B.K. Chugh, and expressed the hope that DDA will deliver its projects on time and maintain highest standards of quality under his leadership. All the non-official members also welcomed Shri Chugh and hoped that the Common Wealth Games related projects would be completed well in time.

The Engineer Member thanked the Lt. Governor and the members for reposing confidence in him and assured them of his total dedication and commitment.

II. The Lt. Governor directed that status of Common Wealth Games related projects should be reported to the Authority regularly and a videographic presentation should be made on quarterly basis.

ITEM NO. 52/2008

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 18.6.2008.  
F.No. F.2 (2)2008/MC/DDA.

I. Minutes under para-VII at page 14 were modified to read as follows:

"Shri Mahabul Mishra pointed out that the ACP has been given to work-charged Class-IV employees after reducing their length of service by 3 years for which there is no justification. He requested that the entire service period should be counted for fixing the date of the ACP for all the Class-IV/work-charged employees."

II. Minutes of the Authority meeting held on 18.6.2008 were confirmed with the above modification.

ITEM NO. 53/2008

Sub: Property Development Control Norms of DMRC - Amendment Master Plan-2021.  
F.3(62)07/MP.

Proposals made by the DMRC and the recommendations given by the Technical Committee were discussed in detail.

DMRC, requested that prior approval of the Technical Committee of DDA should be dispensed with for DMRC OFF-site property development projects on land area less than 3 hectares.

b) All the non-official members advised that Property Development Proposals of the DMRC should be examined by the Technical Committee and blanket exemption from examination by the Technical Committee should not be granted to any organisation.

I. After detailed discussions, it was decided that examination by the Technical Committee cannot be dispensed as DMRC's property development will lead to various infrastructural and land-use implications.

b) The Lt. Governor felt that off-site development by the DMRC is necessary to improve financial viability and sufficient flexibility should be accorded to them. He directed that all the proposals given by the DMRC should be examined on priority in a time bound manner and the Technical Committee should give its final recommendations within six weeks. If there be any difference of opinion between DMRC and the Technical Committee, the Vice Chairman should take a meeting at his level within two weeks. Thereafter, if necessary, the matter should be placed before the Authority for expeditious decision.

The Authority agreed accordingly.

II The Authority decided to accept the proposal that the words - "Property Development of DMRC" - as mentioned in para 3.3.1.1 A (vii) at page 15 of the MPD 2021 should be deleted from the Master Plan.

III The Authority also agreed with the proposal that the following uses/structures should be considered as 'Operational' under para 3 of "Development Controls for Metro Stations" at page 82 of the MPD-2021:

i) Police Stations and residences for Metro Security Personnel;

- ii) Recreational and Training Centres for operational and Maintenance staff including office buildings for them;
- iii) Housing for operational staff;
- iv) Rehabilitation work to be undertaken construction work.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 54/2008

Sub: Amendment in Recruitment Regulations.  
F.7(80)93/PB-I.

Proposals contained in the agenda item were approved with the modification that the ratio for promotion between Junior Hindi Translator and Technical Assistant (Hindi) shall be fixed as 6:1 w.e.f. 2008 instead of 9:1, as proposed in the agenda item.

ITEM NO. 55/2008

Sub: Widening & Strengthening of Bund Road between NH-24 & Railway Line near Akshar-Dham-Temple.  
F.2(481)FD/C.E./SEZ/DDA/08-09/Part.

Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 56/2008

Sub: Change of land use of site measuring 3923.0 sq. meters from "Recreational" (Distt. Park) to "Public and semi-Public" facilities (Burial Ground) at Badar Pur.  
F.20(13)08/MP.

I Proposals contained in the agenda item were approved by the Authority.

II Shri Mahabal Mishra pointed out that existing procedures of change of land use are too lengthy and causing lot of delays in provision of essential public facilities.

b) The Lt. Governor directed that change of land use proposals should be regularly monitored and a consolidated picture of all the pending cases should be put up in the next meeting of the Authority.

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Sub: Proposed change of land use of plot measuring 0.9666 Ha. at Chankyapuri from 'Residential (Foreign Mission)' to 'Public & Semi public (Socio-Cultural)'.  
File No. F.3(88)2007/MP.

The Authority accepted the proposals given by the Ministry of Overseas Indian Affairs and agreed to allow FAR of 120 and Ground Coverage of 35%, subject to restricting the height of the building to 15 mtrs.

The Authority however advised that ground coverage can be increased beyond 35% if the FAR of 120 is not fully achieved within the 15 mt. height ceiling.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 59/2008

Sub: Change of land use of an area measuring 2.58 acres (1.04 Ha.) at 24, Tilak Marg, New Delhi in Planning Zone-D from 'Public & Semi Public Facilities' to 'Government Office'.  
F. 1(2)2005/MP.

i. Commissioner (Planning) suggested that development control norms on this building should be different from other office plots due to its strategic location. He pointed out that FAR of the proposed building should be restricted to 120 with ground coverage of 35% and height of 15 mt. as the plot falls in the Lutyen's Bungalow Zone.

b) The Joint Secretary (D&L), Dr. M.M. Kutty, pointed out that new restrictions should not be imposed at this stage.

ii. The Lt. Governor directed that the proposals contained in the agenda item should be approved but the Technical Committee should study the building Plans and ensure that sanctity of the Lutyen's Bungalow Zone is fully maintained and character of the area is not disturbed. He directed that the requirements of the Archeological  
Studies should be entered to as far as possible

Proposals contained in the agenda item were approved by the Authority.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 59/2008 (Laid on the Table)

Sub: Proposed modification to the MPD-2021.  
F.3(33)2006/MP/PT.

After detailed discussions, the proposed modification to the MPD-2021, as detailed in five public notices and in paras 1.3 and 1.4 of the agenda item, were approved by the Authority with the following modifications against the relevant public notices/paras:

a) Public Notice dated 30.4.2008

Sub para 15.6.3

"Small shops of maximum 20 sq.m. area restricted to one, trading in or dealing with specified items/activities allowed on ground floor only in a residential plot, including in A & B category of colonies. However, small shops of maximum 20 sq.m. area each restricted to maximum permissible number of dwelling units in the plot or four in number, whichever is less, trading in or dealing with specified items/activities existing as on 07.02.2007 may continue on ground floor only in a residential plot, including in A & B category of colonies."

b) Public Notice dated 16.5.2008

Sub para 15.4 (ii)

"Entire ground floor of DDA flats on mixed use/commercial use area/stretches/roads/is allowed for mixed use/commercial use existing as on 07.02.2007. No amalgamation of two or more DDA flats shall be allowed."

c) Public Notice dated 8.6.2008

Sub para 15.7.1 Clause (e).

The non-official members pointed out that MCD has given permission in some cases after 7.2.2007 because there was no limitation of date in the Master Plan.

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d) Public Notice dated 9.6.2008

The Principal Commissioner, Shri V.K. Sadhu, suggested that "the proposed amendments should cover both the stand alone hotel plots as well as the hotels which form part of commercial areas." This was agreed to.

ITEM NO. 60/2008

Sub: Constitution of Board of Enquiry and hearing under Rule 9 of the Delhi Development (Master Plan and Zonal Plan) Rules, 1959- Special Invitees.  
F.1(1)06/ZP/Pt.

Proposals contained in the agenda item were approved by the Authority.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 61/2008

Sub: Regarding allotment of land to Rahuli Dhaka Vikas Society (Regd.)  
F.18(17)2000/IL.

Shri Mahabal Mishra and all the non-official members suggested that the matter should be forwarded to the Ministry of Urban Development for their consideration.

b) The Principal Commissioner, Shri V.K. Sadhu, however pointed out that there is no provision in any policy to allot land on proportionate basis and moreover entire premium deposited by the Society had been refunded one year back. The applicant had lost the case even in the High Court and the matter stands finally closed.

ii) The Vice-Chairman pointed out that there is no basis for making a reference to the Ministry of Urban Development in view of the present policy of allotment by way of auction. However, in view of the recommendations of some of the non-official members, it was decided to send the proposal to the MOUD for decision.

Other issues raised by the Members.

1. S/Shri Mahabai Mishra, Jile Singh Chauhan, Manjra Ram Garg, Rajesh Gahlot and Sudesh Kumar Bhasin requested that land should be allotted to schools and hospitals at Zon-1 Varient plots because the present policy of allotment by auction has resulted in unaffordable cost of education and health facilities.

The Lt. Governor agreed that auction policy should be re-visited. He desired that fresh policy proposals be brought for discussion in the next meeting of the Authority.

2. Shri Mahabai Mishra and Shri Rajesh Gahlot requested for early allotment of land to Singh Sabha Gurudwara in Dwarika.

The Commissioner (LD), Smt. Asma Manzoor, informed that eleven cases of this nature are pending and all of them will be put-up to the Lt. Governor before the next meeting of the Authority.

3. Shri Mahabai Mishra drew the attention of the Authority to severe stagnation in several cadres of DDA, including Research cadres. He suggested that Tikku Committee recommendations should be implemented immediately and new designations should be given to the stagnating employees as it does not involve any financial implication.

The Vice-Chairman pointed out that Authority should have full power to create new posts and manage its cadres and postings. He informed that the existing Regulations are very old and have lost their relevance and new Regulations will be brought before the Authority for its consideration.

4. Shri Mahabai Mishra and all the non-official members requested that the lands which have been allotted under the 20-point programme should be de-notified from the scope and coverage of the Development Areas.

The Vice Chairman assured that the matter is being considered.

5. All the non-official members requested that a policy paper should be brought before the Authority for giving ownership rights to the occupants of old Nazul Estates like Mutawali Chaudry, Faharganj etc.



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They pointed out that the field staff is sending recovery notices and visiting the residents which should be immediately stopped.

The Lt. Governor directed that policy paper on the subject should be immediately brought before the Authority and till then no notices should be sent to the residents.

6. All the non-official members pointed out that DDA should not carry out any demolitions on the lands which are comprised in Lal Dora, extended Lal Dora or have been de-notified by the DDA.

The Lt. Governor directed that DDA does not have jurisdiction in these areas from the date of the Authority's decision and therefore, further enforcement action, if any, has only to be taken by the MCD.

7. Shri Mahabal Mishra requested that Local Area Plans should be finalized by DDA on the basis of draft Zonal Plans and the matter should not be left to the MCD.

b) The Lt. Governor observed that 'land uses' in the Zonal Plans should be flexible enough to accommodate the practical requirements of the local communities which may come up at the time of finalization of the Local Area Plans. He directed that a provision to this effect should be introduced in all the Zonal Plans as a standing arrangement so that genuine public requirements can be accommodated whenever necessary.

8. Shri Mange Ram Garg requested that 5000 sq.mt. land in the Jailorwala Bagh should be earmarked for Old Age Home and appropriate provision to this effect should be made in the Zonal Plan.

9. Shri Mahabal Mishra and Shri Rajesh Gehlot requested for early allotment of alternate plots to erstwhile land owners in Dwarka.

Commissioner (LD), Smt. Asma Manzar informed that needful is being done.

10. Shri Rajesh Gehlot pointed out that no development work has been taken up in Dwarka in the last one year. He sought construction of community halls in sectors 4,5,6 and 10 of Dwarka.

Item No. 11 / 2008  
3.6.2008

SUBJECT: Proposed change of land use in land measuring 2000 sq.mt. from 'Recreational' (District Park) to Public and Semi Public, (Community Hall) at Harkesh Nagar. F.19(01)06/MP

Background:

Proposal for construction of Community Hall in Harkesh Nagar has been taken up on the request of the Residents which was forwarded by Sh. Ram Singh Bidhuri, Member, Delhi Vidhan Sabha. The location of the Community Hall was earlier approved by Screening Committee on 13.10.2006 as part of the Land Landscape Plan on Maa Anandmai Marg and the details of the Architecture design as prepared by HUPW and put up in Screening Committee on 18.1.2008, where it was referred pending approval of the change of land use.

The proposal for a site of about 2000 sq.mt. for construction of the Community Hall for the residents of the Harkesh Nagar was considered by the Technical Committee in its meeting held on 15.5.2008 (Minutes & Agenda are annexed) wherein Technical Committee approved the proposal for the change of land use of 2000 sq.mt. of land from 'Recreational' to 'Public and Semi-Public (Community Hall).

at Page No 144 to 146

Master Plan Provision:

As per the provision of MPD -2021 the land under reference is falling in the Recreational use (District Park).

Community Hall /Community Room is permissible in residential or Public and Semi Public use Zone. Copy of the extracts of the Master Plan annexed.

Proposal:

The proposal is for change of land use of 2000 sq.mt. land has indicated on the plan having the boundary description as under for the change of land use from 'Recreational' Use (District Park) to 'Public and Semi Public' Use, (Community Hall).

- North East : Proposed 9 M Road
- South East : Boundary wall of Delhi Jal Board
- North East : District Park
- South East : District Park

Location Plan of the site is annexed.

Recommendations:

The proposal as given above is put up for consideration of the Authority.

Resolution

*Dr. Harsh Vardhan pointed out that DDA should develop more district parks and play-grounds to compensate for such change of land-uses.*

*The Lt. Governor informed that the Master Plan has laid down complete hierarchy for development of green areas and directed that the same should be duly complied with.*

*2. After detailed discussions, the proposals contained in the agenda item were approved by the Authority.*

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DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. F.1(07)2008-MP/180

Date: 19.05.08

Minutes of the 5<sup>th</sup> Technical Committee meeting held on 15.05.2008.  
List of the participants is annexed.

Item No. 39/2008

Sub: Change of land use land measuring about 0.2 ha. approximately from  
'Recreational (District Park) to Public & Semi Public (Grave Yard)

~~F1(29)2005-MP NELSON MANDELA~~

The proposal for change of land use of land was deferred for further examination.

ACTION: DIR. (PLG)AP-I

Item No. 40/2008

Sub: Layout plan of Commercial Development at Gautampur (New  
Seelampur) Metro Station.  
F20(9)99-MP-Vol.I.

The proposal was presented by Director (Plg.) TYA. It was informed that  
a piece of land measuring 5.1 ha. at Gautampur (New Seelampur) was processed  
for change of land use from 'Recreational to Commercial'. The Layout Plan was  
approved.

ACTION: DIR. (PLG)TYA

Item No. 41/2008

Sub: Land use Clearance for Fire Station at Chandrawal Water Works  
F3(109)2006-MP

The proposal was presented by Director (Plg.) AP-II After deliberations,  
the Technical Committee agreed with the proposal for:

- a) Clearance of Bldg. Plans by the MCD,
- b) Proposed upgradation of the Fire Station to Disaster Management  
Centre be given land-use clearance, and
- c) Incorporation in the Draft Zonal Plan (Zone 'C').

ACTION: DIR. (PLG)AP-II

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Item No. 42/2008

Sub: Proposal for change of land use from 'Recreational' (District Park) to 'Public and Semi Public (Community Hall) near Harkesh Nagar.  
F9(1)2006-MP

The proposal was presented by Director (Plg.) AP I. The Tech. Committee agreed with the same and recommended change of land use of 2000 sq. m. of land from 'Recreational to 'Public and semi Public (Community Hall).

ACTION: DIR.(PLG)AP-I

Item No. 43/2008

Sub: Proposal for a site for ISBT (8 ha) in Narela Subcity.  
F.3(7)2001-MP

The proposal was presented by Director (Plg.) Narela Project. It was found that the site of ISBT (8 ha) has been readjusted across the 60' cut and road, and a part of it is affected by an existing Mazar. It was explained that the Mazar has been demolished and has been suitably incorporated in the modified layout plan of ISBT Narela. After detailed deliberations, the proposal was approved.

ACTION: DIR.(PLG)NP

Item No. 44/2008

Sub: Proposal for change of land use of 3890 sqm. land with break up of 3265 sq.m land from 'Residential (Group Housing ) to Public semi Public Use ' (Training Institute of National Horticulture Board ) and balance 625 sqm as Recreational Use.  
F3(39)91-MP

The proposal was explained by Jt. Director (Plg- Dwarka) that a Public notice was issued inviting objections/suggestions for change of land use of 3890 sqm. from 'Residential (Group Housing ) to Public and Semi- Public use. Two objections / suggestions were received. The proposal was recommended for further processing with the observations that comments on the objections/suggestions be updated.

ACTION: DIR. (PLG)DWK

Item No. 45/2008

Sub: Integrated Freight Complex, Narela.  
F20(7)96-MP

The proposal was presented by Director (Plg.-Narela). The modified Plan of ISBT Narela was approved by Tech. Committee for further detailing and development.

ACTION: DIR. (PLG)NP  
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4/9/2008

**AGENDA FOR THE TECHNICAL COMMITTEE**

Item No.....

Technical Committee No.....

**Subject:** Proposal for change of land use from "Recreational" (District Park) to Public and Semi Public (Community Hall) near Harkesh Nagar.  
File No. F19(01)06/MP/

1. **Background:-** A request has been received from the residents of Harkesh Nagar forwarded by Sh. Ram Singh Bidhuri, Member, Delhi Vidhan Sabha for the provision of Community Hall in Harkesh Nagar. The location of the Community Hall was earlier approved as part of Landscape Plan on Ma Anandmai Marg, District Park on 13.10.06 vide Item No. 133: 2006. The architectural design proposal for the site for development of Community Hall / Reading room was discussed in 262<sup>nd</sup> Screening Committee held on 18.1.2008 vide Item No. 17:2008 where item was deferred pending approval of change of land use, to be processed by the Planning Deptt.

2. **Examination:**

- i) The site as per the location plan sent by the Landscape Unit is falling in the District Park, Ma Anandmai Marg. PT Survey was conducted for an area measuring about 2000 sq. mtr. adjacent to Delhi Jal Board. The site is lying vacant.
- ii) As per MPD-2021 Draft Zonal Development Plan of Zone 'F' the site is falling in "Recreational" (District Park). The site has been marked for Community Hall on the Conceptual Landscape Plan of District Park on Ma Anandmai Marg.
- iii) As per MPD-2021 Community Hall is not permitted in "Recreational" and is permitted in Public & Semi Public use Zone.

3. **Proposal:**

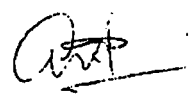
The change of land use for the land measuring 2000 Sq. mtr. from "Recreational" (District Park) to "Public & Semi Public" (Community Hall) is required for the pocket with following details :-

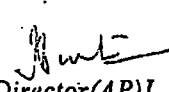
|            |   |                                  |
|------------|---|----------------------------------|
| North East | : | Proposed 9 M Road                |
| South East | : | Boundary wall of Delhi Jal Board |
| North West | : | District Park                    |
| South West | : | District Park                    |

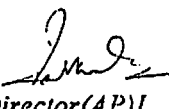
However, the proposal is subject to following:-

- i) Demarcation/feasibility and ownership of the site be verified by the concerned Engineering Deptt. / Land Departments, DDA.
- ii) Unauthorized structure shall be removed by LM Branch.

4. Recommendation:- The proposal given in Para .3 above is put up for the consideration of the Technical Committee

  
Asstt. Director (AP) I

  
Jt. Director (AP) I

  
Director (AP) I

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Item No. 2 / 2008  
3.6.2008

Sub: ACTION TAKEN NOTE ON PERFORMANCE BUDGET  
F.4(3)91/Performance Budget/2nd Qtr./2008-09

Pursuant to decision of the Authority Action Taken Note on the Performance Budget for the period July 2008 to Sept. 2008 is placed as under:

1. Performance Budget for the period July 2008 to Sept. 2008 <sup>Annexure-A</sup> at Page No. 149 to 171
2. A copy of Minutes of meeting of Monitoring Committee held on 5.2.09 on performance budget for the period July 2008 to Sept. 2008 <sup>Annexure-B</sup> at Page No. 172 to 173.

Submitted before Authority for kind information.

Resolution<sub>x</sub>

Consideration of this item was postponed.



**DELHI DEVELOPMENT AUTHORITY****SUB:- PERFORMANCE BUDGET (SECOND QUARTER OF YEAR 2008-09 i.e. 1.7.08 TO 30.09.08).**

That Authority has approved the Budget Estimates for the year 2008-09. As per the directions of Authority performance budget will be reviewed in Authority meetings on quarterly basis. Accordingly item wise and project wise performance budget for the aforesaid period has been compiled and divided into two parts i.e. financial performance budget and physical performance budget. The detail of financial performance budget is given below:-

**1. FINANCIAL PERFORMANCE BUDGET:**

1.1. To know the financial performance vis-a-vis budget estimates during 2nd quarter of the year, the comparison has been made with budget estimates of the year 2008-09 calculated on pro-rata basis with the actuals on the basis of un-audited financial statements for the year 2008-09.

**ACTIVITY-WISE SUMMARY OF BUDGET ESTIMATES VIS-A-VIS ACTUALS**

| RECEIPTS                   | [Rs. in crores] |                     |                   |                                                   |                                |                     |                   |
|----------------------------|-----------------|---------------------|-------------------|---------------------------------------------------|--------------------------------|---------------------|-------------------|
|                            | BE 2008-09      | Pro-rata BE 2008-09 | Actual Upto 09/08 | PAYMENTS                                          | BE 2008-09                     | Pro-rata BE 2008-09 | Actual Upto 09/08 |
| Disposal of houses         | 418.11          | 209.05              | 174.79            | Acquisition of land                               | 825.00                         | 412.50              | 21.87             |
| Disposal of shops          | 70.14           | 35.07               | 29.73             | Dev. of land<br>Net amount (*)                    | 1111.34<br>(-317.40)<br>793.94 | 333.45              | 194.19            |
| Resdl./Incl. & Comm. lands | 2691.17         | 1345.58             | 828.37            | Construction of Houses & shops<br>Net amount (**) | 751.72<br>(-170.00)<br>581.72  | 244.32              | 121.28            |
| Undev. land (GHS/Instl.)   | 10.00           | 5.00                | 0.06              | Estt. Expndr. (Pay & Allowances)                  | 324.56                         | 162.28              | 163.14            |
| Misc. Receipts             | 1726.36         | 863.18              | 985.49            | Misc. Expndr.                                     | 609.98                         | 256.20              | 51.78             |
| <b>TOTAL:</b>              | <b>4915.78</b>  | <b>2457.88</b>      | <b>2018.44</b>    | <b>TOTAL:</b>                                     | <b>3135.20</b>                 | <b>1408.75</b>      | <b>552.26</b>     |

Note: (\*) On payment side net amount of Rs.793.94 crs. under development of land has been arrived at by deducting amount of Rs.317.40 crs. of DMRC out of total approved budget of Rs.1111.34 crs. in BE 2008-09.

(\*\*) Net amount of Rs.581.72 crs. under constn. of houses and shops has been arrived at by deducting Rs.170.00 crs. being cost of land chargeable to housing and shops out of total budget provision of Rs.751.72 crs. in BE 2008-09.

1.2 The above table indicates, there is a surplus of Rs.1466.18 Crore as compared to actual expenditure of Rs.552.26 Crore incurred upto 09/08. It also indicates that there is short fall in receipts by Rs.439.44 Crores i.e. 17.88% of pro-rata BE and reduction in expenditure of Rs.856.49 Crores which is 60.80% of pro rata BE.

1.3 The receipts are mainly from disposal of houses, shops, GHS and misc. receipts. [Rs in crores]

| Sl. No. | Head of Account | BE 2008-09     | Pro-rata BE 2008-09 | Actual Upto 09/08 | Surplus(+)Deficit(-) |               |
|---------|-----------------|----------------|---------------------|-------------------|----------------------|---------------|
|         |                 |                |                     |                   | Amount               | Percentage    |
| 1.      | Nazul I         | 3.03           | 1.51                | 4.38              | (+)2.87              | 190.06%       |
| 2.      | Nazul II        | 3496.86        | 1748.43             | 1195.18           | (-)553.25            | 31.64%        |
| 3.      | B.G.D.A.        | 1415.89        | 707.94              | 818.88            | (+)110.94            | 15.67%        |
|         | <b>TOTAL:</b>   | <b>4915.78</b> | <b>2557.88</b>      | <b>2018.44</b>    | <b>(-)439.44</b>     | <b>17.18%</b> |

1.4 DDA could not spend the amount projected in development of land and construction of houses as per EM norms (@ 42%) for achieving target upto 09/08. The expenditure under these two heads is the base for earning revenues for the future. The shortfall under the two heads are given below:-

**Payment/Expenditure**

**Development of Land**

| Sl. No. | Particulars          | BE 2008-09 | Pro-rata BE 2008-09 @ 42%  | Actual Upto 09/08 |
|---------|----------------------|------------|----------------------------|-------------------|
| 1.      | Net amount           | 793.94     | 333.45<br>[@ 42% EM Norms] | 194.19            |
| 2.      | Short fall in amount |            |                            | 139.26            |
| 3.      | Short fall %         |            |                            | 41.75             |

**Construction of Houses & Shops**

| Sl. No. | Particulars          | BE 2008-09 | Pro-rata BE 2008-09 @ 42% | Actual Upto 09/08 |
|---------|----------------------|------------|---------------------------|-------------------|
| 1.      | Net amount           | 581.72     | 244.32                    | 121.28            |
| 2.      | Short fall in amount |            |                           | 123.04            |
| 3.      | Short fall %         |            |                           | 50.36%            |

The shortfall of 41.75% development of land and 50.36% in construction activities is main concern of DDA.

**Acquisition of land**

There is short fall of 94.70% under the head Acquisition of Land as per detail given below:-

| Sl. No. | Particulars           | BE 2008-09 | Pro-rata BE 2008-09 | Actual Upto 09/08 |
|---------|-----------------------|------------|---------------------|-------------------|
| 1.      | Amount as given above | 825.00     | 412.50              | 21.87             |
| 2.      | Short fall in amount  |            |                     | 390.63            |
| 3.      | Shortfall %           |            |                     | 94.70%            |

Account wise details of expenditure is given below:-

| Sl. No. | Head of Account | BE 2008-09     | Pro-rata BE 2008-09 | Actual Upto 09/08 | Surplus(+)Deficit(-) |              |
|---------|-----------------|----------------|---------------------|-------------------|----------------------|--------------|
|         |                 |                |                     |                   | Amount               | Percentage   |
| 1.      | Nazul I         | 18.73          | 7.87                | 4.29              | (-)3.58              | 45.49        |
| 2.      | Nazul II        | 2106.34        | 884.66              | 228.64            | (-)656.02            | 74.16        |
| 3.      | B.G.D.A.        | 1497.53        | 628.96              | 319.33            | (-)309.63            | 49.23        |
|         | <b>TOTAL:</b>   | <b>3622.60</b> | <b>1521.49</b>      | <b>552.26</b>     | <b>(-)969.23</b>     | <b>63.70</b> |

1.5 Shortfall in Nazul II account is Rs.656.02 Crore. Out of this Rs.73.08 crore is in schemes with budget provision for 2008-09 of over Rs three crore, and in acquisition of land amounting to Rs.390.63 crore detail of which is given below:-

[Fig in lacs of Rs.]

| Sl. No | Name of Work                                                                | BE 2008-09 | 42% of BE 2008-09 (EM's norms) | Expndr. incurred from 7/08 to 9/08 | Shortfall |                    |
|--------|-----------------------------------------------------------------------------|------------|--------------------------------|------------------------------------|-----------|--------------------|
|        |                                                                             |            |                                |                                    | in %age   | in absolute amount |
| 1.     | D/o River Front Yamuna Pusta                                                | 1230.00    | 516.60                         | 25.35                              | 95.09%    | 491.25             |
| 2.     | D/o 472.40 Hact. of land in Sect.23,24,25 Rohini                            | 525.00     | 220.50                         | 73.99                              | 66.44%    | 146.51             |
| 3.     | D/o land Ph.IV & V Rohini C/o Full R/W of Master Plan Road Rohini Ph.IV & V | 1615.00    | 678.30                         | --                                 | 100%      | 678.30             |
| 4.     | D/o 400 Hact. of land Acquired recently in Ph.IV & V (Sect.27 & 28) Rohini  | 1700.00    | 714.00                         | 425.59                             | 40.39%    | 288.41             |
| 5.     | D/o land in Sect.28 & 30 Rohini (Part land available)                       | 753.00     | 316.26                         | 223.23                             | 29.42%    | 93.03              |
| 6.     | D/o land under Acq. in Rohini Ph.IV & V                                     | 400.00     | 168.00                         | 0.05                               | 99.97%    | 167.95             |
| 7.     | C/o 100M R/W UER II connecting Yamuna Canal to Rly. Lines to Mundka NH-10   | 400.00     | 168.00                         | --                                 | 100%      | 168.00             |
| 8.     | D/o land at Dheerpur                                                        | 475.00     | 199.50                         | 31.64                              | 84.14%    | 167.86             |
| 9.     | D/o land at Village Jasola i/c South of Jasola                              | 325.00     | 136.50                         | 71.86                              | 47.35%    | 64.64              |
| 10.    | D/o 300 Bigha Land at Karkardoma                                            | 300.00     | 126.00                         | --                                 | 100%      | 126.00             |
| 11.    | D/o 1769.88 Hact. of land at Papankalan Scheme Dwarka Ph.I                  | 2060.00    | 865.20                         | 216.75                             | 74.95%    | 648.45             |
| 12.    | D/o land at Dwarka Ph.II 224.90 Hact. of land                               | 1857.00    | 779.94                         | 504.04                             | 35.37%    | 275.90             |
| 13.    | D/o 200 Acres of land at Bakarwala                                          | 840.00     | 352.80                         | 26.81                              | 92.40%    | 325.99             |
| 14.    | D/o land at Bakkarwala SH; C/o 30 M R/W connecting Road from N.Garg         | 340.00     | 142.80                         | 133.75                             | 6.34%     | 9.05               |
| 15.    | C/o 100 M Express Highway from NH-10 Rohtak Road to Bakkarwala              | 600.00     | 252.00                         | --                                 | 100%      | 252.00             |
| 16.    | Land protection works Trans Yamuna Area                                     | 890.00     | 373.80                         | 191.74                             | 48.70%    | 182.06             |
| 17.    | D/o land at Sect.34 & 35 Rohini Ph.I & V SH: M.P.Road                       | 500.00     | 210.00                         | --                                 | 100%      | 210.00             |
| 18.    | C/o 30M wide link Road from NH-8 to Cremation ground Mahipalpur             | 1000.00    | 420.00                         | --                                 | 100%      | 420.00             |
| 19.    | D/o land opposite Sarai Kale Khan                                           | 350.00     | 147.00                         | --                                 | 100%      | 147.00             |
| 20.    | D/o land at Dwarka Project SW of Delhi SH: Covering of Palam Drain          | 500.00     | 210.00                         | 16.25                              |           | 193.75             |
| 21.    | Integrated freight Complex at Gazipur Whole sale market                     | 1030.00    | 432.60                         | 104.42                             | 75.86%    | 328.18             |
| 22.    | D/o land for Hotgel Site. West of JNU Ph.II                                 | 985.00     | 413.70                         | 161.70                             | 60.91%    | 252.00             |
| 23.    | D/o Bio diversity park at North of Vasant Kunj                              | 318.00     | 133.56                         | 106.75                             | 16.59%    | 26.81              |
| 24.    | D/o Distt. Park at Satpura Lake                                             | 370.00     | 155.40                         | 28.53                              | 81.64%    | 126.87             |
| 25.    | D/o Spritual Park at Nehru                                                  | 340.00     | 142.80                         | 68.14                              | 52.28%    | 74.66              |

|     |                                             |                 |                 |                |               |                |
|-----|---------------------------------------------|-----------------|-----------------|----------------|---------------|----------------|
| 26. | D/o Tughlaka Bad Recreational Complex       | 300.00          | 126.00          | 10.76          | 91.46%        | 115.24         |
| 27. | D/o Mini Sports Complex at C.R.Park         | 530.00          | 222.60          | 0.69           | 99.69%        | 221.91         |
| 28. | Covering of Drain at Mayur Place            | 600.00          | 252.00          | --             | 100%          | 252.00         |
| 29. | Additional Facility in Villages in SEZ      | 320.00          | 134.40          | 30.91          | 77.00%        | 103.49         |
| 30. | D/o Urban Villages in SWZ                   | 370.00          | 155.40          | 69.64          | 55.19%        | 85.76          |
| 31. | Upgradation of Urban Villages in North Zone | 650.00          | 273.00          | 66.78          | 75.54%        | 206.22         |
| 32. | D/o Plot at Sect.A-1 to 174 at Narela       | 530.00          | 222.60          | 151.60         | 31.89%        | 71.00          |
| 33. | D/o land at Sect.G-7 to G-8 Narela Subcity  | 1010.00         | 424.20          | 36.77          | 91.33%        | 387.43         |
|     | <b>Total</b>                                | <b>24013.00</b> | <b>10085.46</b> | <b>2777.74</b> | <b>72.46%</b> | <b>7307.72</b> |

1.6 Shortfall in BGDA account is Rs.309.63 crore. Out of this Rs.183.93 crore is in schemes with budget provision in 2008-09 of over Rs.three crores, details of which is given below:-

(Fig in lacs of Rs.)

| Sl. No. | Name of Work                                                    | BE 2008-09 | 42% of BE 2008-09 (EM's norms) | Expndr. incurred from 7/08 to 9/08 | Shortfall |                    |
|---------|-----------------------------------------------------------------|------------|--------------------------------|------------------------------------|-----------|--------------------|
|         |                                                                 |            |                                |                                    | in %age   | in absolute amount |
| 1.      | C/o HIG houses Sector 29 Ph.IV Rohini                           | 3100.00    | 1302.00                        | 0.10                               | 99.99%    | 1301.90            |
| 2.      | C/o 256 Multi Storeyed houses Sect.19, Rohini                   | 680.00     | 285.60                         | --                                 | 100%      | 285.60             |
| 3.      | C/o 2144 LIG/MIG/SFS M.S.Flats Sect.18-B                        | 2500.00    | 1050.00                        | 14.25                              | 98.65%    | 1035.75            |
| 4.      | C/o MIG/LIG houses at Bakkarwala Pkt.-E (Loknayak Puram)        | 1000.00    | 420.00                         | --                                 | 100%      | 420.00             |
| 5.      | C/o SFS/MIG houses near Spinal Injury Hospital Vasant Kunj      | 4000.00    | 1680.00                        | 232.70                             | 86.15%    | 1447.30            |
| 6.      | C/o 362 LIG/MIG houses at Sultangarhi Vasant Kunj               | 2020.00    | 848.40                         | --                                 | 100%      | 848.40             |
| 7.      | C/o LIG houses in Sect.14 Dwarka Ph.II on Turnkey basis         | 1200.00    | 504.00                         | 6.80                               | 98.65%    | 497.20             |
| 8.      | C/o 340 EWS houses at Kondli Extn.Ph.I                          | 350.00     | 147.00                         | 29.78                              | 79.74%    | 117.22             |
| 9.      | C/o C/o 2400 EWS houses (Five storeyed) in Sect.26 Dwarka Ph.II | 510.00     | 214.20                         | 1.05                               | 99.50%    | 213.15             |
| 10.     | C/o 2000 EWS houses in Sect.23 Ph.II Dwarka                     | 500.00     | 210.00                         | --                                 | 100%      | 210.00             |
| 11.     | C/o EWS houses at Village Siraspur                              | 2020.00    | 848.40                         | 2.62                               | 99.69%    | 845.78             |
| 12.     | C/o 4500 EWS houses at G-6 & G-8 near Sanoth Village            | 510.00     | 214.20                         | 0.10                               | 99.95%    | 214.10             |
| 13.     | C/o EWS houses in Sect.34 & 35 Rohini                           | 1500.00    | 630.00                         | --                                 | 100%      | 630.00             |
| 14.     | C/o 1350 EWS houses at Kondli Adjoining Noida                   | 1000.00    | 420.00                         | 34.26                              | 91.84%    | 385.74             |
| 15.     | C/o 400 M.S. flats for SFS at Sect.9-A Jasola                   | 1025.00    | 430.50                         | 261.29                             | 39.30%    | 169.21             |
| 16.     | C/o SFS in various Sectors of Vasant Kunj                       | 450.00     | 189.00                         | 97.44                              | 48.44%    | 91.56              |

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|     |                                                                      |                 |                 |                 |               |                 |
|-----|----------------------------------------------------------------------|-----------------|-----------------|-----------------|---------------|-----------------|
| 17. | C/o 2500 SFS houses at Vasant Kunj D-6 (Behind Sample Pilot Project) | 6330.00         | 2658.60         | 1573.70         | 40.81%        | 1084.90         |
| 18. | C/o 100 SFS houses Sect.D Pkt.4 Vasant Kunj                          | 1000.00         | 420.00          | --              | 100%          | 420.00          |
| 19. | C/o 240 MIG MS G-10(E) Bakkarwala                                    | 1000.00         | 420.00          | 1.14            | --            | 418.86          |
| 20. | C/o 690 LIG houses/at Molar Band                                     | 1860.00         | 781.20          | .554.88         | 28.97%        | 226.32          |
| 21. | Common Wealth Games 2010                                             | 35819.00        | 15043.98        | 8288.44         | 44.94%        | 6755.54         |
| 22. | C/o 2630 EWS Sect.26 Ph.IV Rohini                                    | 1230.00         | 516.60          | 2.40            | 99.53%        | 514.20          |
| 23. | C/o 500 EWS houses in Sect.4 Extn. Rohini                            | 620.00          | 260.40          | 0.40            | 99.85%        | 260.00          |
|     | <b>Total</b>                                                         | <b>70224.00</b> | <b>29494.08</b> | <b>11101.35</b> | <b>62.36%</b> | <b>18392.73</b> |

Annexure A

**Physical performance Budget for the period July, 2008 to September 2008(IInd Quarter)**

**Nazul A/c II- Schemes**

[Fig in lacs of Rs.]

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| Sl. N | Name of Work                 | BE 2008-09 | 42% of BE 2008-09 (EM's norms) | Expndr. incurred from 7/08 to 9/08 | Shortfall |                    | Date of accord of AA & EC of the scheme                                                                         | Date of approval of tender by WAB/CE                                                                                                                                                                    | Actual date of award of work to agency | Date of rejection of tender, if any, by WAB/CE | Stipulated/ Target Date of completion. | Physical progress | Reason for slippages                                                                                                                                                                                                                                                                                                                                                                                 | Remedial measures proposed to be taken. |
|-------|------------------------------|------------|--------------------------------|------------------------------------|-----------|--------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------|----------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|       |                              |            |                                |                                    | In %      | In absolute amount |                                                                                                                 |                                                                                                                                                                                                         |                                        |                                                |                                        |                   |                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |
| 1.    | D/o River Front Yamuna Pusta | 1230.00    | 516.60                         | 25.35                              | 95.09 %   | 491.25             | 1. EM.6(25) 04 dated 04.08.04 for Rs. 200lacs.<br>2. EM.6(65)/04/Estb./1334 dated 29.05.05 for Rs. 1781.26 lacs | The work of construction of footpath and roads were awarded by North Zone sometime in 2006 and transferred to this zone. These works were awarded at S.E. Level being cost of work below Rs 70.00 lacs. | ---                                    | ---                                            | 31.12.2010                             | 10%               | 1. The shortfall was due to revision of layout by Director (L.S.) as the 40 m R/W parallel to Ring Road was to accommodate (to be constructed by P.W.D.).<br>2. The shortfall was also due to deletion of work of diversion of drain from Vijay Ghat to Raj Ghat drain. It was decided by EM/DDA.<br>3. The shortfall was also due to stay on part of land which was under unauthorized cultivation. |                                         |







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|     |                                                            |         |        |        |        |        |                                                                     |                                  |          |       |                                          |      |                                                                                                                                                                                                                                                      |                                                                                                        |
|-----|------------------------------------------------------------|---------|--------|--------|--------|--------|---------------------------------------------------------------------|----------------------------------|----------|-------|------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 8.  | D/o land at Dheerpur                                       | 475.00  | 199.50 | 31.64  | 84.14% | 167.86 | EM.6(70)/90/Estb./V of II/ 2746 63 dated 22.12.98 For Rs. 7827 lacs | No work has been awarded so far. |          |       | Tentative date of completion 31.12.2010. | 20%  | Layout plan of the area has been revised. Landscape plan of green area at Dheerpur in Residential Scheme approved on 09.01.2009.                                                                                                                     | On receipt of approved plan development work shall be taken up. Work of command tank has been started. |
| 9.  | D/o land at Village Jasola i/c South of Jasola             | 325.00  | 136.50 | 71.86  | 47.35% | 64.64  | EM.6(100) 89/Estb/ 2659-77 dated 19.01.95 for Rs. 6562.86 lacs.     | 15.09.08 by WAB.                 | 06.10.08 | NA    | Dec. 2009                                | 85%  | For other works RPE is awaited. Work of command tank has been awarded.                                                                                                                                                                               | For other works. RPE is awaited                                                                        |
| 10. | D/o 300 Bigha Land at Karkardoma                           | 300.00  | 126.00 | Nil    | 100%   | 126.00 | P.E. Submitted                                                      | ----                             | ----     | ----  | Scheme revised. Under preparation.       | ---- | Scheme revised. Under preparation.                                                                                                                                                                                                                   | Details have been received for one pocket of 200 DU's and work is at Plg. Stage.                       |
| 11. | D/o 1769.88 Hact. of land at Papankalan Scheme Dwarka Ph.I | 2060.00 | 865.20 | 216.52 | 74.95% | 648.45 | EM.6(3)88/Estb./ 5866-88 dated 07.04.1993 for Rs. 51360 lacs.       | -----                            | -----    | ----- | 2005 2011                                | 85%  | A/A & E/S has been exhausted. Hence overall scheme affected.                                                                                                                                                                                         | Revised PE is under scrutiny.                                                                          |
| 12. | D/o land at Dwarka Ph.II 224.90 Hact. of land.             | 1857.00 | 779.94 | 504.04 | 35.37% | 275.90 | EM.6(59)/93/Estb./ for Rs. 5961.12 lacs                             | -----                            | -----    | ----- | 1994 2005 Aug. 2011                      | 60%  | 1. The C/o Bridge over Palam Drain at Sec.11 & 12 was rejected 2 times being high rate of the tender.<br>2. The work of SDAC at Sec. 16 could not be taken up due to laying of CI pipe of 1300mm & 1200mm by DJB from WTP to CT-5<br>3. Road work in | Technical sanction and NIT for construction of bridge has been revised and under issue.                |





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|    |                                                         |         |        |        |        |        |                                                                   |                                                     |          |  |                          |     |                                                                                                                                                                      |                                                   |
|----|---------------------------------------------------------|---------|--------|--------|--------|--------|-------------------------------------------------------------------|-----------------------------------------------------|----------|--|--------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 21 | Integrated freight Complex at Gazipur Whole sale market | 1030.00 | 432.60 | 104.42 | 75.86% | 328.18 | EM.6(1)/99/Estb./1086-1107 dated 17.07.2000 for Rs. 10885.11 lacs | Tenders have been called and being submitted to WAB |          |  | 31.03.2009               | 92% | Road work rescind, further call of tender is in process.                                                                                                             | Tenders have been called & being submitted to WAB |
| 22 | D/o land for Hotel Site West of JNU Ph. II              | 985.00  | 413.70 | 161.70 | 60.91% | 252.00 | EM.6(54)07/Estb./Pt./7922-45 dated 27.07.04.                      |                                                     |          |  |                          |     |                                                                                                                                                                      |                                                   |
| 23 | D/o Bio diversity park at North of Vasant Kunj          | 318.00  | 133.56 | 106.75 | 16.59% | 26.81  | EM.6(41)07/Estb./Pt./1815-27 dated 14.03.05.                      |                                                     |          |  |                          |     | Work Completed.                                                                                                                                                      |                                                   |
| 24 | D/o Distt. Park at Satpula Lake                         | 370.00  | 155.40 | 28.53  | 81.64% | 126.87 | EM.6(26)/2007/Estb./Pt./2769 dated 02.08.07                       |                                                     | 08.11.07 |  | 17.03.2008<br>31.12.2008 | 20% | Work held up due to monsoon season & Drawings from Dir. (LS)                                                                                                         | Work is in Progress.                              |
| 25 | D/o Spritual Park at Nehru Place (Astha Kunj)           | 340.00  | 142.80 | 68.14  | 52.28% | 74.66  | EM.6(65)2003/Estb./Pt./1844 dated 22.05.06                        |                                                     | 27.06.07 |  | 09.03.2007<br>31.01.2009 | 70% | Work delayed due to non-finalization of drawing by Dir. (LS). Change in location of food plaza and change in design due to variation in counter congregational area. | Drawing finalized work is in progress             |
| 26 | D/o Tughlakabad Recreational Complex                    | 300.00  | 126.00 | 10.76  | 91.46% | 115.24 | EM.6(86)99/Estb./PT./3300 dated 30.08.06.                         |                                                     | 18.12.07 |  | 2010<br>31.03.09         | 20% | Work delayed due to non availability of water.                                                                                                                       | Tender is invited for supply of water.            |
| 27 | D/o Mini Sports Complex at C.R. Park                    | 530.00  | 222.60 | 0.69   | 99.69% | 221.91 | EM.6(7)/2006/Estb/Pt./2044 dated 09.06.06                         |                                                     | 21.05.08 |  |                          |     |                                                                                                                                                                      | Work held up due to court stay order.             |

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|     |                                             |        |        |        |        |        |                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |       |                                           |     |                                                                                                                                                                               |                                                                |
|-----|---------------------------------------------|--------|--------|--------|--------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 28. | Covering of Drain at Mayur Place            | 600.00 | 252.00 | Nil    | 100%   | 252.00 | EM.6(58)/96/Estb./6 311-29 dated 11.06.97 for Rs 480.15 lacs                                                                                                                                                                                          | 23.06.08                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 28.07.08 | ..... | Phase I- 05.09.09<br>Phase II- 05.08.2010 | 5%  | Recently awarded.                                                                                                                                                             | Structural drawing received from CDO and work is starting now. |
| 29. | Additional Facility in Villages in SEZ      | 320.00 | 134.40 | 30.91  | 77.00% | 103.49 | EM.6(19)/2008/Estb./Pl/1586 dated 10.04.2008                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |       | J1.08.2008<br>31.03.2009                  | 25% | Tenders were called thrice time due to higher rate and work also delayed due to rain.                                                                                         | Efforts are being made to complete the work                    |
| 30. | D/o Urban Villages in SWZ                   | 370.00 | 155.40 | 69.64  | 55.19% | 85.76  | EM.6(26)/2006/Estb./Pl/2613 dated 23.07.07                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 17.05.08 |       | Work completed.                           |     |                                                                                                                                                                               |                                                                |
| 31. | Upgradation of Urban Villages in North Zone | 650.00 | 273.00 | 66.78  | 75.54% | 206.22 | There are 15 urban villages under this scheme. AA & ES for 13 villages was sanctioned for Rs. 282.42 Lacs dated 10.04.2008. and remaining two villages was sanctioned for Rs. 12.05 lacs dated 11.03.2008 and for Rs. 26.32 lacs dated 10.04.08 resp. | The work of 12 Villages have been completed 100%. 1 village namely sannoth, the work was not taken up because all the work was taken up by the flood control and irrigation department of Delhi Govt. In respect of 1 village i.e. Jagatpur the stipulated date of completion was 31.08.08 and the physical progress is 80%, due to the reason that some work to be done after monsoon. The last remaining village HaiderPur the stipulated date to completion is 28.02.09 and the physical progress is 55%. The progress could not be achieved due to sewerage work in hand and held up due to running traffic. |          |       |                                           |     | Work at sannoth village was not taken up because all the work were taken up by the flood control and irrigation department of Delhi Government.                               | Work of 13 villages already completed.                         |
| 32. | D/o Plot at Sect.A-1 to A-4 at Narela       | 530.00 | 222.60 | 151.60 | 31.89% | 71.00  | AA & ES for Rs 12553.11 Lacs dated 01.09.06.                                                                                                                                                                                                          | There are No. of works under this scheme therefore, specific date of award cannot be given                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |       | 2010                                      | 69% | Work of water supply recently awarded is in progress.<br>Rs. 15.00 crores being infrastructure charge for sewer system is to be paid to DJB increased budget demanded in RBE. |                                                                |

|    |                                            |         |        |       |        |        |                        |                                                                                            |      |    |                                                                                                                                                      |
|----|--------------------------------------------|---------|--------|-------|--------|--------|------------------------|--------------------------------------------------------------------------------------------|------|----|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 33 | D/o land at Sect.G-7 to G-8 Narela Subcity | 1010.00 | 424.20 | 36.77 | 91.33% | 387.43 | AA & ES dated 30.10.07 | There are No. of works under this scheme therefore, specific date of award cannot be given | 2010 | 9% | 1. Tender for road work awarded & in progress.<br>2. The approval of services from DJB/MCD is awaited due to non finalization of infrastructure fund |
|----|--------------------------------------------|---------|--------|-------|--------|--------|------------------------|--------------------------------------------------------------------------------------------|------|----|------------------------------------------------------------------------------------------------------------------------------------------------------|

*[Signature]*  
Director (Works)

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**Physical performance Budget for the period July, 2008 to September 2008(IInd Quarter)**

[Fig in lacs of Rs.]

**B.GENERAL DEVELOPMENT- Schemes.**

| S.No. | Name of Work                                  | BE 2008-09 | 42% of BE 2008-09 (EM's norms) | Expndr. incurred from 7/08 to 9/08 | Shortfall |                    | Date of accord of AA & EC of the scheme                           | Date of approval of tender by WAB/CE                                                                                                                                                                                                                | Actual date of award of work to agency                                              | Date of rejection of tender, if any, by WAB/CE | STIPULATED/ TARGET DATE OF COMPLETION.                    | PHYSICAL PROGRESS | REASONS FOR SLIPPAGE.                                                                                                                                                          | REMEDIAL MEASURES PROPOSED TO BE TAKEN.              |
|-------|-----------------------------------------------|------------|--------------------------------|------------------------------------|-----------|--------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
|       |                                               |            |                                |                                    | in %age   | in absolute amount |                                                                   |                                                                                                                                                                                                                                                     |                                                                                     |                                                |                                                           |                   |                                                                                                                                                                                |                                                      |
| 1.    | C/o HIG houses Sector 29 Ph.IV Rohini         | 3100.00    | 1302.00                        | 0.10                               | 99.99%    | 1301.90            | EM.6(87)/2004/E stb./Pl./3357 dated 21.09.06 for Rs. 66.36 Crores | 02.05.08 (Minutes issued on 12.05.08)                                                                                                                                                                                                               | 22.05.08 (332 DU's) 19.06.08 (228 DU's) After obtaining performance guarantee bond. | -----                                          | i) 332 DUs. 29.6.08/28.6.10<br>ii) 228 DUs 4.7.08/30.7.10 | NIL               | No approved piling agency was in the approved list of DDA. Environmental clearance from Ministry of Environment received in January, 2009. Now work has started in full swing. | RBE reduced to Rs.810.00 lacs. from 3100.00 lacs.    |
| 2.    | C/o 256 Multi Storied houses Sect.19, Rohini  | 680.00     | 285.60                         | -NIL-                              | 100%      | 285.60             | EM.6(27)/2007/E stb/PL/ 3810 dated 17.10.07 for Rs 33.23 Crore.   | Tenders not yet called as drawings still awaited                                                                                                                                                                                                    | -----                                                                               | -----                                          | ---                                                       | -----             | Architectural & Structural drawing. are still awaited.                                                                                                                         | RBE 08-09 reduced to Rs. 10.00 lacs.                 |
| 3.    | C/o 2144 LIG/MIG/SFS M.S.Flats Sect.18-B,DWK. | 2500.00    | 1050.00                        | 14.25                              | 98.65%    | 1035.75            | EM.6(9)/01/ Estt./1547-61 dated 29.01.02 for Rs.1448700 lacs      | Tenders for the work called 5 times. In first 3 calls no tenders were received. In 4 <sup>th</sup> call tender were rejected on 05.03.08 being higher rates. In 5 <sup>th</sup> call tenders were opened and the work has been awarded on 12.12.08. | -----                                                                               | -----                                          | June, 2010                                                | 65%               | Tenders for work called Five times but due to poor response work could not be awarded.                                                                                         | Tenders have been processed and awarded on 12.12.08. |

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|    |                                                                |         |         |                         |        |         |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                                |           |           |    |                                                                          |                                                                                                        |
|----|----------------------------------------------------------------|---------|---------|-------------------------|--------|---------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------|-----------|-----------|----|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 4. | C/o MIG/LIG houses at Bakkarwala Pkt.-E (Loknayak Puram)       | 1000.00 | 420.00  | Nil                     | 100%   | 420.00  | EM.6(45)/08/Estb./Pt./3847 dated 23.07.08 for Rs. 3876 lacs |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                                |           |           |    |                                                                          | Scheme does not exist. (Please see Sl. No. 19)                                                         |
| 5. | C/o 852 SFS/MIG houses near Spinal Injury Hospital Vasant Kunj | 4000.00 | 1680.00 | 232.70 (rescinded work) | 86.15% | 1447.30 | EM.6(17)2001/Estb./PT./3517-30 dated 15.03.07               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                                |           |           |    | Case has been rejected by WAB.                                           | Since the tenders are rejected by WAB, further tenders re-invited and shall be received on 18.02.2009. |
| 6. | C/o 362 LIG/MIG houses at Sultangarhi Vasant Kunj              | 2020.00 | 848.40  | -NIL                    | 100%   | 848.40  | EM.6(96)2004/Estb./PT./764 dated 07.03.07                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                                |           |           |    | Case has been rejected by WAB, based on DSR 2002                         | Fresh NIT under preparation as per latest DSR 2007.                                                    |
| 7. | C/o LIG houses in Sect. 14 Dwarka Ph.II on Turnkey basis       | 1200.00 | 504.00  | 6.80                    | 98.65% | 497.20  | VC's approval dated 11.04.05 for Rs. 1450 lacs.             | Tenders were called on 03.03.08 and only one tender was sold. Due to poor response the date of sale was postponed to 12.03.2008, 05.4.08 and 03.5.08. One more tender was sold. On the date of opening no tender was received. Tenders have again been called with date of sale and opening as 18.10.08 and 23.10.08 resp. No tender were sold out. Further date of sale and opening were postponed to 12.11.08 and 17.11.08. 4 tenders were sold and 2 tenders received on 17.11.08 and same are under scrutiny for submission to WAB. |          |                                | Dec, 2010 |           |    |                                                                          |                                                                                                        |
| 8. | C/o 300 EWS houses at Kondli Extn.Ph.I                         | 350.00  | 147.00  | 29.78                   | 79.74% | 117.22  | EM.6(5)06/Estb./Part/327 dated 23.01.07 for Rs. 902.78 lacs | Approved by WAB on 19.07.07.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 15.09.07 | No response for earlier calls. |           | 4.03.2010 | 1% | Pile work is in progress, delayed due to shortage of steel in DDA store. | Steel received in stores after testing of samples, steel shall be supplied from stores.                |



|     |                                                                       |         |        |      |        |        |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                     |              |                                                                                                        |                              |
|-----|-----------------------------------------------------------------------|---------|--------|------|--------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------|------------------------------|
| 9.  | C/o 1950/960-9901 EWS houses (five storeyed) in Sect.26 Dwarka Ph. II | 510.00  | 214.00 | 1.05 | 99.50% | 213.15 | EM 6159/067 Estt./ Pt / 2994 dated 20.08.07 for Rs. 5489.93 Bids                                                                                      |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                     | August 2010. | No slippages.                                                                                          | Work awarded on 21.09.08.    |
| 10. | C/o 2000 EWS houses in Sect.23 Ph. II Dwarka                          | 500.00  | 210.00 |      | 100%   | 210.00 | Awarded (JNNURM Scheme)                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                     |              | These houses to be constructed under the tenders called by CE(NZ). Now the tenders have been rejected. | Tenders are being re-called. |
| 11. | C/o EWS houses at Village Siraspur                                    | 2020.00 | 848.40 | 2.62 | 99.69% | 845.78 | To achieve the objective, the MPOUD, Govt. of India. It was decided the DDA to construct 50,000 EWS houses at Dwarka, Narela and Rohini under JNNURM. | Tenders from 8 shortlisted agencies have been invited as per following schedule:-<br>1. Last date of sale of tender:- 31.01.2008.<br>2. Date of Pre-bid:- 11.02.2008.<br>3. Date of opening of tender:- 14.05.2008.<br>4. No. of tenders sold:- 6<br>5. Pre-bid held on :- 11.02.2008 & 24.04.2008.<br>6. Date of Technical/financial bid:- 30.07.2008. | In response 5 bids were received and opened on 21.07.2008. A Committee was constituted by EM, DDA to examine the technical bid and appropriate technologies. A meeting was held in the Chamber of EM, DDA on 05.09.08 with the representatives of all shortlisted agencies to even out differences on technologies. M/s B.G. Shirke made 3 representations based on which the matter was referred to CVC for advice. | On the basis of certain deficiencies observed by CVC in processing of tenders, which cannot be rectified, the Hon'ble L.G., Delhi on 09.01.2009 ordered to cancel the tenders for C/O 50,000 EWS houses in Dwarka, Narela & Rohini. |              |                                                                                                        |                              |

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|     |                                                          |         |         |         |        |         |                                                                  |                                                                        |          |      |                       |                                                                                                                                               |                                                                                                                                            |
|-----|----------------------------------------------------------|---------|---------|---------|--------|---------|------------------------------------------------------------------|------------------------------------------------------------------------|----------|------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 12. | C/o 4500 EWS houses at G-6 & G-8 near Sanath Village     | 510.00  | 214.20  | 0.10    | 99.95% | 214.10  | -do-                                                             | -do-                                                                   | -do-     | -do- | -do-                  |                                                                                                                                               |                                                                                                                                            |
| 13  | C/o EWS houses in Sect. 34 & 35 Rohini                   | 1500.00 | 630.00  |         | 100%   | 630.00  | EM.6(49)2008/Estb./Pt/3480 dated 19.06.08 for Rs. 104.06 Crores. | Tenders called by CE(NZ) for 50,000 houses and rejected by hon'ble LG. |          |      | Work not yet awarded. | This work is a part of C/o 50,000 EWS for which bids have been rejected by Hon'ble LG. Action for recall of tenders is being taken by CE(NZ). | RBE 08-09 Reduced to Rs. 50.00 Lacs.                                                                                                       |
| 14. | C/o 1350 EWS houses at Kondli Adjoining Noida.           | 1000.00 | 420.00  | 34.26   | 91.84% | 385.74  | EM.6(84)2007/Estb./Part/1721 dated 23.04.08 for Rs. 4737.25 lacs | Agenda 701 East Zone dated 14.03.08                                    | 11.04.08 |      | 20.04.2010            |                                                                                                                                               | Desired progress will be achieved in next quarter.                                                                                         |
| 15. | C/o 400 M.S. flats for SFS at Sect. 9-A Jasola           | 1025.00 | 430.00  | 261.29  | 39.30% | 169.21  | EM.6(1)2000/Estb./12795-811 dated 02.11.01 for Rs. 5068.81 lacs  | 11.04.08 by WAB                                                        | 03.05.08 |      | 12.05.2010            |                                                                                                                                               | Work just started.                                                                                                                         |
| 16. | C/o 160 HIG/ SFS in various Sectors of Vasant Kunj Pkt-B | 450.00  | 189.00  | 97.44   | 48.44% | 91.56   | EM.6(22)/2001/Estb./Pt./11374-91 dated 05.10.01                  |                                                                        |          |      | 10.06.09              | 41.00%                                                                                                                                        | Work delayed due to non-availability of steel from DDA store. Matter is being pursued with store for early procurements of steel.          |
| 17. | C/o 2500 SFS houses at Vasant Kunj D-6                   | 6330.00 | 2658.60 | 1573.70 | 40.81% | 1084.90 | EM.6(28)/2001/Estb./Pt./12917-34 dated 05.10.01                  |                                                                        |          |      | 09.12.09              | 12.00%                                                                                                                                        | Structural drawing revised and yet to be received from Consultant. Matter is being pursued with Consultant for early approval of drawings. |

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|     |                                             |         |        |        |        |        |                                                                     |                                                                                                                                                                                                                                                                             |                                               |                   |            |     |                                                                                                                                                                                                                                                                                 |                                                 |                                                                 |
|-----|---------------------------------------------|---------|--------|--------|--------|--------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------|------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------|
| 18. | C/o 112 SFS houses Sect.D Pkt.4 Vasant Kunj | 1000.00 | 420.00 |        | 100%   | 420.00 |                                                                     |                                                                                                                                                                                                                                                                             |                                               |                   |            |     |                                                                                                                                                                                                                                                                                 | Structural Drgs. to be issued from CDO.         | NIT shall be prepared after issue of structural Drgs. from CDO. |
| 19. | C/o 240 MIG MS G-10(E) Bakkarwala           | 1000.00 | 420.00 | 1.14   | 99.73% | 418.86 | EM.6(45)/08/Est b./Pl./3847 dated 23.07.08 for Rs. 3876 lacs        |                                                                                                                                                                                                                                                                             |                                               |                   |            |     |                                                                                                                                                                                                                                                                                 |                                                 | Planning stage.                                                 |
| 20. | C/o 690 LIG houses at Molar Band            | 1860.00 | 781.20 | 554.88 | 28.97% | 226.32 | Em.6(49)2004/Est b./Pl./2458-73 dated 31.03.05 for Rs. 2517.23 lacs | Agenda approved on 11.10.07 circulated On 29.10.07 by WAB.                                                                                                                                                                                                                  | GROUP I- 06.11.07<br>GROUP II & III- 07.11.07 | 13.07.07 recalled | 16.11.2009 | 17% |                                                                                                                                                                                                                                                                                 | Being pursued to achieved the desired progress. |                                                                 |
| 21. | C/o 2630 EWS Sect. 26 Ph. IV Rohini         | 1230.00 | 516.60 | 2.40   | 99.53% | 514.20 | EM.6(34) 2005/Estb./Pl./ 2873 dated 11.08.06 for Rs. 67.23 Crores   | Since more than 50% land is under encroachment, it was decided to invite bids for in-situ development. For in-situ development tenders were invited. Tenders for consultancy for in-situ development have been rejected by competent authority on 2 <sup>nd</sup> occasion. |                                               |                   |            |     | Since more than 50% land is under encroachment, it was decided to invite bids for in-situ development. For in situ development tenders were invited. Tenders for consultancy have been rejected by competent authority on 2 <sup>nd</sup> occasion. Tenders are being recalled. | RBE 08-09 reduced to Rs. 20.00 Lacs.            |                                                                 |

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|    |                                                                                                                      |          |          |         |        |         |                                                                                                                                                                             |                                                                                                                                                                                                                                                        |          |  |             |     |                                                                                                                                                                                                                                                                                            |                                                                                                                                  |                                                                                                                                                     |                                      |
|----|----------------------------------------------------------------------------------------------------------------------|----------|----------|---------|--------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--|-------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 22 | Const. of 500 EWS houses in Sec-4 Extn. Rohini                                                                       | 620.00   | 260.00   | 0.40    | 99.85% | 260.00P | EM.6(41)/2007/E stb./ Pt./ 12521 dated 17.07.07 for Rs. 1392.53 lacs                                                                                                        | Tenders "1" called on 13.09.07 and were rejected by WAB on 21.11.07.<br><br>1) Tender: recalled on 1.5.08. No tenders was received. Tenders recalled on 23.6.08. No tender was received. Tenders recalled on 14.08.08 and rejected by WAB on 19.12.08. |          |  |             |     |                                                                                                                                                                                                                                                                                            |                                                                                                                                  | Tenders rejected by WAB on 2 occasions, i.e. lastly on 19.12.08 N IT is being re-casted to keep the cost to the minimum as per the direction of WAB | RBE 08-09 reduced to Rs. 50.00 Lacs. |
| 23 | Common Wealth Games 2010<br><br>(Through Ministry of UD Fund)<br><br>1. C/o Indoor Stadium for Table tennis for CWG- | 35819.00 | 15043.98 | 8288.44 | 44.94% | 6755.54 | Revised Cost Estimate (RCE) amounting to Rs. 1034.82 crores has already been sent to Ministry of UD on 16.07.2008. So far, Rs 201.70 crores have been received.<br><br>-do- | 27.12.07/<br>31.12.07                                                                                                                                                                                                                                  | 21.01.08 |  | March, 2010 | 28% | 1. Delay in award of works in Indoor Badminton Stadium - at SFSC and table tennis Stadium at Yamuna Sports Complex.<br>2. Delay in award of work of refurbishment of Training venue for Aquatics, Badminton, Squash and Tennis at Siri Fort Sports Complex and Badminton training venue at | Now most of works have been awarded and progressing satisfactorily. Progress is also being monitored by Secy (UD), LG, VC Level. |                                                                                                                                                     |                                      |



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|                                                                                                                                                                                                                                       |  |  |  |  |  |             |                                   |                 |  |                                 |  |  |  |  |                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|-------------|-----------------------------------|-----------------|--|---------------------------------|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>6. D/o CWG for CWG 2010 near Akshardham Temple off road No NH-24<br/>SH: P/L Peripheral sewer lines &amp; water supply lines (Domestic &amp; Flushing use both) at CWG Village.</p>                                                |  |  |  |  |  |             | <p>29.9.08/<br/>27.10.08</p>      | <p>15.11.08</p> |  |                                 |  |  |  |  | <p>its consideration.<br/>5. Some other works planned for execution in this financial year, but have been delayed due to award of some works at village site.</p> |
| <p>7. Construction of Commonwealth Games Village for Commonwealth Games Delhi 2010 near Akshardham Temple Off Road NH-24<br/>SH: Construction of Boundary Wall.</p>                                                                   |  |  |  |  |  | <p>-do-</p> | <p>CC's approval<br/>22.12.08</p> | <p>12.1.09</p>  |  |                                 |  |  |  |  |                                                                                                                                                                   |
| <p>8. Refurbishment of training venue for Aquatics, Badminton, Squash and Tennis at Siri Fort sports Complex and Badminton training venue at Saket Sports Complex for Commonwealth Games 2010</p>                                     |  |  |  |  |  | <p>-do-</p> | <p>14.12.08<br/>11.12.08</p>      |                 |  | <p>*Tenders rejected by WAB</p> |  |  |  |  |                                                                                                                                                                   |
| <p>9. Construction of Archery Competition Venue, Training Venues for Archery, Hockey and lawn Bowls and refurbishment of Training Venues for Aquatic and Rhythmic Gymnastics at Yamuna Sports Complex for Commonwealth Games 2010</p> |  |  |  |  |  | <p>-do-</p> | <p>14.12.08/<br/>11.12.08</p>     |                 |  | <p>*Tenders rejected by WAB</p> |  |  |  |  |                                                                                                                                                                   |



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Annexure B

DELHI DEVELOPMENT AUTHORITY  
[BUDGET SECTION]

No.F.4(3)Budget/Performance Budget/2007-08/34

Di. 17-2-09

**Sub: Minutes of the meeting of Monitoring Committee on DDA's Performance Budget for the period 1.07.08 to 30.09.08 held on 05.2.09.**

A meeting of the Monitoring Committee constituted to review the Performance Budget of DDA for the aforesaid period was held on 05.2.09.

Members/Officials present were:

1. Sh.Nand Lal, FM
2. Sh.B.K.Chugh, EM
3. Sh.G.R.Sniromani, CE(EZ)
4. Sh.N.L.Singh, CE(CWG)
5. Sh.Ramesh Chandra, CE(Rohini)
6. Sh.S.R.Solanki, CE(DWK)
7. Sh.Rajiv Pandey, CAO
8. Sh.S.K.Sethi, SE(HQ)SZ
9. Sh.J.P.Verma, SE(SWZ)
10. Sh.H.S.Dharamsattu, SE(HQ)NZ
11. Sh.Sushil Kumar, EE(HQ),CC-15,SZ
12. Sh.J.K.Behl, EA to CE(SZ)
13. Sh.K.R.Hans, Dy.CAO(Plan)
14. Ms. Kiran Seth, FO to CE(Elect.)
15. Sh.A.K.Datta, Sr.AO(Budget)

Initiating the discussion on the Performance Budget of DDA, FM pointed out that the shortfall in expenditure under Nazul A/c-II & BGDA was alarming. FM stated that before award of work it is ensured by Engineering Wing that the site is available, Technical sanction is available. AA & ES has been accorded to the scheme and for execution of work sufficient provision of funds is available. The scheme wise budget provision is accordingly proposed to be kept in the budget estimates of the Authority. In spite of this exercise it was not informed why the Engineering Wing is not able to incur expenditure as per the norms laid down by EM's office. He further stated that the main reason for not incurring expenditure could be that budget was not rationalized and it was proposed to be kept on higher side.

He referred to one of the schemes "D/o River front at Yamuna Pusta" and desired to know the reason where there was financial shortfall to the extent of 95.09%. The CE(EZ) clarified that the shortfall was due to flooding of the area and PWD had planned to construct four lane road in the area, therefore the revised development plan of scheme was to be drawn. In another scheme "D/o Mini Sports Complex at C.R.Park" the financial shortfall noticed was to the extent of 99.69% and the progress of the scheme was affected due to dispute amongst RWA of the area. FM remarked when the fate of the scheme was not known, care should have been taken to keep the budget provision after assessing the ground reality prevailing at the site.



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FM also pointed out that in a number of development schemes substantial budget provision was available and no expenditure has been incurred, with the result the actual shortfall was to the extent of 100%.

The progress of various housing schemes under construction was also reviewed by FM. He pointed out that in a number of schemes the shortfall was 100% because no expenditure was incurred. In most of the other housing schemes the progress made was not satisfactory.

Observing the delay in completion of housing projects of DDA FM suggested that in some cases the aspect of construction of houses with public private participation may be considered and examined by Engineering Wing.

FM further stated that it was not possible to discuss and review every scheme and in order to project correct status of each scheme before the Authority the following detail may be provided by 10.2.09 in the physical performance budget of the Engineering Wing.

1. Date of accord of AA & ES of the scheme viz. its number, date and amount.
2. Date of approval of tender of the work by the WAB/CE under his own power.
3. Actual date of award of work to the agency.
4. Date of rejection of tenders, if rejected by the WAB/CE under his own power.
5. Remarks giving self-contained back ground note for shortfall in achieving the budgetary target.

This issues with the approval of FM/EM. DDA.

  
Chief Accounts Officer

1. Engineer Member,
2. Finance Member.
3. Chief Accounts Officer.
4. Sh. Rajesh Gehlot, Councilor, MCD
5. Chief Engineer(HQ),
6. Chief Engineer(EZ),(NZ),(SEZ),(SWZ),(RZ),(DWK),(Elect.)
7. OSD to VC for kind information of the latter.

Item No. 13/2009  
3.6.2009

Sub: - Development Control norms for proposed C.R.P.F. Campus at Bawana Delhi.

(File no. F.20 (02)96/MP)

PRECIS

1. Change of land use of an area measuring about 39.3 ha. (97 acres) of land from 'rural use' to 'public and semi-public facilities' in village Bawana, North West Delhi for resiting six CRPF battalion was discussed in the Authority vide item no. 38/96 dt. 22.03.1996 / 17.04.1996. The decision of the Authority is as under:-  
*"The proposal was considered by the Technical Committee in its meeting held on 20.02.96 under item no.20/96. The Technical Committee recommended the change of land use of about 39.3 ha. from 'rural use' to 'public and semi public facilities' (PS-4 Police Distt. Battalion) for further processing. The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD-2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans. Maximum height approved by the Technical Committee is 15 mtr." (The Authority Resolution is annexed at 'A' at Page No. 175 to 177.*
2. The norms of MPD-2021 are as follows:-  
Police camp including Central Police Organization/Security Forces\*

|                 |   |                                                                                                                                                                                                                                       |
|-----------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plot Area       | - | 10 Ha.                                                                                                                                                                                                                                |
| Ground Coverage | - | 12.5%                                                                                                                                                                                                                                 |
| FAR             | - | 25                                                                                                                                                                                                                                    |
| Height          | - | 9 m.                                                                                                                                                                                                                                  |
| Other controls  | - | Hostels for essential staff and student accommodation, in Police Training Institutes/ College. other controls related to basement etc. are given in the development Code chapter. (copy of MPD-2021 is annexed at 'B' at Page No. --- |
3. The Development Control Norms for proposed CRPF Campus at Bawana Delhi was discussed in the 5<sup>th</sup> T/C meeting held on 02/04/2009. The decision of the T/C is reproduced below:-  
*"The proposal was presented by Director (NP) and representatives of CRPF. It was informed that a meeting on the subject was held on 22.01.09 under the Chairmanship of the Addl. Commr. (Plg.)-I. It was decided that the Development Control Norms as per the earlier decision of the Authority dt.22.03.96 / 17.04.96 was agreed to with the condition that a maximum of 26mt. of height be proposed. After discussion, the proposal was approved with the direction that the matter be further placed before the Authority."*
4. The matter is submitted for the consideration of the Authority in view of above paras.

Resolution

Proposals contained in the agenda item were approved by the Authority.

- 175 - Annexure-A of  
Item No. 14/2009

ITEM NO.

38/96

22.03.96

Sub : Change of land use of an area measuring about 39.3ha. (97 acres) of land from 'rural use' to 'public and semi-public facilities' in village Bawana, North West Delhi for resiting six CRPF battalion.

F.20(2)96-MP

PRECIS

Reference is invited to the discussion in the meeting held in the Chamber of Special Secretary, Home Affairs on 18.1.96 & 2.2.96, when it was decided that about 41.2ha (101.8 acres) of land at village Bawana (earlier notified for acquisition for shifting PVC market) be acquired by Delhi Admn. urgently and handed over to CRPF for locating six battalions presently in Central & Southern Ridge area. This has become necessary in view of the directions of the Hon'ble Supreme Court of India in CWP No.4677/85-M.C.Mehta Vs Union of India to shift the existing CRPF campus from ridge area to some other suitable location. It was also decided that tentative layout plan may be prepared by CPWD and the processing of change of land use will be done by DDA immediately as per the time schedule fixed by Supreme Court to complete the shifting by 15.5.95.

2. CRPF has informed about acquisition of approximately 41.2 ha. (101.8 acres) of land in the Revenue Estate of village Bawana located towards North West of Delhi on Alipur Bawana Road. Land is presently accessible through 25 mtr. wide Narela Road. The land is at present under agricultural cultivation and stands divided equally by 4 mtr. wide road providing access to Ghoga Helicopter Base. In the site, there are 2 brick kilns, one farm house and a small iron factory.

3. CRPF proposes to develop self-contained campus to station six battalions, with number of common facilities, single storey barracks for Jawans and also few type I to type VI residential quarters. The area after road widening works out to about 39.3 ha. (97 acres). Most of the buildings will be single storeyed structure besides few residential blocks with 2 storey construction. The CRPF initially proposes to develop as a temporary camping site but gradually will convert into a permanent camping site to be developed in a phased manner.

4. According to MPD-2001 this land forms part of rural use and the proposal will be required to be processed for

Contd.....2/-

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change of land use to 'public and semi-public facilities' (PS-4 Police Distt. Battalion) for 39.3 ha. land. The Bawana Alipur road as per Urban Extn. Plan is to be widened to 80 mtr. and has been duly incorporated in the CPWD plan submitted for this area.

5. The proposal was considered by the Technical Committee in its meeting held on 20.2.96 under item no.29/96. The Technical Committee recommended the change of land use of about 39.3 ha. from 'rural use' to 'public and semi-public facilities' (PS-4 Police Distt. Battalion) for further processing. The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD-2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans. Maximum height approved by the Technical Committee is 15mtr.

6. The matter is submitted for consideration of the Authority as per the proposal contained in para '5' above.

RESOLUTION

Resolved as follows:-

- a) The proposals contained in para 5. of the agenda item be approved;
- b) The MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court orders.

\*\*

Compared

*[Signature]*  
17/4/96

*[Signature]*  
17/4/96  
H. K. BABBAR  
Assistant Secretary  
Delhi Development Authority

|                    |                               |     |         |
|--------------------|-------------------------------|-----|---------|
| <b>B TELEPHONE</b> |                               |     |         |
| 4 a.               | Telephone Exchange            | 30% | 120 26m |
| b.                 | RSU (Remote Subscriber Units) | 30% | 100 15m |

**13.5 SECURITY-POLICE**

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

**Table 13.10: Planning Norms and Standards for Security (Police) Facilities**

| Sl. No. | Category                                                             | Pop./ unit (approx.)                      | Plot Area    |
|---------|----------------------------------------------------------------------|-------------------------------------------|--------------|
| 1       | Police Post                                                          | 1.0 lakh                                  | 1000 sqm.    |
| 2       | Police Station                                                       | 2.5 lakh                                  | 1.0 ha       |
| 3       | District Office and Battalion                                        | One for each administrative zone.         | 1.0 ha       |
| 4       | Police Lines                                                         |                                           | 2.0 ha       |
| 5       | District Jail                                                        | 25.0 lakh                                 | 5.0 ha       |
| 6       | Police Training Institute / College*                                 | City level (to be located in fringe area) | 5.0 ha       |
| 7       | Police Firing Range                                                  |                                           | Upto 1.0 ha  |
| 8       | Police camp including Central Police Organization / Security Forces* |                                           | Upto 10.0 ha |
| 9       | Traffic and police control room                                      | As per requirement                        |              |

\*Including Central Security Forces

**Table 13.11: Development Controls for Security (Police) Facilities**

| Sl. No. | Category:                                                            | Maximum                                                                                                                                              |     |        | Other Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                                                                      | Ground Coverage                                                                                                                                      | FAR | Height |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1       | Police Post                                                          | 35%                                                                                                                                                  | 150 | 15 m.  | 1. Upto 30% of max. FAR can be utilized for residential use of essential staff.<br>2. Parking standard @ 2.00 ECS/ 100 sq m of floor area.<br>3. Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc.<br>4. Upto 15% of max. FAR can be utilized for residential use/ hostel for essential staff and student accommodation, in Police Training Institute/ college.<br>5. Other controls related to basements etc. are given in the Development Code chapter. |
| 2       | Police Station                                                       | 30%                                                                                                                                                  | 150 | 26 m.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3       | District Office and Battalion                                        | 30%                                                                                                                                                  | 120 | 26 m.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4       | Police Line                                                          | Land Distribution-                                                                                                                                   |     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         | i) Administration                                                    | -20%                                                                                                                                                 |     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         | ii) Residential                                                      | -30%                                                                                                                                                 |     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         | iii) Sports & Facilities                                             | -10%                                                                                                                                                 |     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         | iv) Open Spaces                                                      | -40%                                                                                                                                                 |     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5       | District Jail                                                        | 30%                                                                                                                                                  | 120 | 26 m.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6       | Police Training Institute/ College*                                  | 30%                                                                                                                                                  | 120 | 26 m.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 7       | Police Firing Range                                                  | 12.5%                                                                                                                                                | 25  | 9 m.   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 8       | Police camp including Central Police Organization / Security Forces* | 12.5%                                                                                                                                                | 25  | 9 m.   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 9       | Traffic and police control room                                      | 1. As per requirement on major road junctions / stretches etc. as part of road right of way based on site feasibility.<br>2. Maximum area = 25 sq m. |     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

\*Including Central Security Forces

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Item No. 14/2009  
Date: 2.6.2009

Sub: Relaxation in the length of service for promotion to the post of Chief Engineer(Civil) in Delhi Development Authority.

File No.F.7(44)09/PB-I/

1. The Recruitment Regulations for the post of Chief Engineer (Civil) were approved by the Authority vide Agenda No. 35 dated 5-3-1991. The method for filling up the post of Chief Engineer is as under -

Method of recruitment

By promotion/deputation and failing both by direct recruitment.

By promotion.

Superintending Engineer with 7 year service in the grade rendered after appointment thereto on a regular basis.

2. There are total 9 sanctioned posts of Chief Engineer (Civil) and out of 9 posts, 3 are filled by deputation from CPWD. At present, there are 5 officers in position. Against remaining 4 posts, two S.E.(C) have been assigned current duty charge of CE(C) and for two vacant posts, case is being processed for filling up the same on deputation.

3. The Authority vide its Resolution No.27/2008 **Appendix - "A"** at Page 180 to 183 has relaxed the length of service criteria by three years (from 7 years to 4 years) for the recruitment year 2008-09 and the eligible officers have been promoted on adhoc basis in compliance with the Authority's approval. Thereafter, 02 more vacancies of Chief Engineers (Civil) arose due to retirement of S/Shri Shekhar Day and S.C. Goel on 31.1.2009. Since there was no eligible S.E.(C) in the feeder cadre who have completed even relaxed period of 4 years of service, current duty charge of the post of CE(C) was given to S/Shri V.K. Aggarwal and Pradeep Kumar Nanda vide E.O. No. 669 dated 13.3.2009. Both these officers will complete their 4 years service as S.E.(Civil) in the months of June, 2009 and September, 2009, respectively. The details are available in the **Appendix-B** at Page 184 to 186. Perusal of the list placed at Appendix "B" shows that it would not be feasible to promote any of the S.E.(C) without relaxing the service criteria from 7 years to 4 years to make them eligible for promotion to the post of Chief Engineer (Civil) during the recruitment year 2009-2010. Powers of relaxation in any provisions in the RRs in regard to a category or group of persons is vested with the Authority

Contd..2..

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4 Approval of the Authority is accordingly sought for relaxation in the length of service criteria by 3 years (from 7 to 4 years) for promotion to the post of Chief Engineer (Civil) in reference to the vacancies to be filled during the recruitment year 2009-10. It is proposed that officers who would become eligible by relaxing the eligibility criteria be promoted on ad-hoc basis if found fit for promotion by the Competent Authority.

RESOLUTION

*The Joint Secretary (D&L), MOUD, Dr. M.M. Kutty informed that the length of service as Superintending Engineer for promotion as Chief Engineer had been increased from 7 years to 8 years in the CPWD, MCD and the UPSC.*

*However, keeping in view the difficulties expressed in the agenda notes, the proposal was approved only for one year i.e. for the year 2009-2010.*

APPENDIX 'A'

-180- Appendix 'A' of item No. 15/2009

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Item No. 27 / 2008  
Date: 19.4.2008

Sub: Relaxation in the length of service for promotion to the post of Chief Engineer(Civil) in Delhi Development Authority.

File No. P. 7(76)94/PB-I/Pt.

The recruitment regulations for the post of Chief Engineer were approved by the Authority vide Agenda No. 35 dated 5-3-1991. The method for filling up the post of Chief Engineer is as under:-

Method of recruitment

By promotion/deputation and failing both by direct recruitment.

By promotion.

Superintending Engineer with 7 year service in the grade rendered after appointment thereto on a regular basis.

2. There are total 9 sanctioned posts of Chief Engineer(Civil). Of those, 3 are filled by deputation from CPWD. The Authority vide its Resolution No.62/2006 Appendix - A (P- 51 ) relaxed the length of qualifying service criteria by three years i.e (from 7 years to 4 years) for filling up the promotion quota vacancies which had arisen in 2006-07 and the officers who thus became eligible have been promoted on adhoc basis in compliance with the Authority's approval.

3. During the year 2008-2009, 04 vacancies of Chief Engineers (Civil ) will become available due to the retirement of following incumbents:-

| <u>S.No.</u> | <u>Name</u>      | <u>Dt. of retirement</u> |
|--------------|------------------|--------------------------|
| 1.           | Sh. D.D. Sharma  | 30-09-2008               |
| 2.           | Sh. V.K. Panchal | 30-11-2008               |
| 3.           | Sh. J.M. Joshi   | 30-11-2008               |
| 4.           | Sh. Shekher Day  | 31-01-2009               |

4. At present there is only one SE(Civil) who has completed 6 years service while others will complete 4 years service in May/Aug.2008 as given in Appendix-B(P- 52 ), and thus it would not be feasible to promote the S.E.(C) without relaxing the service criteria from 7 years to 4 years to make them eligible for promotion to the post of Chief Engineer (Civil). Powers of relaxation of the provisions in the RRs is vested with the Authority.

Contd...P-2/-



5. Approval of the Authority is accordingly sought for relaxation in the length of service criteria by 3 years i.e.(from 7 to 4 years) for promotion to the post of Chief Engineer (Civil) for the vacancies which will arise during the 2008-09. It is proposed that officers who would become eligible by relaxing the eligibility criteria be promoted on ad-hoc basis if found fit for promotion by the Competent Authority.

RESOLUTION

I Shri Mahabal Mishra and other non-official members welcomed the proposals.

The Joint Secretary (D&L), Ministry of Urban Development, pointed out that these posts can be filled up through deputation till the time the departmental officers become eligible to man them.

The Engineer Member informed that there is lot of stagnation in the engineering cadres of DDA.

b) Lt. Governor cautioned that while we should encourage competent officers, we should not compromise on competence or quality.

II After detailed discussions, the Authority approved the proposals contained in the agenda item.

2. Shri Mahabal Mishra and all the non-official members pointed out that officers in 'isolated cadres' like Public Relations have been stagnating at the same level all these years while officers junior to them in other cadres have got several promotions, thus causing serious intra-cadre imbalances. He cited specific cases of Deputy Director (PR), Research Officers and Deputy Directors of Horticulture Department who have been working as Deputy Directors for more than

8 years without promotion whereas officers at the same level in other cadres of DDA have received several promotions.

ii) The Principal Commissioner, Shri V.K. Sadhu informed that cadre review of all the cadres will be placed in the next meeting of the Authority.

b) The non-official members pointed out that instead of waiting for their cadre review, it would be desirable that the stagnating officers in the left out cadres are suitably re-designated so that they retain old parity.

iii) The non-official members also requested that ACP benefit should be given to the left out Class-IV employees within a time bound manner and entire length of service should be counted for computing the ACP period rather than reducing their service period by 3 years.

The Commissioner (Personnel) assured to put up a detailed report in the matter.

iv) The case of sanction of Selection Grade to the Directors of the Planning Deptt. on the pattern of Superintending Engineers should be expedited by the Ministry.

The Principal Commissioner, Shri Sadhu informed that this recommendation is a part of the Cadre Review and Restructuring of the Planning department. Shri M.M. Kutty, Jt. Secretary (D&L), MOUD informed that the Finance Ministry has linked it with the Sixth Pay Commission.

b) Shri Mahabal Mishra pointed out that the issue of grant of Selection Grade to 100% officers of the Planning department on the pattern of Superintending Engineers is linked with the Cadre Restructuring. However, 15% officers in all services of DDA, including Planning Department are already getting the Selection Grade and this decision is being implemented in DDA all these years with the approval of the Authority. Shri Mishra requested that implementation of this decision should be reviewed and it should be ensured that 15% of Group A posts in the Planning deptt. get the Selection Grade. This does not require any fresh approval from any quarter.

XXXXXXXXXX

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ITEM NO. 62/2006

APPENDIX 'A'  
Appendix-A of Item No. 27/2008

Sub: Relaxation in the length of service for promotion to the post of  
Chief Engineer in DDA.  
F.7(76)94/PB-I/Pt.

Proposals contained in the agenda item were approved by the  
Authority.

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APPENDIX - 'B'

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APPENDIX "B"

Appendix-B of Item No. 27/2008

Appendix B of item  
No. 15/2009

List of Superintending Engineers(Civil) who will eligible for the post of Chief Engineer after the relaxation of length of service criteria by three years (from 7 years to 4 years)

| S.No. | Name of S.E.(C)    | Date of promotion as S.E.(C) | Eligible for the promotion to the post of C.E.(C) after 3 years relaxation. | Remarks                                       |
|-------|--------------------|------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------|
| 1.    | Sh.H.S.Dharamsattu | 22-7-2002                    | 22-7-2006                                                                   | Not clear from vigilance .Retiring or 31-5-15 |
| 2.    | Sh. A.K.Rastogi    | 20-5-2004                    | 20-5-2008                                                                   | Retiring on 31-12-08                          |
| 3.    | Sh.Om Prakash      | 20-5-2004                    | 20-5-2008                                                                   | Retiring on 31-10-14                          |
| 4.    | Sh.N.K.Mittal      | 20-5-2004                    | 20-5-2008                                                                   | Retiring on 31-7-08                           |
| 5.    | Sh. Govind Ram     | 02-8-2004                    | 02-8-2008                                                                   | Retiring on 31-7-12                           |
| 6.    | Sh. Lachman Singh  | 29-10-2004                   | 29-10-2008                                                                  | Retiring on 31-10-16                          |

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List of Superintending Engineers (Civil) for filling up the post of C.E.(Civil)

| S.No. | Name of the officer | Date of promotion as SE(Civil) | Date of eligibility for promotion as C.E.(Civil) | Period of relaxation required  | Vigilance Clearance Report.                                                                                                                                                                                                               |
|-------|---------------------|--------------------------------|--------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | H.S. Dharamsattu    | 22.7.2002                      | July, 2009                                       | No relaxation required         | Imposed penalty of reduction of pay by two stages in the pay scale for a period of two years vide Order No. 294 dated 27.6.2008                                                                                                           |
| 2.    | Om Prakash          | 20.5.2004                      | May, 2011                                        | Two years relaxation required  | Major penalty charge sheet issued on 15.11.07 in file No. F.26(17)07/Vig/EE(Vig)6.<br>Major penalty C/Sheet issued on 24.3.08 in file No. F.26(3)07/Vig.<br>Major penalty Charge sheet issued on 3.7.08 in file No. F.26(16)07/EE(Vig)-I. |
| 3.    | Lachhman Singh      | 1.11.2004                      | October, 2011                                    | Two years relaxation required. | Major penalty charge sheet on 18.12.2008 in file No. F.27(9)07/Vig/EE(Vig)7.                                                                                                                                                              |

|    |               |                                          |                 |                                  |                                          |
|----|---------------|------------------------------------------|-----------------|----------------------------------|------------------------------------------|
| 4. | V.K. Aggarwal | 6.6.2005                                 | June, 2012      | Three years relaxation required  | No disciplinary proceedings are pending. |
| 5. | P.K. Nanda    | 1.11.2008(seniority given w.e.f. 1.9.05) | September, 2012 | Three years relaxation required. | No disciplinary proceedings are pending. |

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Item NO. 15/2009  
Dated: 3.6.2009

**SUBJECT: Adoption of boarding, lodging and inter-city conveyance charges for the DDA Officers on the pattern of Govt. of India recommended by 6<sup>th</sup> Central Pay Commission.**

No.FE16(35)2007//DDA/

**BACKGROUND**

In pursuance of Authority's Minutes dated 18.06.2008 Item (No. 47/ 2008), Senior Officers of DDA have been allowed Hotel tariff on the pattern of Public Sector Enterprises viz. FCI, HUDCO, Hindustan Prefab Ltd. etc. during their visit outside Delhi for official purpose. The basis of this order was that senior officers of DDA while visiting outside Delhi in connection with the official business were facing great difficulty with the existing rates of DA (Daily Allowance ) on account of boarding and lodging. The rates etc. were circulated vide F&E Circular No. 25/ 2008 dated 30.07.2008 as under:-

| No. | Officers categories w.r.t. pay scales.                        | Principal Cities                                        | Other Cities                                            |
|-----|---------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| 1.  | Rs.22400/-Rs.24500/-                                          | Executive Room in a Five Star Hotel.                    | Executive Room in a Five Star Hotel.                    |
| 2.  | Rs. 18400/-Rs.22400/-                                         | standard Room in a Five Star Hotel or equivalent grade. | Standard room in a Five Star Hotel or equivalent grade. |
| 3.  | Rs.14300/ Rs.18300/-                                          | Budget Room in a Five Star Hotel                        | Budget Room in a Five Star Hotel.                       |
| 4.  | Rs. 12000/- Rs.16500/-                                        | Budget Room in a Three Star Hotel or equivalent grade.  | Budget Room in a Three Star Hotel or equivalent grade   |
| 5.  | Rs. 10000-15200/- & not below the pay scale of Rs.8000-13500/ | Room in a ordinary Hotel                                | Room in a ordinary Hotel                                |

**RATES OF DAILY ALLOWANCE ETC. AS PER RECOMMENDATION OF 6<sup>TH</sup> CPC**

The recommendations of 6<sup>th</sup> Central Pay Commission have been provisionally implemented in DDA pending approval of Authority. The rates of Daily allowance/Hotel rates etc. have been issued vide OM No. 19030/3/2008-E.IV dated 23.9.08 as under:-

| GRADE PAY                                                                                     | DAILY ALLOWANCE                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Officers drawing grade pay of Rs.10,000/- and above and those in pay scales of HAG+ and above | Reimbursement for accommodation/guest house of up to Rs.5000/- per day; reimbursement of AC taxi charges of up to 50kms for travel within the city and reimbursement of food bills not exceeding Rs.500/- per day.        |
| Officers drawing grade pay of Rs.7600/- to Rs.8900/-                                          | Reimbursement for Hotel accommodation of up to Rs.3000/- per day; reimbursement of non AC taxi charges of up to 50kms per diem for travel within the city and reimbursement of food bills not exceeding Rs.300/- per day. |
| Officers drawing grade pay of Rs.5400/- to Rs.6600/-                                          | Reimbursement for Hotel accommodation of up to Rs.1500/- per day; reimbursement of taxi charges of up to Rs.150 per diem for travel within the city and reimbursement of food bills not exceeding Rs.200/- per day.       |
| Officers drawing grade pay of Rs.4200/- to 4800/-                                             | Reimbursement for Hotel accommodation of up to Rs.500/- per day; reimbursement of travel charges of up to Rs.100 per diem for travel within the city and reimbursement of food bills not exceeding Rs.150/- per day.      |
| Officers drawing grade pay of below Rs.4200/-                                                 | Reimbursement for Hotel accommodation of up to Rs.300/- per day; reimbursement of travel charges of up to Rs.50 per diem for travel within the city and reimbursement of food bills not exceeding Rs.100/- per day.       |

In case of stay/journey on Govt. ships, boats etc. or journey to remote places on foot/mules etc. for scientific/data collection purposes in organizations like FSI, Survey of India, GSI etc., daily allowance will be paid at rate equivalent to that provided for reimbursement of food bill. However, in this case, the amount will be sanctioned irrespective of the actual expenditure incurred on this account with the approval of the Head of Department/Controlling Officer. For journeys on foot, an allowance of Rs.5 per kilometer travelled on foot shall be payable additionally.

**Financial Implication**

The rates of TA /DA approved/ recommended by 6<sup>th</sup> Central Pay Commission are proper & reasonable and the implementation of the same in DDA in lieu of the existing tariff of TA & DA would result in reduction in touring expenses of the Authority.



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**Proposal**

In view of the implementation of recommendation of the Sixth Pay Central Commission the rationale of the above order does not hold good any longer. As such, the Hotel tariff etc. as circulated vide Finance and Expenditure Circular No. 25/ 2008 dated 30.07.2008 may be restricted only to full time Members i. e V.C., F.M. & E.M. and all other officers and officials of DDA shall be governed by the rates of Daily Allowance, reimbursement of Hotel accommodation / Guest House etc. as per the recommendation of the 6<sup>th</sup> Central Pay Commission.

**Why need Authority Approval**

As the earlier orders mentioned above were issued with the approval of the Authority, any further change / modification requires the approval of the Authority. Further, adoption of the Sixth Central Pay Commission in DDA also requires the approval of the Authority.

Proposal is submitted for the approval of the Authority.

**RESOLUTION**

*This agenda item was withdrawn as final decision has already been taken in the matter.*

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