

968

MINUTES OF THE MEETING

HELD ON 6.9.2007

ITEM NO. 74 TO 87

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held 6<sup>th</sup>  
September 2007 at 11.00 AM at Raj Niwas.

Following were present:

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Dinesh Rai

**MEMBERS**

3. Shri A.K. Sarin  
Engineer Member
4. Shri Nand Lal  
Finance Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gehlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Shri P.D. Shudhakar  
Member Secretary, (NCR)
11. Shri Ashok Kumar  
Commissioner, MCD
12. Dr. M.M. Kutty  
Joint Secretary, (D&L), MOUD

**SECRETARY**

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri K. S. Mehra  
Pr. Secretary, (I & B), GNCTD

2. *Shri R. Chandra Mohan*  
*Pr. Secretary to LG*
3. *Shri U.N. Behera*  
*Chief Vigilance Officer*
4. *Shri A.K. Jain*  
*Commissioner (Planning), DDA*
5. *Shri V.D. Dewan*  
*Chief Architect, DDA*
6. *Smt. Pramila H Bhargava*  
*Commissioner (Personnel)*
7. *Shri C.K. Chaturvedi*  
*Chief Legal Adviser, DDA*
8. *Shri Rajiv Pandey*  
*Chief Accounts Officer, DDA*
9. *Shri Pawan Kumar*  
*Financial Adviser (Housing), DDA*
10. *Shri A.K. Gupta*  
*Addl. Commissioner (Planning)*
11. *Shri S.P. Bansal*  
*Addl. Commissioner (Planning)*
12. *Shri Ashok Kumar*  
*Addl. Commissioner (Planning)*
13. *Smt. Neemo Dhar*  
*Director (PR), DDA*
14. *Shri Prahlad Singh*  
*Director (Land Costing)*
15. *Shri B.K. Jain*  
*OSD (Planning)*
16. *Shri Anil Barai*  
*Director (Planning) Rohini*
17. *Shri S.P. Pathak*  
*Director (Planning)*
18. *Shri R.K. Jain*  
*Director (Planning) Dwarka*
19. *Shri N.K. Chakaraborty*  
*Director (Planning)/NP DDA*
20. *Shri C.P. Sharma*  
*Jt. Director (Survey)*

ITEM NO.74/2007

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 9.8.2007  
F.2 (2) 2007/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 9.8.2007 were confirmed with the following changes:

a) Item No. 65/2007

Shri Mahabal Mishra pointed out that minutes in para-b of Item no. 65/2007 had not been correctly recorded as there was no discussion in the meeting that DDA shall seek clearance from the MCD.

The Engineer Member informed that part of this stretch belongs to the Irrigation & Flood Control Department and their NOC will also be required. A suggestion was made that the GNCTD should provide plan funds for constructing this road.

After detailed discussions and after consulting the Commissioner (MCD), the Lt. Governor agreed with the members that the road would provide better connectivity to Dwarka. It was decided by the Authority that the project should be implemented by the DDA and the expenditure should be shared with the GNCTD on 50:50 basis.

b) Following addition shall be made to para-2 of Item No. 69/2007:

"Building control norms of MPD 2021 shall be admissible in all cases. However, additional FAR as per MPD-2021 shall be available only upon payment of current market rates. Structural



*safety norms shall have to be strictly adhered to and the change of land use will not be allowed under any circumstances."*

c) *Para-II of Item no. 69/2007 will be amended to read as:*

*Shri Mahabal Mishra pointed out that most of the plots allotted to the higher education institutes by the DDA were of small sizes and suggested that 'Libraries' and 'Computer centres' should be permitted in the basements of these plots to encourage better educational environment. He suggested that these usages should not be counted towards FAR otherwise the students will continue to be deprived of these facilities. This suggestion was endorsed in principle by the Authority.*

d) *Para (iii) shall be added to para-4 of the minutes at page 13 as follows:*

*"Shri Jile Singh Chauhan desired to have the status of pending requests of alternative allotment of plots for the last five years and the target time for disposal of all the pending requests."*

e) *Para (iii) shall be added to para-5 at page 13 of the minutes as follows:*

*"Shri Rajesh Gehlot requested that the drain from Madhu Vihar to Pochanpur should be covered."*

*The Engineer Member informed that such drains are covered only for the purpose of traffic requirements. The LG, however, asked the Engineer Member to conduct the site survey and make a presentation on the various options in the next meeting of the Authority.*

f) *Para-3 (iv) page 13 of the minutes - name of the village may be read as Jasola instead of Joga Rai.*

ITEM NO.75/2007

Sub: Action taken on decisions of the meetings held on 27.6.07 & 9.8.2007  
F2 (3) 2007/MC/DDA.

I. Action taken reports on the minutes of the meeting dated 27.6.2007:

- (i) While discussing action taken report on para B (5) at page 6 - The Engineer Member assured Shri Mange Ram Garg that he will look into the entire matter regarding availability of the Library plot and report the correct position in the next meeting of the Authority.
- (ii) While discussing action taken report on para B (2) at page 10 - The Engineer Member assured the Lt. Governor that Constituency-wise nodal officers shall be appointed and notified before the next meeting of the Authority.
- (iii) While discussing action taken report on para B (8) at page 11 - Shri Mange Ram Garg pointed out that the information given by the DDA is not correct and that the land at Jailer Wala Bagh and the adjoining lands continue to be encroached upon inspite of repeated mentions in the meetings of the Authority. He pointed out that the entire land should be immediately cleared so that facilities like bus terminus etc. can be provided.

The Lt. Governor expressed his concern that no action had been taken in the matter all these months and directed that the entire area should be 'video-graphed' and a presentation of the same should be made in the next meeting of the Authority. He advised that the land may be developed as green till its plans are finalized.

*Shri Mahabal Mishra and Shri Jile Singh Chauhan sought details of the total land inventory of the DDA. Shri Chauhan pointed out that the DDA land on the National Highway near Wazirabad is getting encroached upon.*

*(iv) While discussing action taken report on item no. 54/2007 - Sh. Mahabal Mishra drew attention to the fact that proposals under section 11(A) of the DD Act are placed before the Technical Committee after long delays and similarly the Ministry of Urban Development takes long time to clear the proposals approved by the Authority.*

*The LG asked the Commissioner (Plg.) and the Jt. Secretary (D&L), Ministry of Urban Development to clear all the pending cases within a fixed time frame.*

*II. Action taken reports on the minutes of the Authority meeting dated 9.8.2007.*

*(i) While reviewing the action taken notes on para 3(iv) of page 13 of the minutes - Shri Mahabal Mishra pointed out that the boundary wall has still not been constructed.*

*The L.G. directed early action in the matter.*

*(ii) While discussing action taken report on para 8 at page 31 - the Lt. Governor directed the Engineer Member to visit the site within 10 days alongwith the Engineer-in-Chief of the MCD and Shri Jile Singh Chauhan to identify the land pockets which are to be transferred by the MCD to the DDA. The Vice Chairman assured that he too will speak to the Commissioner, MCD in the matter.*

(iii) While discussing the action taken notes on agenda item nos. 71/2007, 72/2007 and 73/2007 - the Lt. Governor agreed with Shri Mahabal Mishra that no reference is required to be made to the Ministry of Urban Development for releasing the pay-scales which have already been sanctioned and implemented by the Govt. of India as the DDA adopts the Govt. of India scales 'mutatis-mutandis'. The Authority directed that the decisions taken on 9.8.2007 should be implemented without any further delay.

ITEM NO.76/2007

Sub: Revision of Rates of Damages for the assessment under the Public Premises (Eviction of Unauthorized Occupants Act, 1971. F.1(Misc.) A/c/2000-01/77.

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 LG directed that the entire issue should be examined in detail and a policy paper brought before the Authority in its December meeting.

ITEM NO.77/2007

Sub: Annual accounts of the Authority for the year 2006-07. F.6 (81) 2007/A/cs/(M)/DDA.

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

ITEM NO.79/2007

*Sub: Reduction in rates of compositions fee for belated construction of plots allotted to various Institutions.  
F.2 (2)2005/Coord./LD/Pt.*

*Shri Mahabal Mishra pointed out that institutional plots had been allotted after due certification by the societies that they had sufficient funds and will construct the infrastructure immediately. There is therefore no justification to reduce the rates of composition fee. He suggested that composition fee should be charged equivalent to the market rate of land if the construction has not been carried out within 3 years of allotment in view of the fact that similar plots are now being allotted through auction.*

*The matter was discussed in detail by the Authority and it was pointed out that there are several genuine societies who inspite of their best intentions have not been able to complete their construction because of financial constraints. It was, therefore, decided by the Authority that till the time the suggestions made by Shri Mishra are examined in detail, as an ad-interim measure the genuine Societies may be given waiver of composition fee to the extent of 60% so that they can complete their buildings without any further delay.*

ITEM NOS.78/2007, 80/2007, 81/2007, 82/2007, 83/2007, 84/2007, 85/2007 and 86/2007.

*Sub: 78/2007: Proposed Zonal Development Plan of Zone-K-II (Dwarka) as per MPD-2021  
F. 4(5) 98/MP/Pt. -I.*

*Sub: 80/2007: Draft Zonal Plan for Zone-M, Rohini Sub-city, North West Delhi-II.  
F.PPR/2076/Pt./2007.*

*Sub: 81/2007: Draft Zonal Development Plan for River Yamuna/River front, Zone-'O'  
F.4 (10) 2007/MP.*

Sub: 82/2007: Zonal Development Plan of Zone 'C' (Civil Lines).  
F.4 (5) 2006/MP.

Sub: 83/2007: Zonal Development Plan of Zone 'L' as per provision  
of MPD-2021.  
F.4 (6) 98/MP/Pt.

Sub: 84/2007: Zonal Development Plan of Zone 'D' (New Delhi).  
F.4(4)2007/MP

Sub: 85/2007: Zonal Development Plan of Zone (P-1), Narela.  
F.4(3)98/MP

Sub: 86/2007: Zonal Development Plan of Zone 'F' (South Delhi-I).  
F.3(44)05/MP

1. Shri Mange Ram Garg pointed out that the Zonal Plans could not be studied due to paucity of time and therefore another meeting should be fixed to discuss the proposals. He suggested that separate areas should be earmarked in all the Zones for godowns of transport companies.
2. Shri Jile Singh Chauhan pointed out that the zonal plans were required to be studied in detail so that all the important facilities like public parking, old age homes, places for social activities/marriages, bus terminals, cremation grounds/graveyards, green areas, requirements of road widening, covering of open drains etc. can be provided.
3. Shri Mahabal Mishra pointed out that detailed deliberations are required to be held before finalizing the zonal plans as these are very important documents like the Master Plan. He suggested that the Technical Committee must devote sufficient time before finalizing such documents and the Committee must comprise of outside experts.

*Shri Mishra suggested that all the activities on village lands, rural areas, unauthorised colonies, private lands which have been continuing over a period of time should be regularized in-situ.*

*He pointed out that all the non-official members should be associated with the Boards of Inquiry and Hearing so that Zonal Plans are prepared in accordance with the ground realities.*

*Shri Mishra suggested that DDA should come out with a uniform policy to regularize the existing leases/licenses of hotels and restaurants rather than getting into the process of eviction and endless litigation.*

*Shri Mahabal Mishra, Sh. Jile Singh Chauhan and Shri Rajesh Kumar Gehlot pointed out that while the Master Plan provides for the peripheral revenue villages to be used as 'green belt', the Plan also gives sufficient liberty to plan the green belt 'wherever possible'. They pointed out that certain villages which run along the borders of Delhi are being urbanized as residential and commercial merely because they do not happen to touch the boundaries of Delhi whereas the villages which are several kilometers deep inside the city of Delhi are being marked as 'green belt' because a small portion of their land touches the boundary of Delhi. The members suggested that green buffer/belt should be provided upto a fixed depth from the boundary of Delhi rather than covering the entire villages.*

*The non-official members advised that those land pockets which are surrounded by urbanizable land/roads should be utilized for providing PSP/deficient facilities for the neighbouring villages rather than marking them green as that will not serve any purpose. They*

specifically referred to a piece of land in Tikri Kalan which is almost 3 Km. deep inside the city and is surrounded by metalled roads/urbanizable lands and yet being considered as green. They suggested that such small pockets of land should be planned to cater to the requirements of the neighbouring villages as even the Master Plan uses the words 'wherever possible'.

4. Shri Rajesh Gehlot pointed out that the Zonal Plans must address the requirements of the common man.

5. Dr. M.M. Kutty, Jt. Secretary (DL), Ministry of Urban Development advised that the recommendations made by the DUAC regarding the 'development control' norms in Zone-D and the delineation of the boundaries of the Lutyen's Bungalow zone should be incorporated in the draft zonal plan as these recommendations have been given after interaction with all the stake holders. He advised that the plan for zone-D is also being prepared by the DUAC and the NDMC together and the same should be duly considered before taking a final view by the Authority.

Sh. Kutty also suggested that all the zonal plans should clearly indicate the difference between the old plans and the proposed new plans.

6. Commr.(Planning), DDA informed that lay-out plans will be prepared after finalization of the zonal plans. He informed that a number of task forces had guided the preparation of these plans and lot of hard work had gone into their preparation.



7. The Vice-Chairman pointed out that the zonal plans are required to be finalized within a given time frame and informed that the Plans have been prepared as per the laid down guidelines. The Vice-Chairman informed that the Plans will go in the public domain and will be finalized after hearing all the public objections and suggestions. He pointed out that exact boundaries of unauthorized colonies will be incorporated in the Plans after the same are finalized by the Government of India.

II. Detailed discussions were held by the Authority for finalizing the principles and the guidelines for preparation of the zonal plans. The Authority advised that the zonal plans should be based on the ground realities. The Authority unanimously resolved to introduce the concept of 'spot zoning' as recommended by the Tejendra Khanna Committee on non-public lands which do not form part of the ridge or the gram sabha so as to protect genuine pre-existing institutions providing cultural, religious (including spiritual) health care and educational services to the community. It was clarified that such 'spot zoning' will only permit existing activities and will not envisage alternative uses of the underlying land for commercial or residential purposes.

Subject to the above directions, consideration of all the Zonal Plans was deferred to the next meeting of the Authority so that the members get sufficient time to study further the proposals and to make useful contributions.

ITEM NO. 87/2007

Sub: Status report on project undertaken in Zone 'O' (River Yamuna/River Front).  
F.4(10)2007/MP/Pt.II

Contents of the agenda item were noted by the Authority.

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*The LG thanked the members for making useful suggestions.*

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

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**DELHI DEVELOPMENT AUTHORITY**  
(Office of Principal Commr.-cum-Secretary)

List of the agenda to be discussed in the meeting of the Delhi Development Authority fixed for Thursday 6<sup>th</sup> September, 2007 at Raj Niwas, Delhi.

INDEX

Sl. No.	Item No.	Subject	Page No.
1.	74/2007	Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 9.8.2007 F.2 (2) 2007/MC/DDA	<u>Folder No. I</u> 1 - 15
2.	75/2007	Action taken on decisions of the last meeting held on 27.6.07 & 9.8.2007 F2 (3) 2007/MC/DDA	<u>Folder No. II</u> 1 - 3
3.	76/2007	Revision of Rates of Damages for the assessment under the Public Premises (Eviction of Unauthorized Occupants Act, 1971. F 1(Misc.) A/c/2000-01/77.	<u>Folder No. III</u> 1 -44
4.	77/2007	Annual accounts of the Authority for the year 2006-07. F-6 (81) 2007/A/cs/(M)/DDA	45-47
5.	78/2007	Proposed Zonal Development Plan of Zone-K-II (Dwarka) as per MPD-2021 F 4(5) 98/MP/Pt.-I	48-52
6.	79/2007	Reduction in rates of compositions fee for belated construction of plots allotted to various Institutions. F.2 (2)2005/Coord./LD/Pt.	53-58
7.	80/2007	Draft Zonal Plan for Zone-M, Rohini Sub-city, North West Delhi-II F.PPR/2076/Pt./2007	59-61
8.	81/2007	Draft Zonal Development Plan for River Yamuna/River front, Zone-'O' F.4 (10) 2007/MP	62-65
9.	82/2007	Zonal Development Plan of Zone 'C' (Civil Lines) F.4 (5) 2006/MP	66-67
10.	83/2007	Zonal Development Plan of Zone'L' as per provision of MPD-2021 F.4 (6) 98/MP/Pt	68-74

List of the supplementary agenda to be discussed in the meeting of the Delhi Development Authority fixed for Thursday, the 6<sup>th</sup> September, 2007 at Raj Niwas, Delhi.

Sl.No.	Item No.	Subject	Page No
1.	84/2007	Zonal Development Plan of Zone 'D'(New Delhi) F4(4)2007/MP	75-77
2.	85/2007	Zonal Development Plan of Zone (P-1), Narela F.4(3)98/MP	78-82
3.	86/2007	Zonal Development Plan of Zone 'F' (South Delhi-i) F.3(44)05/MP	83-87
4.	87/2007	Status Report on Project undertaken in Zone 'O'(River Yamuna /River Front ) F.4(10)2007/MP/Pt.II/256	88-90

Item No. 74/2007  
06.09.2007

Subject : Confirmation of the Minutes of the Meeting of  
Delhi Development Authority held on 9.8.2007.

File No. F.2(2)2007/M.C./D.D.A.

Minutes of the Meeting of the Delhi Development Authority  
held on 9.8.2007 are submitted for confirmation of the Authority.  
( Appendix "A" Page No. 2 to 15 )

R E S O L U T I O N  
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Minutes of the meeting of the Delhi Development Authority  
held on 9.8.2007 were confirmed with the following Changes :-

- a) ITEM NO. 65/2007 : Shri Mahabal Mishra pointed out that  
minutes in para-b of Item No. 65/2007 had not been  
correctly recorded as there was no discussion in the  
meeting that DDA shall seek clearance from the M.C.D.

The Engineer Member informed that part of this stretch  
belongs to the Irrigation & Flood Control Department  
and their NOC will also be required. A suggestion was  
made that the GNCTD should provide plan funds for  
constructing this road.

After detailed discussions and after consulting the  
Commissioner (MCD), the Lt. Governor agreed with the  
members that the road would provide better connectivity  
to Dwarka. It was decided by the Authority that the  
project should be implemented by the DDA and the  
expenditure should be shared with the GNCTD on 50:50 basis.

- b) Following addition shall be made to para - 2 of Item  
No. 69/2007 :

" Building control norms of MPD 2021 shall be admissible  
in all cases. However, additional FAR as per MPD 2021  
shall be available only upon payment of current market  
rates. Structural safety norms shall have to be strictly  
adhered to and the change of land use will not be allowed  
under any circumstances."

- c) Para-II of Item no. 69/2007 will be amended to read as:  
Shri Mahabal Mishra pointed out that most of the plots allotted to the higher education institutes by the DDA were of small sizes and suggested that 'Libraries' and 'Computer centres' should be permitted in the hasements of these plots to encourage better educational environment. He suggested that these usages should not be counted towards FAR otherwise the students will continue to be deprived of these facilities. This suggestion was endorsed in principle by the Authority.
- d) Para (iii) shall be added to para-4 of the minutes at page 13 as follows:  
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- e) Para (iii) shall be added to para-5 at page 13 of the minutes as follows:  
"Shri Rajesh Gehlot requested that the drain from Madhu Vihar to Pochanpur should be covered."  
  
The Engineer Member informed that such drains are covered only for the purpose of traffic requirements. The LG, however, asked the Engineer Member to conduct the site survey and make a presentation on the various options in the next meeting of the Authority.
- f) Para-3 (iv) page 13 of the minutes - name of the village may be read as Jasola instead of Joga Bai.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority  
held on 9<sup>th</sup> August 2007 at 11.00 AM at Raj Niwas.

Following were present:

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Dinesh Rai

**MEMBERS**

3. Shri A.K. Sarin  
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gehlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Shri P.D. Shudhakar  
Member Secretary, (NCR)
11. Shri Ashok Kumar  
Commissioner, MCD
12. Dr. M.M. Kutty  
Joint Secretary, (D&L), MOUD
13. Shri J.B. Kshirsagar  
Chief Planner, TCPO

**SECRETARY**

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri R. Naryanaswamy  
Chief Secretary, Govt. of Delhi
2. Shri R. Chandra Mohan  
Pr. Secretary to LG
3. Shri K. S. Mehra  
Pr. Secretary, (L&B), GNCTD
4. Shri. V.K. Sadhu  
Principal Commissioner, DDA
5. Shri U.N. Behera  
Chief Vigilance Officer
6. Smt. Pramila H Bhargava  
Commissioner (Personnel)
7. Shri A.K. Jain  
Commissioner (Planning), DDA
8. Mrs. Asma Manzar  
Commissioner (Housing), DDA
9. Shri V.D. Dewan  
Chief Architect, DDA
10. Shri C.K. Chaturvedi  
Chief Legal Adviser, DDA
11. Shri. Rajiv Pandey  
Chief Accounts Officer, DDA
12. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
13. Smt. Neemo Dhar  
Director (PR), DDA
14. Shri D. Sarkar  
Director (Sports) DDA
15. Shri Prahlad Singh  
Director (Land Costing)
16. Shri N.K. Chakaraborty  
Director (Planning)/NP DDA.



ITEM NO. 64/2007

*Sub: Confirmation of the Minutes of the meeting of Delhi Development Authority held on 27.6.2007.  
F.2(2)2007/MC/DDA.*

*The Engineer Member pointed out that the Authority decision on Item No. 60/2007 regarding increase of contractor's margin by 5% may be kept on hold till the CPWD arrives at similar decision. He was informed that the manner of implementation of the decision can be within DDA's executive set-up.*

*2. Minutes of the meeting of the Delhi Development Authority held on 27.6.2007 were confirmed, as circulated.*

ITEM NO. 65/2007

*Sub: Action taken on decisions of the meetings held on 31.5.07 & 27.6.07.  
F.2(3)2007/MC/DDA.*

*Action taken reports were noted by the Authority with the directions that reports on the left out points be submitted in the next meeting.*

*b) While discussing the action taken note against sl.no.1 at page 10 of folder-II regarding extension of Madhu Vihar - Dabri road to Delhi Cantonment, the Engineer Member pointed out that the land belongs to the MCD and the DDA has therefore written to the MCD to take up the work and is awaiting their response as the work will cost approx. Rs. 75 cr.*

*The Lt. Governor asked the Vice Chairman and the Commissioner, MCD to resolve the matter before the next meeting of the Authority.*

ITEM NO. 66/2007

*Sub: Amendment in Recruitment Regulations for the post of Chief Vigilance Officer and Chief Security Officer. F.7(49)96/PB-I.*

- 1. Amendments proposed in the Recruitment Regulations for the post of Chief Vigilance Officer in para 1.1 were approved by the Authority.*
- 2. While discussing the Recruitment Regulations for the post of the Chief Security Officer, Shri Rajesh Gehlot pointed out that Chief Security Officer should be a senior officer so that he can discharge his responsibilities effectively.*

*Shri Mahabal Mishra, however, pointed out that the present incumbent had put in 13 years of service as Security Officer and he meets all the laid down eligibility criteria for promotion as Chief Security Officer. Shri Mishra pointed out that graduation certificate has been issued to him by the defence authorities which is recognized by the Govt. of India as Graduation qualification.*

- 3. After detailed discussions, the Recruitment Regulations of the post were approved as follows:*

*"All by promotion from the category of Security Officer, possessing minimum qualification of B.A. and having minimum six years of service as Security Officer in DDA. In case suitable departmental candidates are not available then temporarily by deputation."*

ITEM NO. 67/2007

Sub: Relaxation in the length of service for promotion to the post of Superintending Engineer (C) in DDA.  
F.7(102)97/PB-I.

The proposals contained in the agenda item were approved by the Authority with the direction that stricter ACR norms may be adopted to compensate for the reduced span of experience.

ITEM NO. 68/2007

Sub: Change of land use of land measuring about 7.8 acres from 'Recreational' (Distt. Park) to 'Residential for the CRR I Campus in Zone 'F'.  
F.3(67)2003/MP.

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

ITEM NO. 69/2007

Sub: Conversion of Primary Schools/Middle Schools to Sr. Secondary Schools.  
F.9(11)99/MP.

All the non-official members suggested that the condition of minimum 13.5 meter ROW roads should be waived keeping in view the extreme shortage of neighbourhood schools in Delhi. The members also requested for allotment of land to the pending applicants at zonal variant rates.

2. After detailed discussions, the Authority approved the proposals contained in the agenda item subject to deletion of the condition regarding and dispensed with the condition regarding minimum ROW. The Authority clarified that conversion rates, if any, shall be charged at current market rates.

II. Shri Mahabai Mishra pointed out that most of the plots allotted to the higher education institutes were of small sizes and suggested that they should be permitted to provide libraries in their basements to encourage better educational environment. He suggested that such a usage should not be counted towards FAR otherwise the students will continue to be deprived of this facility. This suggestion was endorsed, in principle.

ITEM NO. 70/2007

Sub: Construction of Master Plan Roads 30 Meters and above R.O.W. during the year 2007-8 and onwards.  
F.EM3(14)87/Vol.12/Part.

Principal Secretary (L&B), GNCTD Shri K.S. Mehra pointed out that this proposal had been received about three days back and was under their examination.

The Jt. Secretary, Ministry of Urban Development Dr. M.M. Kutty pointed out that this matter was being considered by the PAC and the view taken by the PAC should be kept in mind before taking any decision.

Keeping in view the above observations, the Authority decided to postpone the consideration of this item.

ITEM NO. 71/2007

*Sub: Upgradation of pay scale of Assistants and Stenographers Grade 'C' (PA) of CSS and CSSS respectively from Rs. 5500-175-9000/- to Rs. 6500-200-10500/-.  
F.7(5)2003/P&C(Pers.).*

*The proposals contained in the agenda item were approved by the Authority for immediate implementation.*

ITEM NO. 72/2007

*Sub: Adoption of non-functional pay scale of Rs. 8000-13500/- to Asstt. Directors (Ministerial).  
F.7(5)2003/P&C(Pers.).*

*The proposals contained in the agenda item were approved by the Authority for immediate implementation.*

ITEM NO. 73/2007

*Sub: Adoption of non-functional pay scale of Rs. 8000-275-13500/- to Private Secretaries.  
F.7(5)2003/P&C(Pers.).*

*The proposals contained in the agenda item were approved by the Authority for immediate implementation.*

Presentations

- 1. Commissioner (LM) Mrs. Pramila H. Bhargava made a presentation on the Land Inventory Project of DDA. The LG commended the good work done under the supervision of Shri Jagmohan Trikha and Smt. Pramila H. Bhargava in computerising the land records and directed that records of all the 238 villages should be computerized as has been done for Village Masoodpur within one year.*

LG desired that a presentation should now be made on the approximately 9000 courts cases involving DDA at the next meeting of the Authority.

2. The Authority appreciated the presentation given on the 'War Memorial for 1857 Martyrs' by the Chief Architect and gave its go ahead to the project in principle.

Other Points

1. All the non-official members expressed concern over the recent CBI raids in which some of the DDA officials have been named.

a) Shri Mange Ram Garg suggested that land records should be completed and the lands under adverse possession be identified. He pointed out that the information given by the DDA in respect of the Jailer Wala Bagh land is not correct.

b) Shri Mahabal Mishra pointed out that more demolition slips are generally issued at the time of shifting of slums than the number of actual evictees and this leads to scams like that of Ashok Malhotra. Residential plots meant for sium evictees are amalgamated by Property Developers and converted into commercial establishments. He advised that all such vacant plots should be identified and resumed. He sought an independent inquiry into the whole matter and stern action against the DDA officials named by the CBI.

c) *Shri Jile Singh Chauhan pointed out that the case of Ashok Malhotra pertains to the year 2002. MCD did not take any action when the Slum Department was raided in 2002. He also sought stern action against the officials to salvage the image of the DDA. Shri Mange Ram Garg agreed with this suggestion and pointed out that more such irregularities can surface if not checked in time.*

d) *Shri Sudesh Kumar Bhasin pointed out that 628 bighas of acquired land in village Aali continues to be under adverse possession although its payment had been made by the DDA eight years back.*

e) *Shri Rajesh Gehlot pointed out that most of the plots which had been allotted as a measure of rehabilitation have already changed hands. The vacant plots should be resumed and action initiated against the guilty officials*

II. *After detailed discussions, following decisions were taken by the Authority:*

i) *Plots allotted by DDA for rehabilitation of evicted slum dwellers should be surveyed and all such vacant/un-utilized plots be resumed under intimation to the Authority at the next meeting.*

*Commissioner, MCD pointed out that similar action will be initiated in the MCD also.*

ii) Barring those cases where directions have been /are received from the High Court or the Supreme Court, plots should not be allotted in future for rehabilitation. The eligible applicants should be provided 'low cost housing' flats and the same be constructed on priority.

The Engineer Member informed that 21 bids had been received for 'low cost housing' projects and are under examination.

iii) A Committee be constituted under the Chief Vigilance Officer, DDA to identify the loose-ends in the entire system so that similar irregularities do not occur in future. The Committee should study whether allotments made in the past had been in excess of the number of persons actually shifted and whether the allotted plots have been amalgamated, are being used for commercial purposes, or are still lying vacant and have changed hands. The Committee should include a representative of the Central Vigilance Commission (CVC) and the Vigilance department of the GNCTD and will give its report in two months.

iv) Henceforth, only copies of the Election Card/Electoral Rolls should be accepted as evidence of residence for issuing the demolition slips.

2. Shri Mahabal Mishra drew attention to the press reports regarding demolition of farmhouses.

The Lt. Governor emphasized that DDA officers should always act on written instructions received from Court Commissioners/Monitoring Committees with due application of



mind on facts and law and seek further orders of the Hon'ble Courts, wherever necessary. Thoughtless action taken by DDA personnel without careful and due application of mind will invite disciplinary action.

After detailed discussions, the Authority took following decisions:

- i) Strict instructions should be issued that reports of site visits/inspections by DDA's field officers must be submitted within 24 hours and a regular official record thereof maintained.
- ii) DDA should urgently seek orders of the Hon'ble Supreme Court whether any Court can legitimately delegate its powers to reach a conclusion on issues of fact or law to any other person or persons being a Court Commissioner or members of a monitoring Committee etc.

3. Shri Mahabal Mishra made the following suggestions:

- i) Allotments made against the plots allotted under the 20-Point programme should not be subjected to sealing.
- ii) Agricultural/Food godowns in rural areas should not be subjected to demolition/sealing as the storage of grains is an agricultural activity.
- iii) Land inventory for about 200 villages had been computerized at the time of Shri Jagmohan Trikha. The good work done by him should be continued.

iv) Private parties were continuing unauthorized construction on the 'graveyard' land taken over by the DDA in village Jogabai. Urgent remedial action should be taken in this direction.

The LG directed DDA officials to submit a site inspection report.

4. Shri Jile Singh Chauhan suggested that:

i) The DDA should not make any further land acquisition and must pay compensation at market rates wherever the acquisition becomes necessary.

ii) There is extreme delay in the Lands & Buildings department in clearing cases for alternative allotment of plots.

5. Shri Rajesh Gehlot and Shri Sudesh Kumar Bhasin requested that alternative plots should be allotted to all the eligible applicants immediately and that the wait-listed applicants of Rohini Residential Scheme should be given early plot allotments. The Vice-Chairman informed that various options are being studied in the matter.

ii) Shri Rajesh Gehlot requested that the nallah/drain inside Dwarka should be completed by DDA without further delay.

The LG asked the Engineer Member to conduct a joint inspection of Dwarka areas with Shri Rajesh Gehlot, and expedite necessary actions to provide required relief.

iii) *Shri Sudesh Kumar Bhasin and Shri Rajesh Gehlot requested that refund should be expedited in the case of Shri Ved Prakash Jindal who had been asked to pay at the current rates for his old allotment in Mangolpuri.*

6. *The Authority accorded 'in-principle' approval to the project for 3D-GIS mapping of the whole of NCT Delhi conceived by the Survey of India and the Ministry of Science & Technology, Govt. of India as it would greatly facilitate planning and effective land management.*

7. *The LG appreciated the suggestion of Shri Sudesh Kumar Bhasin that statues should be installed in the memory of the great heroes after whom some of the commercial complexes of DDA like 'Subhash Place' have been named and desired that the issue should be examined and brought before the Authority at its next meeting.*

8. *The LG agreed with the suggestion of Shri Jile Singh Chauhan and other non-official members that MCD should transfer land fill site along the NH-1 to the DDA for beautification/green development. Commissioner MCD, clarified that the site is still being used by MCD. The Commissioner, MCD was asked to conduct a joint inspection with the DDA for identifying the land which can be handed over to DDA out of the MCD land-fill site near Bhalaswa for improving Northern entrance to Delhi.*

9. At the request of all the non-official members, the Lt. Governor agreed with the old pending request of Shri Mange Ram Garg that 280 jhuggies should be shifted expeditiously from Ashok Vihar and plots should be allotted to the evictees as per the old policy of allotment.

The Lt. Governor thanked all the members for their constructive and valuable suggestions.

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

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ITEM NO.75/2007

6.9.2007

Sub: Action taken on decisions of the meetings held on 27.6.07 & 9.8.2007  
F2 (3) 2007/MC/DDA.

Action taken notes on the minutes of the meeting of the Delhi Development Authority held on 27.6.2007 & 9.8.2007 are submitted for information.

I. Action taken reports on the minutes of the meeting dated 27.6.2007:

(i) While discussing action taken report on para B (5) at page 6 - The Engineer Member assured Shri Mange Ram Garg that he will look into the entire matter regarding availability of the Library plot and report the correct position in the next meeting of the Authority.

(ii) While discussing action taken report on para B (2) at page 10 - The Engineer Member assured the Lt. Governor that Constituency-wise nodal officers shall be appointed and notified before the next meeting of the Authority.

(iii) While discussing action taken report on para B (8) at page 11 - Shri Mange Ram Garg pointed out that the information given by the DDA is not correct and that the land at Jailer Wala Bagh and the adjoining lands continue to be encroached upon inspite of repeated mentions in the meetings of the Authority. He pointed out that the entire land should be immediately cleared so that facilities like bus terminus etc. can be provided.

The Lt. Governor expressed his concern that no action had been taken in the matter all these months and directed that the entire area should be 'video-graphed' and a presentation of the same should be made in the next meeting of the Authority. He advised that the land may be developed as green till its plans are finalized.

Shri Mahabal Mishra and Shri Jile Singh Chauhan sought details of the total land inventory of the DDA. Shri Chauhan pointed out that the DDA land on the National Highway near Wazirabad is getting encroached upon.

(iv) While discussing action taken report on item no. 54/2007 - Sh. Mahabal Mishra drew attention to the fact that proposals under section 11(A) of the DD Act are placed before the Technical Committee after long delays and similarly the Ministry of Urban Development takes long time to clear the proposals approved by the Authority.

The LG asked the Commissioner (Plg.) and the Jt. Secretary (D&L), Ministry of Urban Development to clear all the pending cases within a fixed time frame.

II. Action taken reports on the minutes of the Authority meeting dated 9.8.2007.

(i) While reviewing the action taken notes on para 3(iv) of page 13 of the minutes - Shri Mahabal Mishra pointed out that the boundary wall has still not been constructed.

The L.G. directed early action in the matter.

(ii) While discussing action taken report on para 8 at page 31 - the Lt. Governor directed the Engineer Member to visit the site within 10 days alongwith the Engineer-in-Chief of the MCD and Shri Jile Singh Chauhan to identify the land pockets which are to be transferred by the MCD to the DDA. The Vice Chairman assured that he too will speak to the Commissioner, MCD in the matter.

(iii) While discussing the action taken notes on agenda item nos. 71/2007, 72/2007 and 73/2007 - the Lt. Governor agreed with Shri Mahabai Mishra that no reference is required to be made to the Ministry of Urban Development for releasing the pay-scales which have already been sanctioned and implemented by the Govt. of India as the DDA adopts the Govt. of India scales 'mutatis-mutandis'. The Authority directed that the decisions taken on 9.8.2007 should be implemented without any further delay.

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Item No. 76/2007

Sub ; Revision of rates of damages for the assessment under the public premises (Eviction of unauthorized occupants Act, 1971.

File No. F.1(Misc.)A/C/2000-01/

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. F.1 (Misc.)A/c/2000-01/12 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 VC/DDA. 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/revise. 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.



From 2006-07 onward, instead of circulating colony-wise residential/commercial rates Zonal Commercial Market rates are being circulated to 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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ITEM NO. SUB :- Revision of rates of damages for the assessment  
15/2004 under The Public Premises (Eviction of Unauthorized  
Occupants) act, 1971.

No.F.1(Misc.)A/c/2000-01/77.

P R E C I S

The rates of damage for encroachers both on Nazul Land-I and Village areas were approved by the Authority vide its Resolution No.29/93 dated 19.02.93( Appendix 'A' P 9 to 10).

2. There is considerable rise in market price of land and to discourage the encroachment on DDA's land it has become necessary to revise the rates of damages in respect of the land under the maintenance and control of the Authority. A communication dt.5.9.01 was received from L&D Officer, MOUA intimating DDA that the Hon'ble Minister of Urban Development & Poverty Alleviation has desired that the rates of damages for L&DO and DDA land should be uniform (Appendix 'A' P-11)

3. The instructions contained in the above letter could not be implemented because :-

(a) L&DC rate list does not cover DDA colonies and as such the rates communicated by L&DO pertain to the areas/colonies which fall under L&DO and not DDA.

(b) As per DDA's existing system different rates of damages are recovered from the encroachers depending upon their dates of encroachment in three tier form whereas the L&DO is recovering damages uniformly irrespective of the date of encroachment.

4. The following alternatives have been worked out w.e.f. 1.8.2001 (from the month following the verbal directions of the Hon'ble Minister as per Annexure A-2 when DDA was required to follow L&DO pattern).

(i) The existing rates of damages may be allowed to be increased to 2.5 times of all categories of land uses under Nazul-I & villages for which only the rates of damages have been fixed so far. This is proposed on the basis of rise in the cost index between 1992 (when last revision took place) to 2001 i.e. from 199 to 447. Further the breakeven rates between 1992-93 & 2001-02 have also roughly increased from Rs.1100 to Rs.3200 per sq.mtr. As the damages are being fixed in three tier form i.e. for encroachment pre 92, post 92 and post 2001 as per the past practice in DDA the oldest category of encroachers i.e. pre 1981 is being merged with the next higher category and a new category of encroachers who entered DDA's land on or after 1.8.01 has been created. Damage rates for this newly created category will be double of the rates as arrived at for the encroachers who entered DDA's land from 1.4.92 to 31.7.01 as per prevailing practice. For any other type of land use i.e. industrial, institutional etc., for which rates of damages have not been fixed under these categories, the same will be charged with reference to the damages for residential land in the ratio of market rates of the land under encroachment to the residential rates in the area. The working sheets for all these categories are as per (Appendix 'C' to 'G' P 12 to 22).

ii) An exercise has also been made to work out the rates of damages @ 10% p.a. of the L&DO rates as per circular of 1994 updated up to 2001-02 as desired by the Ministry as aforesaid. The working sheet is as per (Appendix 'H' p-23).

5. From the perusal of the alternatives (i)&(ii) above it may be seen that damage rates as worked out on the basis of L&DO rates at alternative (ii) is very high as compared to the 2.5 times increase in alternative (i) above as per table below:

	Existing Range	Range as per Alternative (i)	Range as per Alternative (ii)
Residential	Rs. 1 - Rs.24	Rs.12.50 to Rs.120	Rs.43 to Rs.283
Commercial	Rs.5 - Rs.60	Rs.22.50 to Rs.300	Rs.67 to Rs.668

6. The rates are being revised after a gap of more than 10 years and even the lowest revised rates as per alternative (i) per se is a tremendous increase as compared to the existing rates. The working of damages on the basis of L&DO rates will be abnormally high, therefore, the alternative (i) above seems to be logical.

7. The proposals above are only in respect of land under Nazul-I and villages. DDA has never before fixed any damage rates for Nazul-II & General Development Account land in its developed areas. As a matter of practice, the damages rates for these areas are being applied on the basis of the nearby village rates. As the land in these Development Areas (Nazul-II and BGDA) is high value land, it is proposed that damage rates for these categories may be approved on L&DO pattern @ 10% p.a. of the market rates of the land in question irrespective of the date of encroachment.

#### PROPOSAL

The Authority is therefore, requested to approve the revision of the existing rates of damages as specified in the Resolution No.29/1993 @ 2.5 times v.e.f.1.8.01 as per alternative (i). The proposed increases have been tabulated in annexure 3,4,5,6 and 7. The Authority is requested to approve the proposal in Para-7 also.

The approval of the Authority will then be forwarded to the Ministry of Urban Development & Poverty Alleviation for vetting in view of the Ministry's directions dated 5.9.2001.

#### RESOLUTION

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

The IC, however, desired strict monitoring of the work of the Estate Officers and expressed dissatisfaction over the tardy disposal of cases which were required to be settled through summary proceedings. The Vice-Chairman assured that systemic improvements would be soon carried out. The work of Estate Officers monitored regularly.

ITEM NO. SUB:- Revision of rates of damages for the purposes  
29/93 of assessment under the Public Premises  
A-19.02.93 (Eviction of Unauthorised Occupants) Act,  
1971.  
No. FE, 2(32)/80/Pt.A.

P R E C I S

The damages for unauthorised use and occupation of government land are being assessed under the provisions of Public Premises (Eviction of Unauthorised Occupants) Act, 1971 on the basis of rates of damages approved by the Authority from time to time. The present rates of damages for encroachers both on Nazul Land-I as well as Nazul Land-II, were approved by the Authority vide its Resolution No. 70 dated 25.6.81 (Appendix 'R' Page No. 58-74). These rates were subsequently revised by the Authority vide its Resolution No. 95 dated 14.7.88 (Appendix 'S' Page No. 75-79).

The Authority while approving the rates of damages in respect of land under management of Slum Department, DDA vide its Resolution No. 13 dated 7.1.91 resolved as follows:-

"The Authority resolved that the proposal be approved. It was noted that the corresponding damages/license rates being charged for similar properties administered by DDA (Main) would need to be brought on par with these rates."

In the light of the above decision of the Authority and in view of the facts that the rates of damages approved by the Authority in Resolution No. 70 dated 25.6.81 and Resolution No. 95 dated 14.7.88 are over due for revision, the revised rates of damages proposed to be made applicable from 1.4.92 onwards have been proposed by the Finance, DDA. The proposal of the revised rates had been made as per Resolution No. 13 dated 7.1.91. The proposed rates for various uses are as follows:

- (a) The proposed residential rates are contained

In ( Appendix 'T'  
Page No. 80 ) .

(b) The proposed commercial rates are contained  
in ( Appendix 'U'  
Page No. 81 ) .

(c) The proposed institutional and religious rates  
are contained in ( Appendix 'V'  
Page No. 82 ) .

(d) The proposed rates for Nursery, Agricultural and  
School are contained in ( Appendix 'W'  
Page No. 83 ) .

(e) The revised rates for the Villages ( Wazul - II )  
land are contained in ( Appendix 'X'  
Page No. 84 ) .

The proposed rates contained in ( Appendix 'T' TO 'X'  
Page No. 80-84 )

are placed before the Authority for consideration and  
approval.

R E S O L U T I O N

The Authority resolved that the proposal to revise  
rates for damages to be made applicable from 1.4.93 be approved.

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Dr. Rajesh Kumar  
Land & Development Officer



GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
& POVERTY ALLEVIATION

New Delhi-110011, dated the 2000  
2001

D.O. No. 5(9)50 - CDN  
Dated: 5<sup>th</sup> Sept., 2001

Dear Sir,

You are aware that some areas of public land in Delhi are under unauthorised occupation of various individuals / organizations. Damages and eviction notices to these encroachers of public land are sent from time to time by the Land & Development office of this Ministry as well as DDA. During the meeting taken by the then Hon'ble UD&PAM on 27<sup>th</sup> July, 2001 it was desired by him that the rates of damages for L&DO and DDA lands should be uniform.

2. In this context it may be clarified that the general policy being followed by the Ministry is to recover damages worked out on the basis of 10% per annum of the applicable land rates approved by the Ministry from time to time for the purpose for which the encroached land was being used viz., residential / commercial or institutional.

*With kind regards,*

Yours sincerely,  
*(Signature)*  
(Dr. Rajesh Kumar)

Shri P. K. Hota,  
Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, New Delhi.

**STATEMENT OF EXISTING DAMAGE - RESOL. RATES OF NAZULI LAND WITH THE PROPOSED 2.5 TIMES INCREASED RATES**  
 Rates are per Sq. fts. per month. Annex.5

S.No.	Name of the Estate	Rate applicable from 1.92 as per Resolution No.29/92.		Proposed Rates 2.5 times of existing rates to be applicable from 1.8.2001				
		Those who encroached land before 1.4.1981	Those who encroached land from 1.4.1981	Those squatters & substitutes who encroached land w.e.f. 1.4.92	Those who encroached land before land after		Those squatters/substitutes who encroached land	
					1.4.81	1.4.81	w.e.f. 1.4.92	w.e.f. 1.8.01
			X	Y		Z	L	
				24	2.5	30	60	120
1	B. Rehgar	1		24	5	30	60	120
2	Naiwala	2		24	5	30	60	120
3	Karol Bagh	2		24	5	30	60	120
4	Shidi Pura	2		24	5	30	60	120
5	Southern Ridge	2		24	5	30	60	120
6	Bagh Raoji	2		24	5	30	60	120
7	Paharganj	2	12	24	5	30	30	60
8	Qadam Sharif	2	6	12	5	15	30	60
9	Sadar Bazar (N)	2	6	12	5	15	30	60
10	Sadar Bazar (S)	2	6	12	5	15	30	60
11	Ahata Kidara	2	6	12	7.5	15	30	60
12	B.B.Road	3	6	12	7.5	15	30	60
13	G.B.Road	3	6	12	7.5	15	30	60
14	Darya Ganj(N)	3	6	12	7.5	15	30	60
15	Darya Ganj (S)	3	6	12	7.5	15	30	60

*[Signature]*  
AO(R)

*[Signature]*  
AO(D)

*[Signature]*  
Ktoo (D)

16 Inside city wall	1	6	12	2.5	15	30	60
17 Bela Estate	1	6	12	2.5	15	30	60
18 Jangpura	1	6	12	2.5	15	30	60
19 Aliganj	1	6	12	2.5	15	30	60
20 Indraprastha	1	5	10	2.5	12.50	25	50
21 Chiragha (N)	1	5	10	2.5	12.50	25	50
22 Chiragha (S)	1	5	10	2.5	12.50	25	50
23 Jhilmil Tahiroput.	1	5	10	2.5	12.50	25	50
24 Arakpur Bagh	1	6	12	2.5	15	30	60
25 Jhandewalan	1	12	24	2.5	30	60	120

*[Signature]*  
Ho/RI

*[Signature]*  
A.O (Damage)

*[Signature]*  
A.A.O (Damage)

X' is to be eliminated for merger with 'Y'

Z' - a new proposed category



COMPARISON OF EXISTING COMM. DAMAGE RATE AND PROPOSED 2.5 TIMES WITH EFFECT FROM 1.8.2001

Annex 4

Fig in Rs. per month per sq yds.

NO.	Name of the Estate	Proposed Rate applicable from 1.4.92 as per resolution No.29/93.		Proposed Rates at 2.5 times of existing rates to be applicable from 1.8.2001				
		Those who encroached land before 1.4.1981	Those who encroached land after 1.4.1981	Those squatters/substitutes who encroached land w.e.f. 1.4.92	Those who encroached land before 1.4.81	Those who encroached land after 1.4.81	Those squatters/substitutes who encroached land w.e.f. 1.4.92	
				X	Y	Z		
1	B.Rehgar	8	25	60	20	62.5	150	300
2	Naiwala	8	25	60	20	62.5	150	300
3	Karci Bagh	8	25	60	20	62.5	150	300
4	Shidi Pura	8	25	60	20	62.5	150	300
5	Southern Ridge	8	25	60	20	62.5	150	300
6	Bagh Raaji	8	25	60	20	62.5	150	300
7	Paharganj	12	25	60	30	62.5	150	300
8	Qadam Sharif	12	12.5	30	30	31.25	75	150
9	Sadar Bazar (N)	12	12.5	30	30	31.25	75	150
10	Sadar Bazar (S)	12	12.5	30	30	31.25	75	150
11	Ahata Kidara	12	12.5	30	30	31.25	75	150
12	B.B.Road	20	12.5	30	50	31.25	75	150
13	G.B.Road	20	12.5	30	50	31.25	75	150
14	Darya Ganj(N)	15	12.5	30	37.5	31.25	75	150
15	Darya Ganj (S)	15	12.5	30	37.5	31.25	75	150
16	Inside city wall	5	12.5	30	12.5	31.25	75	150
17	Bela Estate	5	12.5	30	12.5	31.25	75	150
18	Jangpura	5	12.5	30	12.5	31.25	75	150
19	Aiganj	5	12.5	30	12.5	31.25	75	150
20	Indraprastha	5	9	24	12.5	22.5	60	120
21	Chiragha (N)	5	9	24	12.5	22.5	60	120
22	Chiragha (S)	5	9	24	12.5	22.5	60	120
23	Jhilmil Tahiropur	5	9	24	12.5	22.5	60	120
24	Arakpur Begh	5	12.5	30	12.5	31.25	75	150
25	Jhandewalan	12	25	60	30	62.5	150	300

X has been abolished for merger with Y.  
Z is a new category.

*[Signature]*  
A.C.D.

*[Signature]*  
A.C.D.

*[Signature]*  
A.C.D.

APPENDIX 'E' TO ITEM NO. 15/2004.

Annex 5

Zones	NURSERY Per Sq. yds. per month			AGRICULTURE Per bigha per annum			SCHOOLS Per sq. yds. per month		
	Existing Rate As per Resolution No. 29/93 Upto 31.7.01	Proposed rates 2.5 times upto 31.7.01	For new Encroachers From 1.8.01	Existing Rate As per Resolution No. 29/93 Upto 31.7.01	Proposed rates 2.5 times From 1.8.01	For new Encroachers After 31.7.01	Existing Rates As per Resolution 29/93 per sq. yds. per month unaided public & unauthorized schools upto 31.7.01	Proposed Rates upto 31.7.01	From 1.8.01
East	12.00	30.00	60.00	1200	3000	6000	12.00	30.00	60.00
West	19.50	48.75	97.50	1500	3750	7500	15.00	37.50	75.00
North	15.00	37.50	75.00	-	-	-	30.00	75.00	150.00
Central Zone	30.00	75.00	150.00	-	-	-	22.50	56.25	112.50
South	22.50	56.25	112.50	-	-	-	-	-	-

Note: The proposed rates effective from 1.8.01 shall also apply to the encroachers of the village (Nazul-II) land falling in respective zones for nursery, agriculture and school use

*[Signature]*  
AO (R)

*[Signature]*  
AO (S)

*[Signature]*  
AAO (D)

11

11

PROPOSAL FOR INSTITUTIONAL AND DAIRY DAMAGE RATES

Answer - 6

Rates per month/per sq.yds.

ZONE	INSTITUTIONAL			DAIRY		
	Existing rates w.e.f. 1.4.92 as per Resolution No.29/93	Proposed rates w.e.f. 1.8.01 for the encroachers who entered Upto w.e.f. 31.7.01 1.8.01		Existing rates As per Res. No.29/93 w.e.f. 1.4.92	Proposed rates for the encroachers Upto w.e.f. 31.7.01 1.8.01	
1	2	3	4	5	6	7
East Zone	4.00	10	20	12.00	30	60
West zone	6.50	16.25	32.50	19.50	48.75	97.5
North Zone	5.00	12.50	25.00	15.00	37.50	75.00
Central Zone	10.00	25.00	50.00	30.00	75.00	150.00
South Zone	7.50	18.75	37.50	22.50	56.25	112.50

Note: The proposed rate effective from 1.8.2001 shall also apply to the encroachers of Villages (N-II land) falling in respective Zone for Institutional and Dairy cases.

*[Handwritten signatures and initials]*  
AOC, AOC, AOC

(v. villages)  
 RATE OF DAMAGES FOR RESIDENTIAL USE PER SQ YDS. PER MONTH  
 COMMERCIAL RATES PER SQ YDS. PER MONTH *Annex 7*

Existing Rates of damages per sq yds. Per month as per Resolution No. 29/93  
 Proposed rates of Damages 2.5 times per sq yds. per month  
 Existing Rates of damages per sq. Yds. Per month as per Resolution No. 29/93  
 Proposed rates of Damages 2.5 times per sq yds. per Month

13

Sl No	Site Name	Encroachers & Substitutes who have been assessed before 1.4.81	Encroachers & Substitutes who have been assessed upto 31.3.92	Encroachers & Substitutes who have been assessed w.e.f. 1.4.92	Encroachers & Substitutes who have been assessed upto 31.3.92	Encroachers & Substitutes who have been assessed w.e.f. 1.4.92 to 31.7.01	Encroachers & Substitutes who have been assessed w.e.f. 1.8.01	Encroachers & Substitutes who have been assessed before 1.4.81	Encroachers & Substitutes who have been assessed upto 31.3.92	Encroachers & Substitutes who have been assessed w.e.f. 1.4.92	Encroachers & Substitutes who have been assessed upto 31.3.92	Encroachers & Substitutes who have been assessed w.e.f. 1.4.92 to 31.7.01	Encroachers & Substitutes who have been assessed w.e.f. 1.8.01
1	Chuhawani	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
2	Dakka. A.Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
3	Dheerpur. A.Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
4	Malikpur Chuhawani	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
5	Rajpur Chuhawani	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
6	Sadhora Kurdh	3	6	12	15	30	60	6.50	13.00	26	32.50	65	130
7	Sahora Kalan	3	6	12	15	30	60	6.50	13.00	26	32.50	65	130
8	Mindi A/pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
9	Wazirpur. A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
10	Chowkri Akbarabad	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
11	Yakut pur	1.50	2.50	5	6.25	12.50	25	2.00	4	8	10	20	20
12	Shakurpur, Outlying colony	1.50	2.50	5	6.25	12.50	25	2.00	4	8	10	20	20
13	Salim Majra. Madipur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170

*Rail*

*Com.*

14	Puth Kalar A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
15	Mangolpur Kurdu A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
16	Mangol Pur Kalan A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
17	Sultan Pur Mazra A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
18	Pitampura A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
19	Naharpur A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
20	Rufia A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
21	Azad Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
22	Bharola A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
23	Reepal Titla A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
24	Bha. Iswan A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
25	Saradpur A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
26	Badli A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
27	Haldar Pur A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
28	Sahipur A/Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
29	Patu Kahan Pur	4	8	16	20	40	80	8.50	17.00	34	42.50	85	170
30	Gharonda Nimka Banger Outlying	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
31	Chandra Chavahan Banger Outlying	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
32	Gazipur Outlying	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
33	Gharonda Nimka	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
34	Gokulpur Nimka	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
35	Ghondi Lai Nimka	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
36	Hasanpur Nimka	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
37	Zafarabad Nimka	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
38	Jhilmil Tahirpur outlying colony	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
39	Khjuri Khas Outlying Colony	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
40	Khichripur	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
41	Khanpur	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80

*fm*  
A.O.(R)

A.O.(B)

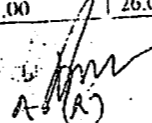
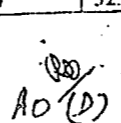
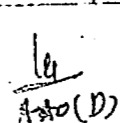
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42	Khureji Khas	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
43	Mandawali	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
44	Mad Kad Dima	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
45	Samsapur Jahangir	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
46	Seclampur	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
47	Mandawali Fazalpur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
48	Olden Pur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
49	Shakur Pur Baramad	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
50	Shakurpur Khas outlying colony	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
51	Babarpur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
52	Chilla Saroda Banger	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
53	Shahdara	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
54	Sadarpur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
55	Javan-icen Pur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
56	Dahan Pur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
57	Ghonda Chauhan Khadar	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
58	Saboli	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
59	Chilla Saroda Khadar	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
60	Mauzpur	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
61	Chonoha Guzzar Khadar	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
62	Meerpur Turk	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
63	Ghoila Shadara	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
64	Ghaondhali	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
65	Koandlee	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
66	Ghonda Guzzar	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40
67	Basai Dara Pur(West Zone) (Ramesh Nagar)	1.50	2.50	5	6.25	12.50	25.00	2.00	4.00	8.00	10	20	40

AD (R)      AD (D2)      lp  
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68	Davadi	1.50	2.50	5	6.35	12.50	27.00	2.00	4.00	8.00	19	20	40
69	Chawkhandi (Tilak Nagar)	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
	Asala Pur Khadar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
	Syampur Patel (Nagar)	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
	Vkampur Patel	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
	Najib Jalibi Tilak Nagar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
	Hasihal	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
	Buddela	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
76	Jawalpuri Alilpur	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
77	Tatarpur Ramesh Nagar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
78	Ghari Peera Alilpur	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
79	Kesho Pur Ramesh Nagar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
80	Posangipur Tilak Nagar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
81	Tihar Tilak Nagar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
82	Naraina	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
83	Nangal Rai Tihar	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
84	Nangloi Jati	2.50	5.00	10	12.50	25.00	50.00	4.00	8.00	16.00	20	40	80
85	Nangloi Savad	2.50	5.00	10	12.50	25.00	50.00	4.00	13.00	26.00	32.50	65	130
86	Madipur Alilpur	2.50	5.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
87	Khyala Tilak Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
88.	Adh. Nagar M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
89.	Ali M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
90.	Badarpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
91	Basant Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
92	Bir Sarai/M Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
93	Begum Pur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130

16

 (A)     
  (D)     
  (D)

94.	Shahpur, M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
95.	Chiraghi Delhi/Kalakaji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
96.	Ghari Jharva Mariya Lajpat Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
97.	Hojran M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
98.	Hauzkhas-II	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
99.	Humayun Pur(R.K. Puram	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
100.	Jiva Sarai M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
101.	Jogabai M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
102.	Jasola Near Badarpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
103.	Kotla Mahiparh	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
104.	Kamun Pur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
105.	Kale Sarai M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
106.	Khanpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
107.	Khanpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
108.	Khirki M. Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
109.	Kotla Mubarakpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
110.	Kedara Bad	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
111.	Kilokari Lajpat Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
112.	Lado Sarai M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
113.	Mehrauli	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
114.	Muradabad Pahari	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
115.	Munirka Mohammadpur(R. K. Puram)	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
116.	Molaband-II	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
117.	Masjid Moth Kalakaji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
118.	Madan Gir	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130

17

AD (R)

AD (D)

AD (D)



119.	M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
120.	Mahipalpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
121.	Malikpur Koi Aadi Rajpuri	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
122.	Okhla Kalkaji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
123.	Pahladpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
124.	Ram, puri, hure	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
125.	Sahibabad	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
126.	Safaiyapur Mehrauli	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
127.	Saida Dal Jaiab	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
128.	Sheikh Sarai Kalkaji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
129.	Shahpur Jat	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
130.	Tiger M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
131.	Tajpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
132.	Puthsara	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
133.	Tekhand Kalkaji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
134.	Tughlakabad I to IV, Kalkaji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
135.	Yusuf n Sarai	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
136.	Yakubpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
137.	Katwaria Sarai	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
138.	Masudpur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
139.	Meehapur	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
140.	Chitomey	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
141.	Sarai Shahji	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
142.	Lado Sarai M/Nagar	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
143.	Samolikha Sarai	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
144.	Samalakha	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
145.	Mehrauli	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
146.	Kapas Hera Najafgarh	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130
	Sarai Kalekhan, Nizamuddin	3.00	6.00	12.00	15.00	30.00	60.00	6.50	13.00	26.00	32.50	65	130

A. C. (R)

A. C. (D)

A. C. (D)

Statement indicating the comparison of rates of Damages as worked out on the basis of updated rates of circular of 1995 and 1999 of L&DO vis a vis increase of 2.5 times of existing rates

Rates per sq.yd.  
Rates per month

S. N	Locality as per List approved by authority for Damages rates	Comparable area of L&DO	Damage rates approved by authority by resolution no. 29/93 applicable from 01.04.1992 Resd/Commercial	Rates as come outs per square yard per month by applying increase of 2.5 times on the rates as applicable from 01.04.1992 Resd/Commercial	Damage rate per square yard per month calculated at the rate of 0% of the notified rate vide circular of 1994 the damage rates have been updated up to 2001/02 Resd/Commercial
1	Basti Rehgar	Karol Bagh	24 / 60	60 / 150	196.78/278.08
2	Naiwala	D B. Gupta Mkt.	24 / 60	60 / 150	196.78/278.08
3	Karol Bagh	Karol Bagh	24 / 60	60 / 150	196.78/278.08
4	Shidi Pura	Rani Jhansi Mkt	24 / 60	60 / 150	196.78/278.08
5	Southern Ridge	Rajender Nagar	24 / 60	60 / 150	196.78/278.08
6	Bagh Raoji	Karol Bagh	24 / 60	60 / 150	282.85/667.40
7	Pahar Ganj	Krishna Mkt.	24 / 60	60 / 150	282.85/667.40
8	Quadam Sharif	Motia Khan	12 / 30	30 / 75	106.07/166.85
9	Sadar Bazar(N)	Azad Market	12 / 30	30 / 75	106.07/166.85
10	Sadar Bazar(S)	Qutab Road	12 / 30	30 / 75	106.07/166.85
11	Ahata Kidara	Qutab Road	12 / 30	30 / 75	106.07/166.85
12	B.B. Road	Qutab Road	12 / 30	30 / 75	106.07/166.85
13	G.B. Road	Qutab Road	12 / 30	30 / 75	106.07/166.85
14	Darya Ganj(N)	Ansari Mkt.	12 / 30	30 / 75	106.07/166.85
15	Darya Ganj(S)	Ansari Mkt.	12 / 30	30 / 75	106.07/166.85
16	Inside City Wall	Ansari Mkt.	12 / 30	30 / 75	106.07/166.85
17	Bela Estate	Alipur Road	12 / 30	30 / 75	141.43/222.46
18	Jung Pura	Jung Pura	12 / 30	30 / 75	176.78/278.08
19	Ali Ganj	Ali Ganj	12 / 30	30 / 75	282.85/667.40
20	Indraprastha	Minto Road	10 / 24	25 / 60	42.94/67.53
21	Chiragah(N)	Geeta Colony	10 / 24	25 / 60	42.94/67.53
22	Chiragah(S)	Geeta Colony	10 / 24	25 / 60	42.94/67.53
23	Jhilmil Tahirpur	Jheel Kharanj	10 / 24	25 / 60	176.78/278.08
24	Arak Pur Bagh	Moti Bagh	12 / 30	30 / 75	282.85/667.40
25	Jhandewalan	Jhandewalan	24 / 60	60 / 150	282.85/667.40

*Am*  
AO (P.1)

*AB*  
AO (D)

*Ue*  
AO (D)

Annexure-2  
Rates in Rs.w.e.f.1.4.05 per Sq.Yd per month

Damage Rates for Resd. Properties of Nazul A/C-I

w.e.f. 1.4.05

S.No.	Name of Colony	Encroachers who entered DDA land upto 31-3-92				Encroachers who entered DDA land 1-4-92 to 31-7-01				Encroachers who entered DDA land 1-8-01 onward			
		Upto 3/05	2005-06	2006-07	2007-08	2004-05	2005-06	2006-07	2007-08	2004-05	2005-06	2006-07	2007-08
1	B.Rehgar	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
2	Naiv la	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
3	Karol Bagh	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
4	Shidi Pura	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
5	Southern Ridge	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
6	Bagh Raoji	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
7	Pahar Ganj	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146
8	Qudam Sharif	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
9	Sadar Bazar(N)	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
10	Sadar bazar(S)	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
11	hata Kidara	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
12	B.B. Road	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
13	G.B. Road	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
14	Darya Ganj(N)	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
15	Darya Ganj(S)	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
16	inside City Wall	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
17	beta estate	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
18	Jangpura	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
19	Aliganj	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
20	Indraprastha	12.5	13.15	13.8	16	25	26.25	27.55	31	50	52.5	55.1	61
21	Chiragha(N)	12.5	13.15	13.8	16	25	26.25	27.55	31	50	52	55.1	61
22	Chiragha(S)	12.5	13.15	13.8	16	25	26.75	27.55	31	50	52	55.1	61
23	Jhilmil Tahirpur	12.5	13.15	13.8	16	25	26.75	27.55	31	50	52	55.1	61
24	Arakpur Bagh	15	15.75	16.55	19	30	31.5	33.1	37	60	63	66.15	73
25	Jhandewallan	30	31.5	33.1	37	60	63	66.15	73	120	126	132.3	146

*[Handwritten signature]*

## Annexure-III

I Rates in Rs.w.e.f.1.4.05 per Sq.Yd per month

## Damage Rates of Commercial Properties of Nazul A/C-I w.e.f. 1.4.05

S.No.	Name of Colony	Encroachers who entered DDA land Upto 31.3.92				Encroachers who entered DDA land 1.4.92 to 31.7.01				Encroachers who entered DDA land After 31.7.01			
		upto 3/05	2005-06	2006-07	2007-08	2004-05	2005-06	2006-07	2007-08	2004-05	2005-06	2006-07	2007-08
1	B.Rehgar	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
2	Naiwala	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
3	Karol Bagh	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
4	Shidi Pura	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
5	Southern Ridge	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
6	Bagh Raoji	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
7	Pahar Ganj	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363
8	Qudam Sharif	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
9	Sadar Bazar(N)	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
10	Sadar bazar(S)	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
11	hata Kidara	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
12	B.B. Road	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
13	G.B. Road	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
14	Darya Ganj(N)	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
15	Darya Ganj(S)	31.25	32.85	34.9	38	75	78.75	82.7	91	150	157.5	165.4	182
16	Inside City Wall	31.25	32.85	34.9	38	75	78.75	82.7	91	150	157.5	165.4	182
17	Bela estate	31.25	32.85	34.9	38	75	78.75	82.7	91	150	157.5	165.4	182
18	jangpura	31.25	32.85	34.9	38	75	78.75	82.7	91	150	157.5	165.4	182
19	Aliganj	31.25	32.85	34.9	38	75	78.75	82.7	91	150	157.5	165.4	182
20	Indraprastha	22.5	23.65	24.85	28	60	63	66.15	73	120	126	132.3	146
21	Chiragha(N)	22.5	23.65	24.85	28	60	63	66.15	73	120	126	132.3	146
22	Chiragha(S)	22.5	23.65	24.85	28	60	63	66.15	73	120	126	132.3	146
23	Jhilmil Tahirpur	22.5	23.65	24.85	28	60	63	66.15	73	120	126	132.3	146
24	Arakpur Bagh	31.25	32.85	34.5	38	75	78.75	82.7	91	150	157.5	165.4	182
25	Jhandewallan	62.5	65.65	68.95	76	150	157.5	165.4	182	300	315	330.75	363

A.A.O(D)

A.O(D)

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ANNEXURE - IV -

**DAIRY**

Rates in Rs. from 1.4.05 per Sq. Yd. per month

Zone	Rates for the encroacher upto 31.7.01				Rates for the encroacher w.e.f. 1.8.01			
	Rate upto 3/05	Rate of 05-06	Rate of 05-07	Rate of 07-08	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08
East	30	31.50	33.10	37.00	60.00	63.00	66.15	73.00
West	48.75	51.20	53.80	59.00	97.50	102.40	107.55	119.00
North	37.50	39.40	41.40	46.00	75.00	78.75	82.70	91.00
Central	75.00	78.75	82.70	91.00	150.00	157.50	165.40	182.00
South	56.25	59.05	62.00	69.00	112.50	118.15	124.05	137.00

**AGRICULTURE**

Rates in Rs. from 1.4.05 per Biswa per Annum

Zone	Rates for the encroacher upto 31.7.01				Rates for the encroacher w.e.f. 1.8.01			
	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08
East	3000	3150.00	3307.50	3639	6000	6300	6615	7277.00
West	-	-	-	-	-	-	-	-
North	3750	3937.50	4134.50	4548	7500	7875	8269	9096.00
Central	-	-	-	-	-	-	-	-
South	-	-	-	-	-	-	-	-

Note : The proposed rate effective from 1.4.2005 shall also apply to the encroachers of Villages (N-II land) falling in respective Zone Agriculture and Dairy cases.

*[Signatures]*  
A/C/D

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ANNEXURE-4

**NURSERY**

Rates in Rs. from 1.4.05 per Sq. Yc. per month

Zone	Rates for the encroacher upto 31.7.01				Rates for the encroacher w.e.f. 1.8.01			
	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08
East	30	31.50	33.10	37.00	60.00	63.00	66.15	73.00
West	48.75	51.20	53.75	59.00	97.50	102.40	107.55	119.00
North	37.50	39.40	41.40	46.00	75.00	78.75	82.70	91.00
Central	75.00	78.75	82.70	91.00	150.00	157.50	165.40	182.00
South	56.25	59.10	62.00	69.00	112.50	118.15	124.05	137.00

**INSTITUTIONAL**

Rates in Rs. from 1.4.05 per Sq. Yd. per month

Zone	Rates for the encroacher upto 31.7.01				Rates for the encroacher w.e.f. 1.8.01			
	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08
East	10	10.50	11.05	13.00	20	21	22.05	25.00
West	16.25	17.10	18.80	21.00	32.50	34.15	35.85	40.00
North	12.50	13.10	13.75	16.00	25.00	26.25	27.55	31.00
Central	25.00	26.25	27.55	31.00	50.00	52.50	55.15	61.00
South	18.75	19.70	20.70	23.00	37.50	39.40	41.40	46.00

Note : The proposed rate effective from 1.4.2005 shall also apply to the encroachers of Villages (N-II land) falling in respective Zone for Nursery and Institutional cases.

*[Handwritten signatures and initials]*

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ANNEXURE IV


SCHOOLS

Rates in Rs. from 1.4.05 per Sq. Yd. per month

Zone	Rates for the encroacher upto 31.7.01				Rates for the encroacher w.c.f. 1.8.01			
	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08	Rate upto 3/05	Rate of 05-06	Rate of 06-07	Rate of 07-08
East	30	31.50	33.10	37	60.00	63.00	66.15	73.00
West	48.75	51.20	53.80	59	97.50	102.40	107.55	119.00
North	37.50	39.40	41.40	46	75.00	78.75	82.70	91.00
Central	75.00	78.75	82.70	91	150.00	157.50	165.40	182.00
South	56.25	59.05	62.00	69.00	112.50	118.50	124.45	137.00

Note : The proposed rates effective from 1.4.2005 shall also apply to the encroachers of Villages (N-II land) falling in respective Zone for School Cases

  
A.O. (DAMAGE)

  
AAO (Damage)

  
D.A.

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Annexure -5

ANNEXURE - 5-I  
Annexure-5/I of Item No. 76/2007

Rates of Damages for Residential (Villages) use in Rs. per Sq yds. Per month W.e.f 1.4.2005

Sl.No.	Site Name	Encroachers & substitutes who have been assessed upto 31.3.92				Encroachers & substitutes who have been assessed w.e.f. 1.4.92 to 31.7.01				Encroachers & substitutes who have been assessed w.e.f. 1.8.01			
		Upto 3/05	2005-06	2006-07	2007-08	Upto 3/05	2005-06	2006-07	2007-08	Upto 3/05	2005-06	2006-07	2007-08
1	Civil station	20	21	22.05	25	40	42	44.10	49	80	84	88.2	98
2	Dakka A.Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.2	98
3	Dhirpur A.Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.2	98
4	Malikpur Chhawani	20	21	22.05	25	40	42	44.10	49	80	84	88.2	98
5	Rajpur Chhawani	20	21	22.05	25	40	42	44.10	49	80	84	88.2	98
6	Sadhora Kurdh	15	15.75	16.55	19	30	31.50	33.00	37	60	63	66.15	73
7	Sahora Kalan	15	15.75	16.55	19	30	31.50	33.00	37	60	63	66.15	73
8	Mindi A.Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
9	Wazirpur A.Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
10	Chowkri Akbarabad	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
11	Yakur Pur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
12	Shakkar Pur Outlying Colony	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
13	Salim Majra Mandipur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
14	Puth kalan. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98



28 24

	Mangolpurkurdh A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
16	Mangol Pur Kalan. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
17	Sultan Pur Mazra. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
18	Pitampura. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
19	Naharpur. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
20	Ritla. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
21	Azad Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
22	Bharola. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
23	Peepal Thala. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
24	Bha: Iswan. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
25	Samir Pur. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
26	Badli. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
27	HaiberPur. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
28	Sahipur. A/Pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
29	Patti kahan pur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
30	Gharonda Nimka Banger Outlying	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
31	Chandra Chavahan Banger Outlying	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
32	Gazipur Outlying	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
33	Gharonda Nimka	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31

29 25

34	Gokulpur Nimka	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
35	Ghond Kai Nimka	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
36	Hasanpur Nimka	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
37	Zafarabad Nimka	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
38	Jhilmil Tahirpur Outlying Colony	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
39	Khjuri Khas Outlying Colony	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
40	Khichripur	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
41	Khanpur	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
42	Khureji Khas	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
43	Mandawali	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
44	Kad-kad- Duma	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
45	Samaspur Jahangir	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
46	Seelampur	12.50	13.15	13.80	16	25	26.25	27.55	31	50	52.50	55.15	61
47	Mandawali Fazalpur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
48	Olden Pur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
49	ShakurPur Baramad	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
50	Shakurpur Khas Outlying Colony	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
51	Babarpur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
52	ChilaSaroda Banger	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
53	Shahdara	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31

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54	Sadarpur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
55	Jayaudeen Pur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
56	Dallu Pura	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
57	Ghonda Chawan Khadar	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
58	Saboli	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
59	Chilla saroda khadar	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
60	Mauzpur	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
61	Chonoha Guaran Khadar	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
62	Meerpur Turk	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
63	Ghotla Shadara	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
64	Ghaindhali	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
65	Koandlee	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
66	Ghonda Guaran	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
67	Basai Dara Pur(west zone) (Ramesh Nagar)	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
68	Dawadi	6.25	6.60	6.95	8	12.50	13.15	13.80	16	25	26.25	27.55	31
69	Chawkhandi(Tilak Nagar)	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
70	Asalat Pur Khadar	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
71	Shadipur (Petal Nagar)	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
72	Khanpur(Petal Nagar)	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00

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73	Nangli Jalib( Tilak Nagar)	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
74	Hasthal	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
75	Buddela	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
76	Jawalapuri Alilpur	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
77	Tatarpur(Ramesh Nagar)	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
78	GhariPeera Alilpur	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
79	KeshoPur(Ramesh Nagar)	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
80	PosangirputTilak Nagar	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
81	Tihar Tilak Nagar	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
82	Naraina	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
83	Nangal Rai Tihar	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
84	Nangloi Jatt	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
85	Nangloi Sayad	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
86	Madipur Alilpur	12.50	13.15	13.80	16.00	25.00	26.25	27.55	31.00	50	52.50	55.15	61.00
87	Khyala Tilak Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
88	Adh. Nagar M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
89	Ali M/ Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
90	Badarpur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
91	Basant Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
92	Bir Sarai/ M Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00

30 28

93	Begum Pur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
94	Shahpur M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
95	Chiragh Delhi/ Kalkaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
96	Ghari JhariyaMariya Lajpat Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
97	Hojram M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
98	Hauzkhas-II	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
99	Humayun Par, (R.K. Puram)	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
100	Jiya Sarai M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
101	Jogabai M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
102	Jasola Near Badarpur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
103	Kotla Mahigarh	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
104	Kamun Pur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
105	Kale Sarai M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
106	Kharoda	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
107	Khanpur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
108	Khirki M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
109	Kotla Mubarak Pur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
110	Kedara Bad	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
111	Kilokari Lajpat Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00

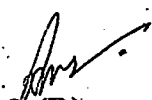
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112	Lado Sarai M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
113	Mehrauli	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
114	Muradabad Pakari	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
115	MunirkaMojamnadpur (R.K. Puram)	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
116	Molaband-II	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
117	Masjid Moth kalaaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
118	Madan Gir M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
119	Mahipal pur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
120	Malikpir Kpi Aadi Rajgpuri	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
121	Okhla kalakaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
122	Pahladpur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
123	Ran. Pur. hurd	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
124	Sahibabad	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
125	Sultanpur Mehrauli	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
126	Saida Dal Jaiab	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
127	Shcikh Sarai kalkaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
128	Shahpur Jat	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
129	Tigri M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
130	Tajpur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
131	Puthsarai	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
132	Tekhhand/ kalkaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00


30

133	Tughlakabad I ot IV Kalkaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
134	Yasuf n Sarai	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
135	Yakui pur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
136	Katwaria Sarai	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
137	Masudpur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
138	Meethapur	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
139	Chitorney	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
140	Sarai Shahaji	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
141	Lado Sarai M/Nagar	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
142	Samolikha Sarai	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
143	Samalakha	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
144	Mehrauli	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
145	Kapas Hear Najafgarh	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00
146	SaraiKalekhan. Nizamuddin	15.00	15.75	16.55	19.00	30.00	31.50	33.00	37.00	60	63.00	66.15	73.00

- 32 -

  
A.G. (D)

  
A.A.O. (D)

  
D.A.

33 - Annexure-5/11 of Item No. 76/2007

25 31

Annexure -5(ii) of Item No. 76/2007

Rates of Damages for Commercial (Villages) use in Rs. per Sq yds. Per month W.e.f 1.4.2005

Sl.No.	Site Name	Encroachers & substitutes who have been assessed upto 31.3.92				Encroachers & substitutes who have been assessed w.e.f. 1.4.92 to 31.7.01				Encroachers & substitutes who have been assessed w.e.f. 1.8.01			
		Upto 3/05	2005-06	2006-07	2007-08	Upto 3/05	2005-06	2006-07	2007-08	Upto 3/05	2005-06	2006-07	2007-08
1	Civil station	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
2	Dakka A.Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
3	Dhirpur A.Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
4	Malikpur Chhawani	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
5	Rajpur Chhawani	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
6	Sadhora Kurdh	32.50	34.15	35.85	40	65	68.25	71.70	79.00	130	136.50	143.35	158
7	Sahora Kalan	32.50	34.15	35.85	40	65	68.25	71.70	79.00	130	136.50	143.35	158
8	Mindi A.Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
9	Wazirpur A.Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
10	Chowkri Akbarabad	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
11	Yakur Pur	10	10.50	11.05	13	20	21	22.05	25	40	42.00	44.10	49
12	Shakkar Pur Outlying Colony	10	10.50	11.05	13	20	21	22.05	25	40	42.00	44.10	49



36 32

13	Salim Mazra Mandipur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
14	Puth kalan. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
15	Mangolpurkurdh A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
16	Mangol Pur Kalan. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
17	SultanPurMazra. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
18	Pitampura. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
19	Naharpur. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
20	Ritla. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
21	Azad Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
22	Bharola. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
23	Peepal Thala. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
24	Bha. Iswan. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
25	Samir Pur. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
26	Badli. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
27	HaiberPur. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
28	Sahipur. A/Pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
29	Patti kahan pur	42.50	44.65	46.90	52	85	89.25	93.70	104	170	178.50	187.45	207
30	Gharonda Nimka Banger Outlying	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
31	ChandraChavahan Banger Outlying	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49

37 33 ✓

32	Gazipur Outlying	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
33	Gharonda Nimka	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
34	Gokulpur Nimka	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
35	Ghond Kai Nimka	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
36	Hasanpur Nimka	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
37	Zafarabad Nimka	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
38	Jhilmil Tahirpur Colony Outlying	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
39	Khjuri Khas Colony Outlying	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
40	Khichripur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
41	Khanpur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
42	Khureji Khas	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
43	Mandawali	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
44	Kad-kad- Duma	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
45	Samaspur Jahangir	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
46	Seelampur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
47	Mandawali Fazalpur	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
48	Olden Pur	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
49	ShakurPur Baramad	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
50	ShakurpurKhas Colony Outlying	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
51	Babarpur	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49

35

34

52	Chila Saroda Banger	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
53	Shahdara	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
54	Sadarpur	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
55	Jayaudeen Pur	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
56	Dallu Pura	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
57	Ghonda Chawan Khadar	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
58	Saboli	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
59	Chilla saroda khadar	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
60	Mauzpur	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
61	Chonoha Guaran Khadar	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
62	Meerpur Turk	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
63	Ghotla Shadara	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
64	Ghaindhali	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
65	Koandlee	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
66	Ghonda Guaran	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
67	Basai Dara Pur (west zone) (Ramesh Nagar)	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
68	Dawadi	10	10.50	11.05	13	20	21	22.05	25	40	42	44.10	49
69	Chawkhandi (Tilak Nagar)	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
70	Asalat Pur Khadar	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98

38-38

71	Shadipur (Petal Nagar)	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
72	Khanpur(Petal Nagar)	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
73	Nangli Jalib( Tilak Nagar)	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
74	Hasthal	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
75	Buddela	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
76	Jawalapuri Alilpur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
77	Tatarpur(Ramesh Nagar)	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
78	GhariPeera Alilpur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
79	KeshoPur(Ramesh Nagar)	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
80	PosangirputTilak Nagar	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
81	Tihar Tilak Nagar	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
82	Naraina	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
83	Nangal Rai Tihar	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
84	Nangloi Jatt	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
85	Nangloi Sayad	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
86	Madipur Alilpur	20	21	22.05	25	40	42	44.10	49	80	84	88.20	98
87	Khyala Tilak Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
88	Adh. Nagar M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
89	Ali M/ Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158

40 36

90	Badarpur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
91	Basant Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
92	Bir Sarai/ M Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
93	Begum Pur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
94	Shahpur M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
95	Chiragh Delhi/ Kalkaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
96	GhariJhariyaMariya Lajpat Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
97	Hojram M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
98	Hauzkhas-II	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
99	Humayun Par (R.K. Puram)	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
100	Jiya Sarai M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
101	Jogabai M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
102	Jasola Near Badarpur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
103	Kotla Mahigarh	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
104	Kamun Pur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
105	Kale Sarai M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
106	Kharoda	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
107	Khanpur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
108	Khirki M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158

47 37

109	Kotla Mubarak Pur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
110	Kedara Bad	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
111	Kilokari Lajpat Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
112	Lado Sarai M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
113	Mehrauli	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
114	Muradabad Pahari	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
115	Munirka Mojamadpur (R.K. Puram)	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
116	Molaband-II	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
117	Masjid Moth kalaaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
118	Madan Gir M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
119	Mahipal pur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
120	Malikpir Koi Aadi Rajgpuri	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
121	Okhla kalakaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
122	Pahladpur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
123	Ran. Pur: hurd	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
124	Sahibabad	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
125	Sultanpur Mehrauli	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
126	Saida Dal Jaiab	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
127	Sheikh. Sarai kalkaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
128	Shahpur Jat	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
129	Tigri M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158

57 38

130	Rajpur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
131	Puthsarai	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
132	Tehkhand/ Kalkaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
133	Tughlakabad I to IV Kalkaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
134	Yasuf n Sarai	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
135	Yakui pur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
136	Katwaria Sarai	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
137	Masudpur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
138	Meethapur	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
139	Chitorney	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
140	Sarai Shahaji	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
141	Lado Sarai M/Nagar	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
142	Samolikha Sarai	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
143	Samalakha	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
144	Mehrauli	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
145	Kapas Hear Najafgarh	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158
146	SaraiKalekhan. Nizamuddin	32.50	34.15	35.85	40.00	65.00	68.25	71.70	79.00	130	136.50	143.35	158

A.O (D)

A.A.O (D)

D.A

DELHI DEVELOPMENT AUTHORITY  
[LAND COSTING WING]  
[PROJECTS BRANCH]

No. F2(14)96-97/AO(P)/DDA/111

Dated 6 July 2005

CIRCULAR

Attention is invited to this office circular no. F2(120)2002/AO(P)/DDA/745 dated 18.7.2002 vide which guidelines for working out the rates for misuse purposes were circulated. A detailed Schedule containing the Commercial Rates for various DDA localities/colonies was also attached for being uniformly followed by all concerned while computing the misuse charges. As can be seen from the said Schedule, the rates were valid upto the year 2002-03. Further attention is also invited to this office circular no. dated 7.5.2003, vide which the rates of misuse charges for the year 2003-04 were increased by 5% over the rates followed for the year 2002-03. These rates were circulated as "Provisional", but the same may now be treated as "final".

2. The issue of fixation/finalisation of market rates for misuse purposes for subsequent years viz. 2004-05 and 2005-06 has remained under process and it has now been decided with the approval of VC, DDA to increase the existing rates for the year 2003-04 by another 5% to make it applicable for the year 2004-05 and 2005-06. The above rates may be treated as "final" for the year 2004-05 while for 2005-06, the same may be adopted on "Provisional" basis as the whole issue relating to misuse charges is under review in the Ministry. A detailed/exhaustive Schedule containing these rates upto the year 2004-05 has again been drawn and is enclosed herewith for ready reference of all concerned.

3. This issues with the approval of VC, DDA.

[Prahlaad Singh]  
Director (Land Costing)

Copy:-

1. OSD to VC for the kind information of the latter.
2. OSD to FM for the kind information of the latter.
3. Commissioner(LD)
4. Chief Accounts Officer
5. Financial Advisor(Housing)
6. Director(LC)
7. Director(Lands)/(RL)/(CL)
8. Dy CAO(LC)
9. DD(Rohini), DD(IL), DD(CL), DD(CS), DD(Coordination)
10. All Sr. AOs /AOs in LC Wing



**SCHEDULE OF RATE FOR COMPUTATION OF MISUSE CHARGES  
APPLICABLE FOR DDA COLONIES**

	1991-96 (Resi.)	1991-96 (Comm.)	1996-97 (Resi.)	1996-97 (Comm.)	1997-98 (Resi.)	1997-98 (Comm.)	1998-99 (Resi.)	1998-99 (Comm.)
<b>North Zone</b>								
Wazirpur/Ashok Vihar	6773	13546	8804	17608	11446	22892	14880	29760
Sri Nagar	6773	13546	8804	17608	11446	22892	14880	29760
Shalimar Bagh	4977	9954	6470	12940	8411	16822	10935	21870
Pitampura	3171	6342	4122	8244	5359	10718	6967	13934
Haiderpuri	3171	6342	4122	8244	5359	10718	6967	13934
Bharola	3171	6342	4122	8244	5359	10718	6967	13934
Rohini	3171	6342	4122	8244	5359	10718	6967	13934
Tagore Park	5187	10374	6743	13486	8766	17532	11396	22792
<b>East Zone</b>								
Geeta Colony	2520	5040	3276	6552	4259	8518	5536	11072
Jhilmil/Vivek Vihar	2793	5586	3631	7262	4720	9440	6136	12272
Yamuna Vihar	2793	5586	3631	7262	4720	9440	6136	12272
Zafrabad	2793	5586	3631	7262	4720	9440	6136	12272
Other Cly TYA	2793	5586	3631	7262	4720	9440	6136	12272
<b>West Zone</b>								
Tagore Garden	5187	10374	6743	13486	8766	17532	11396	22792
Naraina	5523	11046	7180	14360	9334	18668	12134	24268
Vikasuri	2080	4160	2704	5408	3515	7030	4570	9140
Janakpuri	3108	6216	4040	8080	5253	10506	6828	13656
Pashchim Vihar	2772	5544	3604	7208	4685	9370	6090	12180
Chokhandi	2772	5544	3604	7208	4685	9370	6090	12180
<b>South Zone</b>								
Vasant Vihar (DDA Land)	12075	24150	15698	31396	20407	40814	26529	53058
Anand Niketan	12075	24150	15698	31396	20407	40814	26529	53058
Shanti Niketan	12075	24150	15698	31396	20407	40814	26529	53058
Anand Lok	12075	24150	15698	31396	20407	40814	26529	53058
Panchsheel Park	12075	24150	15698	31396	20407	40814	26529	53058
Gulmohar Park	12075	24150	15698	31396	20407	40814	26529	53058
West End	12075	24150	15698	31396	20407	40814	26529	53058
Niti Bagh	12075	24150	15698	31396	20407	40814	26529	53058
Maharani Bagh	12075	24150	15698	31396	20407	40814	26529	53058
New Friends Cly	12075	24150	15698	31396	20407	40814	26529	53058
Friends Colony	12075	24150	15698	31396	20407	40814	26529	53058
Greater Kailash	12075	24150	15698	31396	20407	40814	26529	53058
Safdarjung area/Enclave	10868	21736	14128	28256	18366	36732	23876	47752
Masjid Moth	9660	19320	12558	25116	16326	32652	21223	42446
Chirag Enclave	9660	19320	12558	25116	16326	32652	21223	42446
EPR Colony	9660	19320	12558	25116	16326	32652	21223	42446
East of Kailash	9660	19320	12558	25116	16326	32652	21223	42446
Sarvodya Colony/Enclave	9660	19320	12558	25116	16326	32652	21223	42446
Sadhna Enclave	8715	17430	11330	22660	14728	29456	19147	38294
Cosmopolitan B. Society	8715	17430	11330	22660	14728	29456	19147	38294

*Amr*

- 43 -  
**SCHEDULE OF RATE FOR COMPUTATION OF MISUSE CHARGES  
 APPLICABLE FOR DDA COLONIES**

Zone	1999-00 (Resi.)	1999-00 (Comm.)	2000-01 (Resi.)	2000-01 (Comm.)	2001-02 (Resi.)	2001-02 (Comm.)	2002-03 (Resi.)	2002 (Comm.)
<b>North Zone</b>								
Wazirpur/Ashok Vihar	14880	29760	14880	29760	16367	32734	17186	3437
Sri Nagar	14880	29760	14880	29760	16367	32734	17186	3437
Shalimar Bagh	10935	21870	10935	21870	12028	24056	12630	2526
Pitampura	6967	13934	6967	13934	7664	15328	8047	1609
Haiderpuri	6967	13934	6967	13934	7664	15328	8047	1609
Bharola	6967	13934	6967	13934	7664	15328	8047	1609
Rohini	6967	13934	6967	13934	7664	15328	8047	1609
Tagore Park	11396	22792	11396	22792	12535	25070	13162	2632
<b>East Zone</b>								
Geeta Colony	5536	11072	5536	11072	6090	12180	6395	1279
Jhilmil/Vivek Vihar	6136	12272	6136	12272	6750	13500	7088	1417
Yamuna Vihar	6136	12272	6136	12272	6750	13500	7088	1417
Zafraabad	6136	12272	6136	12272	6750	13500	7088	1417
Other Cly TYA	6136	12272	6136	12272	6750	13500	7088	1417
<b>West Zone</b>								
Tagore Garden	11396	22792	11396	22792	12535	25070	13162	2632
Naraina	12134	24268	12134	24268	13347	26694	14015	2803
Vikasपुरी	4570	9140	4570	9140	5027	10054	5278	1055
Janakपुरी	6828	13656	6828	13656	7511	15022	7887	1577
Pashchim Vihar	6090	12180	6090	12180	6700	13400	7034	1406
Chokhandi	6090	12180	6090	12180	6700	13400	7034	1406
<b>South Zone</b>								
Vasant Vihar (DDA Land)	26529	53058	26529	53058	29182	58364	30641	6128
Anand Niketan	26529	53058	26529	53058	29182	58364	30641	6128
Shanti Niketan	26529	53058	26529	53058	29182	58364	30641	6128
Anand Lok	26529	53058	26529	53058	29182	58364	30641	6128
Panchsheel Park	26529	53058	26529	53058	29182	58364	30641	6128
Gulmohar Park	26529	53058	26529	53058	29182	58364	30641	6128
West End	26529	53058	26529	53058	29182	58364	30641	6128
Niti Bagh	26529	53058	26529	53058	29182	58364	30641	6128
Maharani Bagh	26529	53058	26529	53058	29182	58364	30641	6128
New Friends Cly	26529	53058	26529	53058	29182	58364	30641	6128
Friends Colony	26529	53058	26529	53058	29182	58364	30641	6128
Greater Kailash	26529	53058	26529	53058	29182	58364	30641	6128
Safdarjung area/Enclave	23876	47752	23876	47752	26264	52528	27577	5515
Masjid Moth	21223	42446	21223	42446	23345	46690	24513	4907
Chirag Enclave	21223	42446	21223	42446	23345	46690	24513	4907
EPR Colony	21223	42446	21223	42446	23345	46690	24513	4907
East of Kailash	21223	42446	21223	42446	23345	46690	24513	4907
Sarvodya Colony/Enclave	21223	42446	21223	42446	23345	46690	24513	4907
Sadhna Enclave	19147	38294	19147	38294	21062	42124	22115	4423
Cosmopolitan	19147	38294	19147	38294	21062	42124	22115	4423
H.B. Society	19147	38294	19147	38294	21062	42124	22115	4423

44  
**SCHEDULE OF RATE FOR COMPUTATION OF MISUSE CHARGES  
 APPLICABLE FOR DDA COLONIES**

	2003-04 (Resi.)	2003-04 (Comm.)	2004-05 (Resi.)	2004-05 (Comm.)
<b>North Zone</b>				
Wazirpur/Ashok Vihar	18046	36092	18948	37896
Sri Nagar	18046	36092	18948	37896
Shalimar Bagh	13262	26524	13925	27850
Pitampura	8450	16900	8873	17746
Haiderpuri	8450	16900	8873	17746
Bharola	8450	16900	8873	17746
Rohini	8450	16900	8873	17746
Tagore Park	13820	27640	14511	29022
<b>East Zone</b>				
Geeta Colony	6715	13430	7050	14100
Jhilmil/Vivek Vihar	7442	14885	7815	15630
Yamuna Vihar	7442	14885	7815	15630
Zafraabad	7442	14885	7815	15630
Other Civ TYA	7442	14885	7815	15630
<b>West Zone</b>				
Tagore Garden	13820	27640	14511	29022
Naraina	14716	29432	15452	30904
Vikasपुरी	5542	11084	5819	11638
Janakपुरी	8282	16564	8696	17392
Pashchim Vihar	7386	14772	7755	15510
Chokhandi	7386	14772	7755	15510
<b>South Zone</b>				
Vasant Vihar (DDA Land)	32173	64346	33782	67564
Anand Niketan	32173	64346	33782	67564
Shanti Niketan	32173	64346	33782	67564
Anand Lok	32173	64346	33782	67564
Panchsheel Park	32173	64346	33782	67564
Gulmohar Park	32173	64346	33782	67564
West End	32173	64346	33782	67564
Niti Bagh	32173	64346	33782	67564
Maharani Bagh	32173	64346	33782	67564
New Friends Cly	32173	64346	33782	67564
Friends Colony	32173	64346	33782	67564
Greater Kailash	32173	64346	33782	67564
Safdarjung area/Enclave	28956	57912	30404	60808
Masjid Moth	25739	51478	27026	54052
Chirag Enclave	25739	51478	27026	54052
EPR Colony	25739	51478	27026	54052
East of Kailash	25739	51478	27026	54052
Sarvodya Colony/Enclave	25739	51478	27026	54052
Sadhna Enclave	23221	46442	24382	48764
Cosmopolitan	23221	46442	24382	48764
H.B.Society	23221	46442	24382	48764

Note: Apart from the above, the rates indicated for the year 2004-05 shall be adopted on "Provisional" basis for the year 2005-06 as mentioned in the circular.

DELHI DEVELOPMENT AUTHORITY

Item No:- 77 /2007  
06.9.2007

SUB:- Agenda for adoption of Annual Accounts for the  
Financial year 2006-07

Precise:

1. As per the provisions contained in DDA Budget and Accounts Rules 1982, DDA is required to prepare the Annual Accounts in the formats as prescribed by the Ministry of Urban Development in consultation with the Comptroller and Auditor-General of India.
2. Annual Accounts for the financial year 2006-07 have been prepared which comprises Receipt and Payment Account of B-General Development Account, Nazul Account – I and Nazul Account – II and Income & Expenditure Account and Balance sheet in respect of B – General Development Account, General Provident Fund Account and Nazul Account –I and also Balance Sheet in respect of Pension fund & Gratuity Fund. These are placed at Appendix "A". **Booklet Page No. 1 to 49.**
3. The Annual Accounts for the financial year 2006-07 would be sent to the office of AG (Audit) Delhi for statutory audit after adoption by the Authority.

4. The Annual Accounts of 2006-07 after audit by the AG (Audit) Delhi will again be placed before the Authority along-with the Action Taken Notes.
5. DDA has been granted recognition as a Charitable Institution U/S 12A in January, 2006 and is claiming exemption u/s 11 of Income Tax Act. The said section requires that at-least 85% of the income should be applied for the object of the Institution within the year. However, where there is a shortfall, the Act allows the utilization of the income either in the subsequent year or accumulation for 5 years for which surplus are to be earmarked and invested. In the year 2006-07 Rs. 175.00 Cr. have been earmarked for Commonwealth Games and Rs. 150.00 Cr. for Specified Housing under B-GDA.
6. The Annual Accounts along-with the following items are submitted

Sl.No.	Item	For the year	Ref. to page of Appendix "A"
1.	Statement of significant Accounting Policies	2006-07	1 to 4
2.	Balance sheet, Income & Expenditure Account and Receipt & Payment Account of B-General Development Account	2006-07	5 to 18
3.	Balance sheet and Income & Expenditure Account of General Provident Fund Account	2006-07	19&20
4.	Balance sheet of Pension Fund	2006-07	21
5.	Balance sheet of Gratuity Fund	2006-07	22
6.	Balance sheet, Income & Expenditure Account and Receipt & Payment Account of Nazul Account - I along-with supporting schedules	2006-07	36 to 38
7.	Receipt & Payment Accounts of Nazul Account - II	2006-07	46 to 47
8.	Note to the Accounts	2006-07	49

7. Final Accounts have been drawn as per the format prescribed in the DDA (Budget & Account) Rules, 1982. The Common Format of Accounts prescribed for Central Autonomous Bodies is yet to be adopted pending clarification on drawing up of Nazul Accounts, accounting inter-fund transactions and certain other issues.

Proposal

8. The Annual Accounts for the Financial year 2006-07 along with the necessary schedules attached with the above mentioned Financial Statements are placed before the Authority for approval and adoption so as to transmit the same to the office of AG (Audit), Delhi for audit.

RESOLUTION

PROPOSALS CONTAINED IN THE AGENDA ITEM WERE APPROVED BY  
THE AUTHORITY.

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Item No. 78/2007  
06.9.2007

Sub: Draft Zonal Development Plan of Zone 'K-II' (Dwarka) as per MPD -2021.

Ref: File No.F. 4(5)98/MP/Pt. I

1.0 **Background :**

Master Plan of Delhi was prepared and notified in September, 1962 and subsequently, modifications carried out and notified from time to time. The plan perspective was extended from 1981-2001 through notification on 1<sup>st</sup> August, 1990 and thereafter Master Plan has been modified and prepared with time perspective of 2021. As per Delhi Development Act, 1957, the development in Delhi is guided and governed by Master Plan, Zonal Development Plan and the Lay out Plan. Zonal Development Plan provides a link between the Master Plan and Layout Plan.

The Zonal development Plan of Zone K-II was notified by Govt. of India on 7.8.06. This zonal plan was prepared based on the provisions of MPD 2001.

( Booklet ) Zonal Plan of Zone K-II (Dwarka) covered an area 5924 ha, is the South West Zone of Delhi touching National capital Territory border at Bijwasan. Zonal Development Plan of this zone has been prepared to accommodate about 13 lakh population as per MPD - 2021.

2.0 **Location and boundary description:**

The planning zone K-II with an area of 5924 Ha. includes the existing Dwarka Sub city and the area in between Bijwasan road and the National Capital Territory of Delhi boundary; and is bounded in East by Delhi Rewari Railway Line, on the South by National Capital Territory of Delhi boundary, in the West by Najafgarh Drain, and in the North by Najafgarh road and Pankha road.

### 3.0 Objectives of the Zonal Plan :

Zonal Plan has been prepared keeping in view the following objectives :

- i) To provide adequate shelter along with physical & social infrastructure for the assigned population.
- ii) To provide work centers
- iii) Conservation of environment.
- iv) Redevelopment of existing built up area, regularization of existing unauthorized colonies as per the policy of the Government with the objectives to provide basic infrastructure and to improve the environment by development of proper road width, parking facilities, community facilities with provision of notified Mixed Landuse streets.
- v) Integration of transport network with the other parts of the city.

### 4.0 Characteristics of the Zone :

The Planning zone K-II (Dwarka) predominantly comprises of the Dwarka Sub-city (Sector 1 to 29) and built-up area. There are about 11 villages falling within this zone. Out of which abadi of 7 Villages fall within the planned sectors and balance 4 village abadi fall within the Built-up area. There are about 245 Unauthorized colonies (derived from the list provided by Unauthorized Colonies Cell; DDA vide letter no. Dir/ UC / DDA /2005 / 1018 /1011 /I-D-97 dated 2-6-2005) located mainly in built up area of Dwarka falls within this zone. The existing population of the zone is about 6 Lakh. In the planned area of Dwarka Sub-city almost all the residential land is used except in Sector 23, Ph.II, 24, 26, 27, 28 & 29.

### 5.0 Proposal:

The proposed Zonal Development Plan K-II (Dwarka), have been prepared as per the MPD-2021, keeping in view of existing ground realities and the planned development in this zone.



The proposed land use distribution of this zone is as follows:

Sl.No.	LANDUSE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2895.00	
	a) Built-up (Redevelopment)	1688.00 (28.50%) #	48.86
	b) Planned areas	1207.00 (20.36%)	
2.	Commercial	351.32	5.93
	a) Commercial (including IFC)	302.32	
	b) Service Center	49.00	
3.	Govt. Use	100.00	1.68
4.	Public & Semi Public Use	370.20	6.25
5.	Utilities	158.76	2.68
6.	Recreational	1003.39	16.95
7.	Transportation	769.33	12.99
8.	<b>Green Belt</b>	<b>276.00</b>	<b>4.66</b>
Zone K-II	<b>Total</b>	<b>5924.00</b>	<b>100.00</b>

#### 5.1 Residential:

The built up area of 1688 ha. has been designated as redevelopment area. This redevelopment area basically has been designated in view of the existing unauthorized colonies, about 245 in numbers, for which development control norms and the regularization criteria shall be taken as per the decision of the Government and the redevelopment plan for this area shall be prepared in due course by the local body, based on the provision of the Master Plan. The additional 2 lakh population shall be accommodated in the process of redevelopment by assembly of the land by the private developers/owners. In the planned sectors of Dwarka from Sector 1 to 23 most of the development have already taken place. In rest of sectors from sector 23 to 26 the land development and construction activities are under progress, and land of Sector 27, 28 & 29 is under acquisition proceedings.

**5.2 Commercial :**

In the Sub-city commercial development has been proposed in the form of Distt. Center in linear form in the major sectors. Besides this Community Center, Convenience Shopping Centers and Local Shopping Centers are proposed in different sectors. In the built up area comprising 1688 ha., the existing commercial activities are along the roads/streets. The notified streets under commercial activities/mixed use shall be suitably incorporated while preparing the details of redevelopment schemes for the built up area. In the absence of detailed location plan of these notified streets with the MCD their identification could not be incorporated in the zonal plan. Permissibility of the activities along the mixed use streets and the development control norms shall be as per the policy in practice or modified at any stage by the competent authority.

In Dwarka sub-city the approximately an area of 69 ha is proposed for the service centers in Sector 25 which is being integrated with the Integrated Freight Complex. This area will accommodate service activities/automobile repairs, etc. compatible to the Integrated Freight Complex. The other service centers/markets are proposed in Sector 9 & 20. As some of the local shopping center plots have not yet been take up, these are under consideration for its change of use to service markets, as per the provision of MPD-2021.

**5.3 Social infrastructure :**

Education, health, sports, security and other social infrastructural facilities have already been provided for the planned population of Dwarka sub-city. The deficiencies of the social infrastructural facilities required for the built up area shall be provided while preparing the development plan of the built up area.

Additional location for cremation ground, burial ground, cemetery and CNG crematorium have been provided in Sector 24.

**5.4 Utility:**

Utility such as electric sub-station, power plant, grid sub-stations, sewage treatment plant have already been provided in various sectors. The water treatment plant across Najafgarh drain is being developed by the Delhi Jal Board. Location of Command Tanks for supply of the water from the water treatment plant to various sectors have already been identified.

Five Trunk drains have been proposed in this zone which connects to Palam drain and Najafgarh Drain.

**5.4 Recreational/green area:**

In this zone there is adequate provision for the recreational area at the city level which is about 17% of the planned area of Dwarka Sub-city. The area meant for the sports center / complex with in the recreational / green area have been redefined and indicated as sports complex (PS-3) with in the green area as provided in MPD 2021 (without processing change of land use from recreational to public and semi-public use).

**5.6 Transportation:**

The K-II Zone (Dwarka) is well connected with the other parts of the city, through roads, railway and the Metro corridor. The road right of way of Dwarka sub-city is sufficient to accommodate the future traffic for the 13 lakh population proposed in the zone. The major transport hub is around the Sector -21 which will include integrated Metropolitan Passenger Terminal, ISBT, Metro Station inter-change point connecting major corridors with the Airport and its further extension to International Convention Center and at a later stage to Gurgaon as per the DMRC Master Plan for 2021.

**6.0 Recommendation :**

The proposal at para 5.0 is recommended for the consideration . . .

**R E S O L U T I O N**  
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Kindly see at page No. 87/A, 87/B, 87/C, and 87/D.

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Item No: 79/2007

Subject: <sup>06.9.2007</sup> Reduction in rates of composition fee for belated construction of plots allotted to various institutions.

File No. F2(2)2005/Coord(LD)/Pt.

**PRECIS**

The Revised simplified rates of composition fee for grant of extension for construction in respect of commercial, residential, industrial and institutional plots as approved by Hon'ble LG were issued vide No.AO(Proj)Misc./Composition/Pt. 1/36 dated 31.10.1995. The rates of composition fee were valid for the year 1995-96 to 1999-2000. Thereafter, time to time rates were reviewed and it was decided with the approval of Hon'ble LG (i) to extend the existing rates applicable upto 31.3.2000 for the period upto 30.6.2001 (ii) to increase the rates by 10% w.e.f. 1.7.2001 to 30.6.2003 (iii) to increase the rates applicable for 1.7.2001 to 30.6.2003 by another 10% to make it applicable for the period 1.7.2003 to 30.6.2005 (iv) and to increase the rates applicable for 1.7.2003 to 30.6.2005 by another 10% to make it applicable for the period 1.7.2005 to 30.6.2007. Thus, the overall commulative increase was 33.10 % above the base rate of 1995.

2. Further to above, consequent upon fixation of limitation for the period of completion of construction from the existing 20-25 years to 10 years for all uses of land, rates of composition fee for delay in construction of residential, commercial, co-operative group housing industrial and institutional plots were revised under the approval of VC/LG and circulated vide circular dated 4.1.2007 annexed hereto as Annexure-A Page No. 55- 56.

3. It may be relevant to add that in cases where the construction has not been undertaken even after the lapse of 10 years from the date of possession, last opportunity has been given to complete the construction by 31.12.2007. Failure to complete construction would lead to determination of lease/resumption of plot by DDA without any further notices. A press note in this regard was also issued for general awareness of the public at large. However, during public hearing days, representatives especially of schools are representing against steep hike in composition fee for late construction and showing their resentment with regard to payment of huge amount of composition fee due on account of non construction of plots.

4. To redress the grievances of these institutions, the matter has been got examined and it has been observed that the slab rates for composition fee as prescribed in circular dated 31.10.1995 were enhanced by 100% as against 33.10% enhancement prevalent at the relevant time. The existing institutional rates for levy of composition fee which were almost 70% of the residential rate were also placed at par with the residential rate as it was perceived that most of the institutions have started working partly or fully with commercial angle. It has however been gathered that increase in composition fee rates in respect of institutional plots happens to be much more than the residential plots. The extent of increase has been indicated in the table at Annexure-B. It is further observed that maximum composition fee rates for institutional plots as per the base rate of 1995 was 70% of the residential rates in respect of plots upto 500 sq.mtrs. and 52% of the residential rates in respect of plots above 500 sqm. Keeping in view the fact that by bringing parity with the residential rates the increase in institutional rate happens to be very steep, it is proposed to reduce the institutional composition fee rates for plots i.e. upto 500 sq.mtr and above 500 sq.mtr by 40% of the applicable rates as per policy dated 4.1.2007. However, the rates for 4<sup>th</sup> & 5<sup>th</sup> year shall remain unchanged. Accordingly, the decreased/revised rates have been worked out as per the Annexure-C. Page No. 58.

Page No. 57

Contd.....2

5. In view of above, it is proposed that Authority may also consider the above proposal for reduction of rates of composition fee for both categories of institutional plots by 40% except the rates for 4<sup>th</sup> & 5<sup>th</sup> year as indicated in Annexure-C. Cases where payment of composition fees on revised rates as per policy dated 4.1.2007 has been received shall not be reopened for any refund.

**RESOLUTION**

*Shri Mahabali Mishra pointed out that institutional plots had been allotted after due certification by the societies that they had sufficient funds and will construct the infrastructure immediately. There is therefore no justification to reduce the rates of composition fee. He suggested that composition fee should be charged equivalent to the market rate of land if the construction has not been carried out within 3 years of allotment in view of the fact that similar plots are now being allotted through auction.*

*The matter was discussed in detail by the Authority and it was pointed out that there are several genuine societies who inspite of their best intentions have not been able to complete their construction because of financial constraints. It was, therefore, decided by the Authority that till the time the suggestions made by Shri Mishra are examined in detail, as an ad-interim measure the genuine Societies may be given waiver of composition fee to the extent of 60% so that they can complete their buildings without any further delay.*

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(ii) Item No. 79/2007

The waiver of composition fee shall be "40%" instead of 60% as earlier recorded.

b) In addition, the Authority also decided that composition fee can be paid in instalments by the societies.

(iii) Para 5 at page 12 of the minutes shall read as under:

"Dr. M.M. Kutty, Jt. Secretary (DL), Ministry of Urban Development stated that the recommendations made by the DUAC regarding the 'development control' norms and the delineation of the boundaries of the Lutyen's Bungalow Zone may also be taken into consideration while preparing the draft Zonal Plan. He advised that details with regard to the Plan for Zone-D are also being prepared by the DUAC and the NDMC together and the same should be duly considered before taking a final view by the Authority.

Shri Kutty also suggested that all the Zonal Plans should clearly indicate the difference between the old Plans and the proposed new Plan.

The LG asked as to why there is no agenda item on the 'action taken reports'.

The Pr. Commr. cum Secretary informed that necessary information has not been received from the HOD's inspite of regular follow up. He sought more time for submitting these reports.

Shri Mahabal Mishra pointed out that 'action taken reports' do not convey the correct position and most of the issues remain unattended inspite of decisions taken by the LG and the Authority. Shri Mishra requested the LG to seek action taken report within 7 days for all the files where he has taken decisions during the last six months.

Shri Mishra reminded that action has not been initiated on the suggestions made by him in para-3 of the minutes of the last meeting page-11.

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No. 79/2007

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DELHI DEVELOPMENT AUTHORITY  
LAND COSTING WING

No.FI(EOT)/05/LSB(1)/ J

Dated 11.1.2007

CIRCULAR

Subject: Rates of Composition Fee for delay in construction on Residential, Commercial, Institutional and Cooperative Group Housing Societies, Plots.

In supersession to all previous orders/instructions on the subject, I.A. Governor, Delhi is pleased to revise the existing rates of composition fee for extension of time for period of construction on plots as annexed herewith.

2. In cases where demand has been raised but the payment has not been received as per the terms of demand letter the composition fee shall be reworked as per the latest policy.
4. With effect from 18.6.2006, as per press notice already issued by DDA, the maximum permissible period for construction of various categories of plots allotted or auctioned by DDA shall be limited to 10 years. In addition, in all surviving leases, as already circulated vide circular of even no. dated 21.7.2006 of OSD(Lands), where the construction has not been undertaken even after the lapse of 10 years from the date of possession, last opportunity has been given to complete the construction by 31.12.2007. Failure to complete construction by 31.12.2007 will result in determination of lease/resumption of plot by DDA without any further notice.
5. Other terms and conditions as contained in Circular No AO (Proj)/Misc/Composition/P1-1/36 dated 31.10.1995, 24.7.2001 and No.F2(2)/2005/Cordn/LD/99 dated 22.3.2005 shall remain the same.
6. The revised rate of composition fee will come into force from the date of issue of this circular.

[PRAHLAD SINGH]  
Director ( Land Costing )

Encl. As above.

Copy to:

1. Commissioner(LD)/Commissioner(LM)
2. Director(CL)/Director(Lands)/Director(RI), OSD(Lands)/Director(Building)/Director(Audit)/Director(Vigilance)
3. DD(LAB@)/DD(LSB)/LAB/Rohini/DD(CL)/DD(H.)/DD(Indt)/DD(GM&CS)
4. All Sr AOs/AOs in Land Costing Wing.

Copy for kind information to:

1. Secretary to I.G
2. Vice Chairman, DDA
3. Finance Member, DDA
4. Principal Commissioner, DDA
5. Principal Commissioner cum Secretary, DDA
6. Commissioner(Planning), DDA
7. Chief Legal Advisor, DDA
8. CAO, DDA
9. Director(Delhi Division), MOUD

OF COMPOSITION FEE FOR DELAY IN CONSTRUCTION ON RESIDENTIAL  
INDUSTRIAL, COMMERCIAL, INSTITUTIONAL AND COOPERATIVE GROUP HOUSING  
SOCIETIES PLOTS

Years	Resi.	Industrial	RATES IN RS. PER SQM	
			Commercial Low Turn Over LSC/CSC	High Turn Over CC/DC/FC
1	Nil	Nil	Nil	Nil
2	Nil	Nil	Nil	Nil
3	Nil	Nil	Nil	Nil
4	10	10	10	10
5	20	20	20	20
6	100	120	180	360
7	110	130	190	380
8	120	140	200	400
9	130	150	220	440
10	140	160	240	480
11	160	180	270	540
12	170	190	290	560
13	180	200	300	600
14	190	210	310	620
15	200	220	330	660
16	250	290	440	880
17	260	300	450	900
18	270	310	460	920
19	280	320	480	960
20	290	330	500	1000
21	380	440	660	1320
22	390	450	680	1360
23	400	460	690	1380
24	410	470	700	1400
25	420	480	720	1440

Years	Institutional		CGHS
	Upto 500 Sqm	Above 500 Sqm	
1	Nil	Nil	Nil
2	Nil	Nil	Nil
3	Nil	Nil	Nil
4	10	Nil	Nil
5	20	Nil	10
6	100	100	20
7	110	110	100
8	120	120	110
9	130	130	120
10	140	140	130
11	160	160	140
12	170	170	160
13	180	180	170
14	190	190	180
15	200	200	190
16	No Extn.	250	200
17	No Extn.	260	250
18	No Extn.	270	260
19	No Extn.	280	270
20	No Extn.	290	280
			290

Sr. AO (Projects)



Table Showing the Increase in rates of composition fee for institutional plots vis-à-vis rates based on 1995 rates and as per policy dated 4.1.2007.

Years	The then existing Rate of C/Fee before revision (for plot size upto 500 sqm)	The then existing Rate of C/Fee before revision (for plot size beyond 500 sqm)	Revised rate of composition fee of institutional plot (upto 500 sqm as per circular dated 4.1.07)	Revised rate of composition fee of institutional plot (beyond 500 sqm as per circular dated 4.1.07)	% increase over the existing rates (for plot sizes upto 500 sqm)	% increase over the existing rates for plot sizes beyond 500 sqm
(1)	(2)	(3)	(3)	(4)	(5)	(6)
1	Nil	Nil	Nil	Nil	Nil	Nil
2	Nil	Nil	Nil	Nil	Nil	Nil
3	Nil	Nil	Nil	Nil	Nil	Nil
4	6.65	Nil	10	Nil	50.37%	Nil
5	13.31	Nil	20	Nil	50.26%	Nil
6	19.96	13.31	100	100	401.00%	651.31%
7	26.62	13.31	110	110	313.22%	726.44%
8	46.58	13.31	120	120	157.62%	801.57%
9	53.24	26.62	130	130	144.17%	388.35%
10	59.90	26.62	140	140	133.72%	425.92%
11	66.55	39.93	160	160	140.42%	300.70%
12	73.20	46.59	170	170	132.24%	264.88%
13	79.86	53.24	180	180	125.39%	238.09%
14	86.51	59.90	190	190	119.62%	217.19%
15	93.17	66.55	200	200	114.66%	200.52%
16	No Extn.	73.21	No Extn.	250	No Extn.	241.48%
17	No Extn.	79.86	No Extn.	260	No Extn.	225.56%
18	No Extn.	86.52	No Extn.	270	No Extn.	212.06%
19	No Extn.	93.17	No Extn.	280	No Extn.	200.52%
20	No Extn.	99.83	No Extn.	290	No Extn.	190.49%

  
Krou)

ANNEXURE-C

Annexure-C of Item No. 79/2007

Proposed Revised Rates of Composition Fee for Insitutional Plots

	Upto 500 Sqm	Above 500 Sqm
1	Nil	Nil
2	Nil	Nil
3	Nil	Nil
4	10	Nil
5	20	Nil
6	60	60
7	66	66
8	72	72
9	78	78
10	84	84
11	96	96
12	102	102
13	108	108
14	114	114
15	120	120
16	No Exten.	150
17	No Exten.	156
18	No Exten.	162
19	No Exten.	168
20	No Exten.	174

  
A. K. S.

06.9.2007

Sub: Draft Zonal plan for Zone-M, Rohini Sub-city, North West Delhi-II.

FileNo.: PPR/2076/Pt/2007

**1.0 Introduction**

As per the Master Plan-2021, the National Capital Territory of Delhi is divided into 15 zones. Out of these, A to H and P1, M & K1 are in the urban Delhi and zones, J, K2, L, N and P2 fall in the urban extension area. Zone-O covers the area of river Yamuna.

According to MPD-2021, zonal plans detail out the policy of the master plan and act as link between layout plan and Master Plan.

Zone-M forms part of urban area under the Master Plan for Delhi - 2021. The zone is situated on the North Western part of Delhi. The Zonal Development Plan of Zone-M is already approved by Govt. under MPD-2001 dt. 26.5.06 having an area of M zone to be taken as 5543 hact.

As the zonal plan of Zone-M stands already approved under MPD-2001, therefore, the said zonal plan under 2021 is to be processed for approval under section 11(A) of Delhi Development Act, 1957.

- 2.0 A detailed report in this regard has been prepared and salient features of the proposal are as under:
- 2.1 Area and Location: The total area of Zone-M is 5543 hact and is bounded by Western Yamuna canal on the North East, Rohtak Railway line on the South, boundary of Zone-H on the East and existing H.T. line on the West.
- 2.2 The Zonal plan has been prepared considering over all gross density of 250-300 persons per hact. The projected population of the zone by 2021 is about 9,80,000. The anticipated work participation rate is about 39% by 2021 and thereby the work force in the zone would be about 3,82,000.

2.3 The proposal is based within framework of MPD-2021 approved by the Govt. on 7<sup>th</sup> Feb.2007.

2.4 Facilities:

The public and semi-public facilities have been provided in 14 designated centres. The break up of the facilities are given at Annexure-II in the Zonal Plan text report.

2.5 Commercial

2 sites of District Centre and 10 sites of Community Centres proposed as per the requirement of the population. The requirement of the petrol pumps and gas godowns have already been considered as per the needs of the population based on the MPD-2021 standards.

2.6 Utility/Physical Infrastructure:

The provision of the sites required for physical infrastructure i.e. water supply, sewerage system, drainage and electricity have been duly considered as per the requirement of the population.

2.7 Circulation:

The circulation system of the zone is based on mainly surface transport, however, it will be strengthened by MRTS as a major public transport.

3.0 Keeping in view the above, the following is land use break-up:-

LANDUSE	AREA(hact)	%
Residential	3049.00	55.00
Commercial	166.00	3.00
Public & Semi Public facilities	444.00	8.00
Industry (Light & Service Industry)	332.00	6.00
Utilities	87.00	1.57
Government Use	13.00	0.23
Recreational	787.00	14.20
Transportation	665.00	12.00
<b>Total</b>	<b>5543.00</b>	<b>100.00</b>

The Zonal Development plan so prepared differs from approved zonal plan of zone-M, i.e. road network upto 30mt roads have been indicated based on approved sector plan, MRTS route and Mono Rail routes have been incorporated. Zonal plan is based on latest Survey of India sheets. Community Centre at Sultanpuri Resettlement colony have been incorporated. Mixed landuse streets and commercial streets have been incorporated. MRTS influence zone policy has also been incorporated. The details of changes in already approved Zonal Plan given at Annexure-I.

The detailed report of zonal plan for Zone-M alongwith the land use plan are placed for kind consideration and approval.

**R E S O L U T I O N**

Kindly see at page No. 87/A, 87/B, 87/C and 87/D.

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Item No. 81/2007

06.9.2007

Sub: - Draft Zonal Development Plan for River Yamuna /River front, Zone 'O'

File No: F. 4 (10)2007/MP

**1.0 Introduction:**

1.1 As per MPD - 2021 notified on 7.2.2007, the National Capital Territory of Delhi has been divided into fifteen zones (Divisions) designated 'A' to 'P' (except zone 'I'), eight in urban Delhi (A to H), six in Urban Extension (J to N & P) and one for River Yamuna/ River front which has been designated as Zone 'O'.

1.2 The River Yamuna/ River front, Zone 'O' has special characteristics and ecological significance for which various studies have been conducted from time to time. As such, the Zonal Development Plan of Zone 'O' is conceived to set the strategies for rejuvenation of river Yamuna and eco-friendly development.

**2.0 Background:**

In compliance with the order of Hon'ble Supreme Court, IA No-22N CWP 4677 of 1985 dated 11.5.2006, the draft Zonal development Plan of Zone 'O' and part 'P' based on MPD-2001 was approved by the Authority vide resolution no 66/2006 dated 28<sup>th</sup> July, 2006. The draft Zonal Plan was published for inviting objections/ suggestions vide Public Notice dated 21.8.2006. About 112 objections/ suggestions were received in response to the Public Notice which were considered by the Board of Enquiry and Hearing in its meeting held on 11.5.2007. The Board of Enquiry and Hearing recommended that since MPD-2021 has already been notified on February 2007, the Zonal Plan may be based on the provisions of MPD-2021, thus it may be reviewed and revised as per provisions of MPD-2021 and the objections/ suggestions received in response to the Public Notice may be considered along with the earlier objections/ suggestions to be received in response to the Public Notice on the draft Zonal Plan to be published based on the provisions of MPD-2021.

**3.0 Proposals:**

3.1 Keeping in view the provisions of MPD-2021 and various studies done for the river zone, the Zonal Plan of River Yamuna/ River front, Zone 'O' has been prepared. Draft Zonal Development Plan and report is placed as Annexure.

3.2 The area is proposed to be divided into eight sub-zones characterised by distinct physical features & attributes. The measures for pollution abatement, land management and suggestive use zones activities in respective sub-zones have been enunciated in the Zonal Plan report. Further, the Zonal Plan proposals suggest the overall circulation network and broad landuses. The location, extent and intensity of development will be detailed in the River

front development plans, based on the flood plain zoning and identification of safe zones based on actual flood propensity.

### 3.3 Proposed Land Use

S.No	LANDUSE	EXISTING		Proposed	
		Area (Ha)	%	Area (Ha)	%
1	RESIDENTIAL	62.21	0.64	62.21	0.64
2	COMMERCIAL*	39.50	0.41	39.50	0.41
3	INDUSTRIAL (Fly ash brick plant)	34.04	0.35	34.04	0.35
4	RECREATIONAL	380.90	3.93	786.10	8.10
5	TRANSPORTATION	226.93	2.34	14.56	4.27
6	UTILITIES	166.00	1.71	172.66	1.78
7	GOVERNMENT	1.80	0.02	1.80	0.02
8	PUBLIC & SEMIPUBLIC	134.19	1.38	469.74	4.84
9	RIVER & WATER BODY	8654.43	89.22	7719.39	79.58
	<b>TOTAL</b>	<b>9700.00</b>	<b>100.00</b>	<b>9700.00</b>	<b>100.00</b>

\* Commercial includes existing IT Park (6.0 Ha), Bottling Plant (28.0 Ha) at Madanpur Khadar, Commercial/Hotel(5.5 Ha) site at CWG Village.

3.3.1 The area known as Yamuna Bazaar located south of Nigambodh Ghat for which a layout plan was prepared by DIT and allotment of land was made by DIT for Hospital and later on by DDA for Gas godowns may be considered for redevelopment / urban renewal within the framework of Govt. policies. The area has been shown as District Park in MPD-2021

3.3.2 The continuance of unauthorized colonies in River Yamuna/ River front, Zone 'O' is required to be examined in view of the eco-sensitive nature of the Zone. Where ever required, the change of land use will be processed separately as per the approved layout/ Regularisation plan.

3.3.3 All Thermal Power plants located in Zone 'O' either should be shifted or gradually be converted to gas based power plants. Thus the existing fly ash brick plants located in this zone will not be required and thus to be closed. The area under the plants/ fly ash ponds will be developed for green/ recreational areas as a part of comprehensive scheme.

3.3.4 The River zone has three distinct morphologies:

- i) River bed ie, The area under River water
- ii) River flood plain ie, the area between River water course and embankments
- iii) River front ie, the area outside the embankments

The area under water course is part of the river hydrology. The area between water course and embankment is to be conserved as flood plain. Any development in this areas should be taken up only after the detailed

hydrological studies and with approval of Yamuna Standing Committee/ Central Water Commission. The area outside the flood plain i.e., outside embankments (River front) should be conserved and developed considering the eco-sensitive nature of the river zone and based on comprehensive scheme.

3.3.5 The existing bottling plant near Madanpur Khadar may be shifted to an alternative site.

3.3.6 As per MPD-2001, the area of Zone 'O' and part 'P' is 9700 Ha. As per MPD-2021, the area of Zone 'O' is 8070 Ha., however the boundary of the river zone shown in both the Plans is same. Modification in MPD-2021 in this regard needs to be carried out.

3.3.7 The zonal boundary of Zone 'O' as shown in the plan of National Capital Territory of Delhi Zones (Divisions) in MPD-2021 document be modified as per the Plan 'Sub-division for Zones (divisions) A to H. Modification in MPD-2021 in this regard needs to be carried out.

**4.0 Change of land uses incorporated in the draft Zonal Plan to be processed under section 11A of DD Act 1957**

S.No	Location/Boundary	Area in ha	Change of land use	
			From	To
1.	Area south of Vikas Marg East-Marginal bund road West-River Yamuna North-Vikas Marg South-DMRC Depot	30	River & Water body	Public & Semi-public (Socio-cultural complex)
2.	Area south of Proposed Socio-Cultural Complex East-Marginal bund road West-River Yamuna North-Proposed Socio-cultural complex South-Proposed sports facilities	39	River & Water body	Transportation
3.	Area-North of Railway line East-Marginal bund road West-Forest/River North-Proposed DMRC depot South-Railway line	59	River & Water body	Public & Semi-public (Sports facilities)



4.	South of NH24 bypass East-Marginal bund road West- Proposed 45m R/W RoadRiver beds North-NH24 bypass South-proposed 45m road	175	River & Water body	Public & Semi- public (Sports faillities)
5.	North of road no.13-A East-Embankment West- unauthorised colony North- unauthorised colony South - road No13-A	5	River & Water body	Public & Semi- public
6.	South of road no.13-A East- Embankment West- Agra Canal North- Road No.13 A South- Canal	23*	River & Water body	Public & Semi- public

5.0 Recommendation:

The Zonal Development Plan of River Yamuna/ River front, Zone 'O' is placed for consideration and approval.

RESOLUTION

Kindly see at page No. 87/A, 87/B, 87/C and 87/D.

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Item No. 82/2007

06.9.2007

DELHI DEVELOPMENT AUTHORITY

Sub: ZONAL DEVELOPMENT PLAN OF ZONE 'C' ( CIVIL LINES )  
(File No. F. 4 (5) 2006 / MP)

1.0 BACKGROUND

Zone 'C', (Civil Lines) is located towards North, covering an area of 3959 hac.. The Zonal Development Plan based on MPD-2001 has been approved by Govt. of India, Ministry of Urban Affairs & Employment, Vide No. K-13011/22/93-DDIB Dated 24<sup>th</sup> Sept. 1998.

The Master Plan for Delhi 2021 has been promulgated on 7.2.07 by MOUD, Govt. of India, which stipulates that the Zonal Development Plan shall be prepared within a year.

2.0 THE NEED

The Zonal Development Plan (ZDP) though stands approved as given in above para has been further reviewed / modified keeping in view the various developments and changes taken place since the approval and in line with the MPD-2021.

The Zonal Development Plan has been modified based on change of land use notified/ approved by Authority, including the inputs given by the Task Force constituted for Zone-C.

3.0 CHANGE OF LAND USE

The details of the land use modifications in the Zonal Development Plan are given in Annexure-A. Page No. 67.

3.0 RECOMMENDATION

The draft modified Zonal Development Plan of Zone-C (Civil Lines) and its text report are submitted for the consideration and approval for processing under Section 11A of the D.D. Act, 1957.

R E S O L U T I O N  
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Kindly see page No. 87/A, 87/B, 87/C and 87/D.

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ANNEXURE-A  
Annexure A of Item No. 82/2007

A. The following CLU cases have been incorporated in the Zonal Plan and have already been notified.

S.NO	LOCATION	AREA (Hac.)	CLU		STATUS
			FROM	TO	
1.	Tis Hazari	1.46	Residential	Commercial	Notified as per GOI notification no.1273(E) dated 5.11.2003.
2.	Khyber Pass Depot (a)	2.80	Distt. Park	Commercial	Notified as per GOI notification no.1273(E) dated 5.11.2003.
3.	Khyber Pass Depot (b)	10.0	Distt. Park	Residential	Notified as per GOI notification no.1273(E) dated 5.11.2003.
4.	Khyber Pass Depot (c)	4.0	Recreational	(Metro) Parking	Notified as per GOI notification no.1273(E) dated 5.11.2003.
5.	Vishwavidyalaya	3.05	PSP Facilities	Residential	Notified as per GOI notification no.1017 dated 23.09.05
6.	5, Rajpur road (Police lines)	7.99	Residential	PSP Facilities	Notified as per GOI notification no.281 dated 10.1.2007

B. The following CLU cases have been incorporated in the Zonal Plan and have been approved by the Authority for final notification:  
*and sent to G.O.I., Moud*

1.	12, Rajpur Road	1.78	Residential	PSP Facilities	App. By Authority on 15.6.2007 for final notification by GOI
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Item No. 83/2007  
06.9.2007

Subject : Zonal Development Plan of Zone 'L' as per provision of MPD-2021.

F.No. F4(6)98/MP

**1.0 Background :**

The Zonal Plan of Zone 'L' is being considered by the Technical Committee as this zonal plan is to be processed further as per provision of Delhi Development Act, 1957. Brief of proposed Zonal Plan is given in the following paras :

- (i) Master Plan of Delhi was prepared and notified in September, 1962 and subsequently, modifications were carried out and notified from time to time. The plan perspective was extended from 1981 to 2001 through notification on 1<sup>st</sup> August, 1990 and thereafter Master Plan has been modified and prepared with time perspective of 2021. As per Delhi Development Act, 1957, the development in Delhi is guided and governed by Master Plan, Zonal Development Plan and the Lay out Plan. Zonal Development Plan provide a link between the Master Plan and Layout Plan.
- (ii) Zonal Plan of Zone 'L' was prepared under provision of MPD-2001 and notified for inviting objections and suggestions on 21.8.06. Board of Hearing & Enquiry constituted for such objections/suggestions had suggested to prepare fresh Zonal Plan as per provision of MPD-2021 which was notified on 7.2.07 as in this Master Plan for Delhi, area of Zone 'L' has been identified as Urbanisable area.

Zonal Plan of Zone 'L' covered an area 21932 ha, is the South West Zone of Delhi touching the border of Haryana State. Zonal Development Plan of this zone has been prepared to accommodate about 20 lakh population.

**2.0 Objectives of the Zonal Plan :**

Zonal Plan has been prepared keeping in view the following objectives :

- i) To provide adequate shelter along with physical & social infrastructure for the assigned population.
- ii) To provide work centers
- iii) Conservation of environment.

- iv) Public, Private and Community participation to remove bottleneck and delay in the assembly of land through mix of land acquisition and the new assembly techniques involving public, private sector, land owner).
- v) Redevelopment of existing built up area, regularization of existing unauthorised colonies as per the policy of the Government with the objectives to provide basic infrastructure and to improve the environment by development of proper road width, parking facilities, community facilities.
- vi) Integration of transport network with the other parts of the city.

### 3.0 Characteristics of the Zone :

This zone is the largest zone in the Delhi and predominantly rural in character. Najafgarh is the only census town. The entire zone is falling in the Najafgarh Basin. Najafgarh Drain, Mondella Drain and the Mungeshpur drain are the three major drains of the zone. About 350 acre land is under the reserve forest and the two police/para military campus are existing in the zone. In the zone, there are about 154 no. unauthorized colonies/area which are falling in list of unauthorized colonies of Delhi Government for consideration of regularization. There are about 58 villages which fall in the zone. Out of these 58 villages, the settlement/abadi of 5 villages fall in adjoining zones i.e. K-I or K-II.

Najafgarh Town is well connected with rest of the area of Delhi through existing roads Nangloi Najafgarh Road, Tilak Nagar Najafgarh Road, Najafgarh Bijwasan road, Najafgarh Dhansa Road, Najafgarh Chhawla road. All these existing roads are 22 m to 28 m wide. Most of the villages have Primary and Sr.Secondary Schools. The estimated population of zone as per census 2001 is about 9 lakh, which includes population of the Najafgarh town. In the area shops either of wholesale and retail trade are mostly located in the Najafgarh Town and wholesale trade/shops of the Timber are located on the Rohtak Road. One major wholesale food grain market is already functioning in the Najafgarh Town on Najafgarh Jharoda road.

### 4.0 Methodology for preparation of the zonal plan :

Zonal Plan has been prepared keeping in view the objectives / provisions of MPD-2021, analysis of the existing built up area/colonies, their characteristics, availability of the physical infrastructure facilities like Power, Sewerage, Drainage, Social and Economic Status of population and potential for development of the economic activities, Education and higher studies Institutes.

- (ii) Existing institutional activities/PSP facilities.

Following types of existing Institutional activity/PSP facility on private lands (not notified for acquisition) are earmarked under Residential Use Zone, shall be considered for regularization provided they do not affect the Master Plan Roads (30 m above - existing/proposed), infrastructure corridors/ services, utilities and do not fall under forest, Ridge/regional park & District Park, upto

the extent of MPD-2021 norms, subject to payment of all levies and charges such as conversion charges, betterment charges, additional FAR charges, etc. and on regularization of building plan and lay out plan :

- (i) Hospitals (upto 100 beds)
- (ii) Primary Health Center/Family Welfare Centre/maternity Home/Dispensary etc.
- (iii) Nursing Home/Polyclinic/clinic/Clinical Laboratory etc.
- (iv) Dispensary for pet and animals
- (v) Primary school/Middle school
- (vi) School for Mentally/Physically Challenged
- (vii) Technical Training Centre ( ITI/Polytechnic/Vocational/ Training Institute/Management Institute/Teacher Institute etc.)
- (viii) Facilities-Bus terminal, taxi stand, milk/vegetable booths, religious premises, vending booth, petrol/CNG filling pump, recreational club, police post, police station, fire station, post office & telegraph office and telephone exchange.

**(iii) Road Network :**

The road network has been worked out considering existing road network. Along 400 KV HT line, a new road of 80 m right of way has been proposed. This road was earlier identified as urban extension road in Structure / Transportation Plan of MPD-2001. This road has been proposed on the South -West side of the HT line from the point of Najafgarh Drain upto Mitraon and further to Tikri Kalan. 200 m wide facility corridor on both side of this road has been provided in the urbanisable area. Existing Najafgarh Dhansa road is proposed for widening to 60 m. Another 60 m wide road has been proposed connecting revenue village Kanganheri, Daulatpur, Hasanpur, Ujjwa, Khera Dabar, Jaffarpur Kalan. Existing road connecting Nangloi and Ghumanher and Najafgarh Jhatikera have been proposed for widening to 45 m. The existing road connected Jaffarpur Kalan to Ujjwa and further to village Jhuljhulli is proposed for widening to 45 m. All these roads of 45 m width have been proposed at a distance of 1.0 to 1.3 km distance taking the residential module of 20-30 ha each to accommodate 10,000 population of neighbourhood level.

**5.0 Residential neighbourhood module ;** The optimum size of the module has been taken as 500 m x 500 m. In this module 100 m x 500m area is to be kept for the facility of neighborhood level. This is the module based of which the road transport network has been worked out.

Residential Neighborhood module will consist the facilities like Sr.Sec.School, neighborhood Park, Play area, convenience shopping center, community room/community hall. The development of the residential module shall be based on group housing norms as suggested in MPD-2001. Out of 25 ha approximately 5 ha area of each module is to be earmarked for neighborhood facility. The neighbourhood facilities area has been indicated in Zonal Plan.

**Community Module :** Combining 10 neighborhood module each of 10,000 population forms the community of 1 lac population for which the facilities as suggested in the Master Plan have been provided along the facility corridor along 60 m or 80 m roads. This community module will consist of the community park each of 5 ha area, multi purpose ground each of 2 ha and the commercial area as given in the hierarchy of the commercial facilities. 5 community module forms the area for the District level facility where in district park each of 5 ha and multi purpose ground each of 8 ha has been provided.

The District level commercial activities in the form of District center shall be provided at appropriate location. The exact area allocation and its earmarking for community level or District level facilities shall be taken up at time of preparation of the detail sector / layout plan of the pockets. The neighbourhood level facilities have been provided along the 45 m road so that the regular traffic may not enter into the residential area.

**6.0 Proposal :**

6.1 The zonal plan and land use distribution has been proposed in the following manner :

Sl.No.	Use	Area in Hect.	%
1.	Residential	5590	48.14
2.	Commercial	600*	5.17
3.	Industrial	500**	4.31
4.	Public Semi Public facilities	1799	15.50
5.	Govt. (use undetermined)	658***	5.67
6.	Recreational	1414	12.18
7.	Transport	930	8.00
8.	Utilities	120	1.03
	<b>Total</b>	<b>11611</b>	<b>100.00</b>

Total area of Facility corridor is 2839 ha.

\* 480 ha. of commercial area is part of facility corridor.

\*\* 159 ha of Industrial area is part of facility corridor.

\*\*\* 350 ha. of Govt.(Use Undetermined) is part of facility corridor.

**6.2 Population and Employment :**

The existing population as per census 2001 of the zone is about 9 lac. Within the urbanisable area of 11611 ha, it is proposed to accommodate 20 lakh population in view of the constraint of the availability of the water and other infrastructure facilities. The employment generation in this zone has been envisaged in the form of trade and commerce / wholesale market and high tech industries.



### 6.3 Residential Development :

Residential development has been proposed in an area of 5590 ha in hierarchy of the community module. The existing 154 no. unauthorised colonies have been broadly indicated in the residential land use which shall be regularized as per the policy and orders of the Government. Re- Development Plan of these unauthorized colonies shall be prepared.

52 villages have been integrated with the residential development and for up-liftment of the economic status of the villagers, mix use/commercial activities as per policy shall be allowed. The Village Development Plans shall be prepared in such a manner that these are integrated with the surrounding development. All around these villages 100 m green buffer/facility area for the villagers has been proposed. This green area along the villages may be utilized for housing area the facilities at any stage.

**6.4 Industry :** In the zone 500 ha of land is proposed under the industrial use. The PVC bazaar (light and service industrial area) in an area of 101 ha; additional 80 ha land near Tikri Kalan as identified by DSIDC and notified in MPD-2021, 192 ha land between Rohtak Road and Rohtak Railway line as part of this use. The balance industrial area shall be indicated at the time of preparation of the detail lay out plan, which has already been included for the facility corridor along the major roads. In the industrial area only high tech industry is proposed to be located. Non polluting industries in residential area shall continue in the zone as per policy. There is no industrial pockets/area existing in this zone.

### 6.5 Commercial and wholesale market :

Existing food grain market at Najafgarh Town shall continue and the other wholesale market is proposed in the facility corridor in village Khara which will accommodate wholesale trade of building material such as iron, timber, hardware and related activities.

Other trade and commerce facilities/area shall be as per the Master Plan in an hierarchal form, along the road network i.e. 80 m and 60m width in the facility corridor. The detail shall be worked out at the time preparation of the lay out plan. Service market and Informal Market shall also been included. About 60 ha land has been considered to be earmarked out of the facility area.

**6.6 Govt. Use :** The Existing campuses of the Para Military / Police force such as ITBP, BSF, CRPF, Delhi Police have been included in this category which has been notified in the Master Plan consisting an area of 308 ha. Additional 350 ha land is proposed to such uses. The area has been included within the facility corridor. Details shall be worked out subsequently. Besides this 80 ha in village Isapur which is part of green belt is also falling in this category.

**6.7 Public & Semi Public Uses :** About 1799 ha land is proposed under this category which will include facilities for health, education, Security and Safety, Sports and Communication. This facility shall be provided in the facility corridor and details to be worked out at the time of lay out plan. Provision of communication and Security & Safety i.e. Fire Station, Police Station and Disaster management have also been proposed.



**6.8 Re-creational Use:** In the zone 12.18 % of the urbansiable area is proposed to be kept under the green/recreational activities. A city level green have been proposed near village Kharkheri Rond, Sherpur Dairy, Dichaun Kalan and Hiran Kudana. Wood land/Forest area to be provided in the gaon sabha land. The area of the formal parks required at the community level, district level and the city level combined together comes to 600 ha. In this green area, the road side green along 30 m, 45m road and 60 m roads; 100 m wide green area all along the existing villages, the green along the water bodies have also been included.

**6.9 Built Heritage :** In the Najafgarh area, there are 16 buildings which are listed in the Built Heritage. These buildings are proposed for conservation.

**6.10 Urban Design :** Along the important movement corridors i.e. MRTS / major roads, buildings shall be designed and planned considering the urban aesthetic and design considerations.

**6.11 Physical Infrastructure :** In the zone about 50 ha is proposed to be located for water treatment plant near village Surera. Till such time this water treatment plant is commissioned the water will be made available through the water treatment plant being constructed near Musoodabad.

**6.12 Sewerage :** Sewerage treatment plant of 80 MGD capacity is proposed near village Jhuljhuli along the Najafgarh Drain.

**6.13 Drainage :** The drainage of the zone is proposed through Najafgarh Drain, Mungeshpur Drain and Mandela Drain.

**6.14 Solid Waste :** Projected requirement of disposal of solid waste is around 1360 ton per day and in the absence of sanitary landfill site, this shall be processed in the mechanical system by locating plant at suitable places in consultation with the conservancy department (MCD/Delhi Jal Bard).

**6.15 Power :** Two 400 KV Grid Stations and two 220 KV sub stations are proposed in zone. This requirement has been intimated by Delhi Transco Ltd.

**6.18 Water Bodies and renewal of Najafgarh Jheel :**

In most of the villages, village pond are existing either near the abadi or at a distance of 1 to 2 km from the village. These water bodies and the ponds have been proposed to be conserved and developed along the green area all around these water bodies, which shall be utilized and for the recreational activities, religious purposes. In an area of about 890 acres, revival of Najafgarh Jheel has been suggested by INTACH. The low lying area of Raota, Gumanhera, Jainpur, Shikarpur and Jhatikara shall be utilized for this Jheel/lake.

**6.19 Plan review and monitoring :**

The zonal plan shall be reviewed periodically and coordinated efforts shall be made to Authority and other local agencies for providing the social and physical infrastructure in time bound manner.

**6.18 Layout Plan/Detail Development Plan :** Layout Plan for facility corridor and village development plan, regularization of unauthorized colonies and redevelopment of built-up areas shall be prepared in due course of time after the zone plan is approved by the competent authority.

**6.19 Najafgarh town - a special area ;**

Najafgarh Town and its adjoining area has been proposed as a special area for which separate detailed development plan is to be prepared as per the provisions of MPD 2021.

**7.0 Recommendations :** The proposals as given in para 6.0 is put up for consideration of the Authority and its further processing.

**R E S O L U T I O N**  
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Kindly see at page No. 87/A, 87/B, 87/C and 87/D.

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Item No.84/2007

- 75 -

Sub:- ZONAL DEVELOPMENT PLAN OF ZONE 'D' (NEW DELHI).  
(File No. F.4(4)2007/MP)

1.0 BACKGROUND

Zone D (New Delhi) covers an area of 6855 (Hact.) approx. and is situated between River Yamuna on one side and ridge on the other. This is the seat of the National Government and is the most prestigious area of Delhi. The Zonal Development Plan of Zone 'D' was approved on 1.10.99 by Ministry of Urban Affairs & Employment under the Master Plan for Delhi-2001 (Excluding LBZ Area).

The Master Plan for Delhi -2021 has been promulgated on 7.2.07 by MOUD which stipulates that the Zonal Plan shall be approved within a year.

2.0 THE NEED

The Zonal Plan though stands approved as given in above para, the Zonal Plan has been further modified keeping in view the various developments and changes taken place since 1.10.1999 and promulgation of MPD-2021.

The Zonal Plan has been modified based on various secondary information, satellite imagery and task force suggestions as constituted for Zone 'D' with members from NDMC, MCD, GNCTD and other Govt. Bodies.

The Delhi Urban Art Commission is also preparing a Zonal Development Plan of NDMC area. The said plan is expected to be submitted to DDA by end of September, 2007.

3.0 The details of the land use modifications in the Zonal Plan are given in Annexure-'A' Page No. 76 to 77.

4.0 RECOMMENDATION

The draft modified Zonal Development Plan of Zone 'D' and its text report are submitted for the consideration and approval for processing under section 11-A of DD Act, 1957.

**R E S O L U T I O N**

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Kindly see at Page No. 87/A, 87/B, 87/C and 87/D.

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Annexure A of Item No. 54/2007

1. Modifications incorporated in modified Zonal Plan as per Notifications already issued

S.No	Notification No.	Area	Sub-Zone	Change of Land use	
				From	To
a.	Sarai Kale Khan. K-13011/12/2004 DDIB dated 29.6.05.	3.1 Hac.	D-7	Transportation & Recreational	Public & Semi Public Facilities
b.	Pocket - 8 bounded by Kotla Road on South, Mata Sundari College & Gurudwara on North-East and DDU park on the South-West	1.17 Hac.	D-2	Residential	Public & Semi Public
c.	Pocket - 9 bounded by Kotla Road on North, Institutional Area On East, DDU Marg on South & DDU park on the West.	5.02 Hac.	D-2	a) Residential b) Commercial c) Road	a) Govt. Office b) Govt. Office
d.	Pocket - 10 and 12, bounded by DDU Marg on North, Mahabatkhan Road on South, Sr. Sec. School On West and Gandhi Peace Foundation on The East	3.70 Hac.	D-2	Residential	Public and Semi-Public
e.	Strip of land between railway line and Slum Resettlement Colony at Nehru Nagar.	0.93 Hac.	D-19	Manufacturing Light & Service Industry t	Residential

f.	Netaji Nagar K-13011/11/2006 DDIB, S.O. No. 458E dated 28.3.07	(i) 1.953 D-21 Hac.	Govt. Office	Residential
		(ii) 1.62D-21 Hac.	Govt. Office	Commercial
g.	Kasturba Gandhi Marg K-13011/1/2007-DDIB	2.328 D-3 Hac.	Residential	Govt. Office

2. The modifications incorporated in Zonal Plan in which objections/suggestions under Section-11 - A of DD Act, 1957 are being invited.

S.No	Notification No.	Area	Sub-Zone	Change of Land use	
				From	To
a.	Appu Ghar S.O.No. 767 Dated 16.5.07	12.19 Acs	D-7	Recreational	Govt. Office
b.	Race Course Rd. (Prime Minister's Residence) File No. F.20(3)/2007/MP	452.61 Sq. mt.	D-12	Circulation	Residential
c.	Safdarjung Hospital File No. F.16(1)89/MP	1.70 Hec.	D-21	Recreational	Residential
d.	Thyagaraj Sports Complex, Gangnath Marg (The request was received from CPWD vide letter No.54(1)/CW 13/PWD/GNCTD/106 Dated 29.8.07) File No. F.3(43)/2007/MP	0.71 Hec.	D-20	Recreational	PSP

The land use legend in the Zonal Plan has also been modified in view of MPD-2021

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AGENDA - 85/2007

SUB: -ZONAL DEVELOPMENT PLAN OF ZONE- (P-1), Narela.  
File - F4 (3)98 MP

1.0 BACKGROUND

Zone P-I (Narela Subcity) covering an area of 9866 hact. comprises of 7365 hact. urbanisable area & 2501 hact. under rural green belt is located towards northern border NCTD. As per MPD-2001 the Zonal Plan of subcity, covering parts of Zones-M, N & P stands approved and notified vide MOUD no.K- 13011 / 7 / 06 / DDIB dt. 26.05.2006.

The zonal plan has been reviewed and modified under the framework of 2021.

2.0 PLAN OBJECTIVES:-

The zonal plan will cater to a population of 16.2 lakh in the year 2021, for which a comprehensive framework of landuse has been envisaged together with an agricultural green belt up to the depth of one peripheral village revenue boundary along the borders of NCTD.

3.0 PROPOSAL

To translate the strategies into zonal development plan the landuse plan showing various landuse categories as per clause 4.0 of development code of MPD-2021 have been worked out. Further subdivision plan of residential/non-residential use at sector (sub zone) level/pocket level would be taken up to achieve the integrated settlement development concept.

Proposed landuse break up

Landuse	Area (ha)	%age
Residential	3171.0	43.05
Commercial	391.0	5.30
Public & Semi-public facilities	875.0	11.90
Government	16.0	0.20
Utilities	327.0	4.50

Recreational	1029.0	14.00
Transportation/ Circulation	1073.0	14.57
Total	7365.0	100.0

4.0 The zonal plan of zone P-I (modified zonal plan of part zones M, N & P) is placed for approval and consideration under section 11A of DD Act.

**R E S O L U T I O N**  
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Kindly see at page No. 87/A, 87/B, 87/C and 87/D.

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**Modification / changes in approved Zonal Plan**

CATEGORY : Already notified through MPD-2021 dated. 7.02.2007

Sl. No.	Pocket No.	Land-Use		Area in hact.	Remarks
		As per approved zonal development plan of Narela	Proposed modified landuse		
1.	3	A. Residential B. Govt. office C. Govt. office D. PSP facilities E. Industrial F. Residential	Recreational Recreational Residential Residential PSP facilities PSP facilities	42.00 4.00 12.00 40.00 6.00 4.00	All these changes have been made in sector A1-A4 due to shifting of Jail site and utilization of land under high tension line as "green" (recreational).
2.	4	Residential	PSP facilities	1.00	As per the request received from local residents for cremation ground and graveyard.
3.	5	PSP facilities	Govt. Office	16.00	This change is due to shifting of govt. Offices from sector A1-A4 (details given against pkt. 3/b and 3/c) as explained in Pkt.3.
4.	6	Recreational	PSP facilities	16.00	This change is due to shifting of jail from sector A1-A4 (details given against pkt.3/A).
5.	7	Recreational	Utility	10.50	This site was already under the Jal Board. Land has been shown as "utility".
6.	23	PSP facilities	Recreational	204	These two pockets have huge open space area with transmission tower. Keeping part of the land for "PSP" facility, rest of the open area is proposed for "recreational".
7.	24	PSP facilities	Recreational	38.40	
8.	25	Circulation	Residential	6.0	60M R/W reduced to 30m R/W, considering the overall road network plan of Narela Subcity.



**CATEGORY-II-** Being notified under section 11-A of DD, Act under the modified zonal Plan (P-1).

Sl. No.	Pocket No.	Land-Use		Area in ha.	Remarks
		As per approved zonal development plan of Narela	Proposed modified landuse		
1	1	Recreational	Residential	27.00	This modification was approved by the TC on 16.11.05.
2	2	Recreational	PSP facilities	115.00	This modification was approved by the TC on 16.11.05.
3	8	Recreational	PSP facilities	21.00	All these modification / Adjustments were approved by the TC on 16.11.05.
4	9	Residential	PSP facilities	13.80	
5	10	Residential	Industrial	6.00	
6	11	Residential	PSP facilities	25.02	
7	12	Utility (water treatment plant)	Recreational	10.50	
8	13	Recreational	Residential	26.00	This is in view of pocket-7. This modification was approved by the TC on 16.11.05.
9	14	PSP facilities	Residential	17.56	All these modification / Adjustments were approved by the TC on 16.11.05.
10	16	Residential	PSP facilities	19.60	
11	17	Residential	Recreational	27.00	All these modification / Adjustments were approved by the TC on 16.11.05.
12	18	Residential	PSP facilities	32.00	
13	19	Residential	PSP facilities	17.48	
14	22	PSP facilities	Residential	25.40	

Note : All these changes in fourteen pockets are proposed to :

1. Adjust the above (Category-I) 8 changes incorporated in MPD-2021.
2. Intensity the urban extn. Corridors (including proposed metro corridors UER- II) with non-residential land use.
3. Pocket No. 15, 20 & 21 were earlier considered for T.C. but due to realignment of UER-III the change is not required.

CATEGORY-III- Being notified under section 11-A of DD, Act under the modified zonal Plan (P-1) due to realignment of UER-III for the approval of the Committee

Sl. No.	Pocket No.	Land-Use		Area in hact.	Remarks
		As per approved zonal development plan of Narela	Proposed modified landuse		
1	26	Circulation	A. Residential B. PSP Facility C. Commercial D. Residential E. Residential	7.4 5.4 3.7 8.0 11.8	Shifting the alignment of UER-III.
2	27	Recreational (Green along UER-III)	a. Residential b. PSP Facility c. Commercial d. Residential e. Residential	7.4 5.4 3.7 8.0 11.8	Shifting of the Green along UER-III.
3	28	A1. PSP Facility B1. Residential C1. Commercial D1. Residential E1. Residential	Circulation Proposed (UER-III)	6.8 3.0 2.0 7.5 11.0	New alignment of UER-III.
4	29	a1. PSP Facility b1. Residential c1. Commercial d1. Residential e1. Residential	Recreational Recreational Recreational Recreational Recreational	6.8 3.0 2.0 7.5 11.0	New alignment of UER-III.
5	30	PSP Facility	Residential	23.5	Shifting of landuse along UER-III.
6	31	Commercial	Residential	5.6	Shifting of landuse along UER-III.
7	32	PSP Facility	Residential	25.2	Shifting of landuse along UER-III.
8	33	Residential	Transportation	6.0	Adjustment of area plan UER-III.
9	34	Residential	PSP Facility	23.5	Shifting of landuse along UER-III.
10	35	Residential	Commercial	5.6	Shifting of landuse along UER-III.
11	36	Residential	PSP Facility	25.2	Shifting of landuse along UER-III.
12	37	Residential	PSP Facility	15.0	Shifting of landuse along UER-III.
13	38	Residential	Commercial	6.3	Shifting of landuse along UER-III.
14	39	Residential	PSP Facility	12.5	Shifting of landuse along UER-III.
15	40	Recreational	PSP Facility	23.0	Change proposed in MPD-2021 (Divisional Sports Complex).

Item No. 86/2007

Subject: ZONAL DEVELOPMENT PLAN OF ZONE 'F' (SOUTH DELHI-I).  
(File no. F.3(44)05/MP)

1.0 BACKGROUND:

Zone 'F' (South Delhi) covers an area of 11958-ha. approx. and is situated towards South of Ring Road. This Zone has some of the prestigious Institutes, Universities and Educational Institutions and large number of significant historical monuments. The Zonal Dev. Plan of Zone 'F' was approved on 5.6.98 by Ministry of Urban Affairs and Employment under the Master Plan for Delhi-2001.

The Master Plan for Delhi-2021 has been promulgated on 7.2.07 by MOUD which stipulates that the Zonal Development Plan shall be prepared/modified within a year.

2.0 THE NEED

The Zonal Development Plan although stands approved under MPD-2001 as mentioned in above para, the same has been required to be modified further keeping in view the various developments and changes taken place since 5.6.98 and promulgation of MPD-2021.

The Zonal Development Plan has been modified based on various secondary information, satellite imagery and suggestions of Task Force as constituted for Zone 'F' with members from NDMC, MCD, GNCTD and other Govt. Bodies.

The details of the land use modifications in the Zonal Plan are given in Annexure-A-I, A-II and A-III. Page No. 84, 85 and 86 to 87.

4.0 RECOMMENDATIONS

The draft modified Zonal Development Plan of Zone 'F' and its text report are submitted for the consideration and approval for processing under section 11-A of DD Act, 1957.

RESOLUTION

Kindly see at page No. 87/A, 87/B, 87/C and 87/D.

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~~Annexure-A-I~~ of Item No.85 / 2007  
Change of land uses incorporated in the Zonal Plan

Sl.no.	Area(Ha.)/Location	From	To	Notification No.
1.	12.40 (near 'T' junction of M.B.Road and Ma Anand Mai Marg	Recreational (Distt.Park)	Residential	K-13011/30/95- DDIB dt.8.1.2002
2.	11.20 (Pushp Vihar Sector-6)	Residential	Public & Semi Public	K-13011/10/2004- DDIB dt.19.2.2004
3.	0.95 (Part of Okhla Indl. Area Ph-I, near Vill. Tehkhand	Industrial/Manufacturing	Public & Semi Public (Sr.Sec.School and Barat Ghar)	K-13011/4 98-DDIB dt.21.9.2004
4.	1.60 (Pushp Vihar)	"Government" (District Court)	Residential	K-13011/5/2003- DDIB dt.13.2.2005
5.	6.95 (Mahipalpur)	Govt.land (Use undetermined)	Commercial	K-13011/5/2004- DDIB dt.26.5.2005
6.	3.60 (near 'T' junction of M.B.Road and Ma Anand Mai Marg)	Recreational (Distt.Park)	Residential	K-13011/30/1995- DDIB dt.23.2.2006

**CHANGE OF LAND USES APPROVED BY AUTHORITY AND REFERRED/BEING REFERRED TO MOUD FOR PUBLIC NOTICE**

Sl.no.	Area(Ha.)/Location	From	To	Status/remarks
1.	3.16 adjacent to Women's Polytechnic, Maharani Bagh	Recreational (Distt. Park)	Residential	MOUD approval is awaited for public notice.
2.	0.39 near Rajiv Gandhi Khet Parisar-Badarpur	Recreational (Distt. Park)	Public & Semi Public (Burial Ground)	MOUD approval is awaited for public notice
3.	6.60 Lado Sarai	Recreational (Distt. Park)	i) Residential -1.72 ii) PSP - 4.29 iii) Commercial - 0.59	MOUD approval is awaited for public notice
4.	0.20 opposite Munirka Enclave Nelson Mandela Road	Recreational (Distt. Park)	PSP (Burial Ground)	MOUD approval is awaited for public notice
5.	2.12 Sector 2, R.K. Puram	Recreational (Distt. Park)	Residential	MOUD approval is awaited for public notice

The proposal for Change of land use from "Recreational" (Distt. Park) to "Residential" (Transit Camp Kalkaji, Pocket A & B) measuring 11.93 ha. was approved by the Authority in its meeting on 18.10.2000 vide item no. 78/2000. Subsequently, it was referred to MOUD for final notification for change of land use vide letter dt. 29.3.2001. In compliance to the High Court order dt. 22.9.94, MOUD was requested not to process the case for the final notification till further communication. The matter is subjudice. As per communication received from DDA Counsel, following is noted:

"The Court has directed that the DDA should file an affidavit indicating the exact area which was earmarked for the Distt. Park in the original plan as well as the present area which is actually available in the Distt. Park.  
The Court has also directed that a demarcation should be carried out by the DDA for the above purpose and it should be clearly stated in the affidavit to be filed as to how much area of the Distt. Park is encroached and how much has been reclaimed by the DDA? The demarcation report should show the clear boundaries of the Distt. Park."

Further, the case is being examined as per Court orders.

**OTHER CASES OF CHANGE OF LAND USE AS REFERRED BY  
DIFFERENT GOVT. AGENCIES.**

Sl.no	Area(Ha.)/Location	From	To	Status/Remarks
1.	6.5 R.K.Puram adjacent to Sector-12	Public and Semi Public (Facility Centre-27)	Residential	i) Residential colony existing of L&DO/CPWD - 1.36 ha. ii) Proposal for Guest-house 'Atithi' for Rajya Sabha Members - 0.870 iii) *Encroachment slum dwellers/jhuggi - 1.86 iv) Partly under DPS school part of LOP of L&DO - 1.74 v) H.S.school } LOP - 0.67 Delhi Admn.;
	5.88 Adjacent to Sector-12, R.K.Puram	Transportation (Bus Depot)	i) Residential ii) Public & Semi Public facility (Police Station)	i) Existing Residential - 2.04 colony ii) Govt.H.Sc.school - 1.55 } Part of land under - 2.30 DPS - 0.75 } iii) ESS - 0.03 Total - 4.37 iv) Police Station - 1.51
2.	0.21 (adjacent to south boundary of Nivedita Kunj, R.K.Puram	Manufacturing	Public & Semi Public facility (Samaj Sadan)	The matter has been referred by MOUD.
3.	0.19 (National Ayurvedic Hospital in Molar Bund	Residential	Public & Semi Public facility (Hospital)	The land has been allotted to National Ayurvedic Hospital
4.	8.1 (excluding the area under 18 mt. wide road) AIIMS	Residential	Public & Semi Public facility (Hospital)	The land has been allotted to AIIMS adjoining to their existing institute.
5.	0.20 (Harkesh Nagar)	Recreational (Distt.Park)	Public & Semi Public Facility (Community Hall)	The area u/r has been approved by Screening Committee meeting.
6.	10.93 (Near Siri Fort Complex)	Recreational (Distt.Park)	Public & Semi Public facility (Badminton-cum- Squash Stadium)	Reference has been received from Chief Arch., DDA with reference to the project of Badminton-cum-Squash Stadium near Siri Fort Complex for Commonwealth Games- 2010

\* Encroachment shall be removed by the concerned agency as per policy.

Sl.no.	Area(Ha.)/Location	From	To	Status/remarks
1.	3.16 adjacent to Women's Polytechnic, Maharani Bagh	Recreational (Distt. Park)	Residential	MOUD approval is awaited for public notice.
2.	0.39 near Rajiv Gandhi Khet Parisar-Badarpur	Recreational (Distt.Park)	Public & Semi Public (Burial Ground)	MOUD approval is awaited for public notice
3.	6.60 Lado Sarai	Recreational (Distt.Park)	i) Residential -1.72 ii) PSP - 4.29 iii) Commercial - 0.59	MOUD approval is awaited for public notice
4.	0.20 opposite Munirka Enclave Nelson Mandela Road	Recreational (Distt.Park)	PSP (Burial Ground)	MOUD approval is awaited for public notice
5.	2.12 Sector2, R.K. Puram	Recreational (Distt.Park)	Residential	MOUD approval is awaited for public notice

The proposal for Change of land use from "Recreational" (Distt.Park) to "Residential" (Transit Camp Kalkaji, Pocket A & B) measuring 11.93 ha. was approved by the Authority in its meeting on 18.10.2000 vide item no.78/2000. Subsequently, it was referred to MOUD for final notification for change of land use vide letter dt.29.3.2001. In compliance to the High Court order dt.22.9.94, MOUD was requested not to process the case for the final notification till further communication. The matter is subjudice. As per communication received from DDA Counsel, following is noted:

"The Court has directed that the DDA should file an affidavit indicating the exact area which was earmarked for the Distt.Park in the original plan as well as the present area which is actually available in the Distt.Park. The Court has also directed that a demarcation should be carried out by the DDA for the above purpose and it should be clearly stated in the affidavit to be filed as to how much area of the Distt.Park is encroached and how much has been reclaimed by the DDA? The demarcation report should show the clear boundaries of the Distt.Park."

Further, the case is being examined as per Court orders.

ITEM NOS. 78/2007, 80/2007, 81/2007, 82/2007, 83/2007, 84/2007,  
85/2007 and 86/2007.

Sub: 78/2007: Proposed Zonal Development Plan of Zone-I (Dwarka) as per MPD-2021.  
F. 4(5) 98/MP/Pt.-I.

Sub: 80/2007: Draft Zonal Plan for Zone-M, Rohini Sub-city, North West Delhi-II.  
F.PPR/2076/Pt./2007.

Sub: 81/2007: Draft Zonal Development Plan for River Yamuna/River front, Zone-'O'  
F.4 (10) 2007/MP.

Sub: 82/2007: Zonal Development Plan of Zone 'C' (Civil Lines).  
F.4 (5) 2006/MP.

Sub: 83/2007: Zonal Development Plan of Zone 'L' as per provision of MPD-2021.  
F.4 (6) 98/MP/Pt.

Sub: 84/2007: Zonal Development Plan of Zone 'D' (New Delhi).  
F.4(4)2007/MP

Sub: 85/2007: Zonal Development Plan of Zone (P-1), Narela.  
F.4(3)98/MP

Sub: 86/2007: Zonal Development Plan of Zone 'F' (South Delhi-i).  
F.3(44)05/MP

1. Shri Mange Ram Garg pointed out that the Zonal Plans could not be studied due to paucity of time and therefore another meeting should be fixed to discuss the proposals. He suggested that separate areas should be earmarked in all the Zones for godowns of transport companies.

2. Shri Jit Singh Chauhan pointed out that the zonal plans were required to be studied in detail so that all the important facilities like public parking, old age homes, places for social activities/marriages, bus terminals, cremation grounds/graveyards, green areas, requirements of road widening, covering of open drains etc. can be provided.

3. Shri Mahabal Mishra pointed out that detailed deliberations are required to be held before finalizing the zonal plans as these are very important documents like the Master Plan. He suggested that the Technical Committee must devote sufficient time before finalizing such documents and the Committee must comprise of outside experts.



- 87/B -

*Shri Mishra suggested that all the activities on village lands, rural areas, unauthorised colonies, private lands which have been continuing over a period of time should be regularized in-situ.*

*He pointed out that all the non-official members should be associated with the Boards of Inquiry and Hearing so that Zonal Plans are prepared in accordance with the ground realities.*

*Shri Mishra suggested that DDA should come out with a uniform policy to regularize the existing leases/licenses of hotels and restaurants rather than getting into the process of eviction and endless litigation.*

*Shri Mahabal Mishra, Sh. Jile Singh Chauhan and Shri Rajesh Kumar Gehlot pointed out that while the Master Plan provides for the peripheral revenue villages to be used as 'green belt', the Plan also gives sufficient liberty to plan the green belt 'wherever possible'. They pointed out that certain villages which run along the borders of Delhi are being urbanized as residential and commercial merely because they do not happen to touch the boundaries of Delhi whereas the villages which are several kilometers deep inside the city of Delhi are being marked as 'green belt' because a small portion of their land touches the boundary of Delhi. The members suggested that green buffer/belt should be provided upto a fixed depth from the boundary of Delhi rather than covering the entire villages.*

*The non-official members advised that those land pockets which are surrounded by urbanizable land/roads should be utilized for providing PSP/deficient facilities for the neighbouring villages rather than marking them green as that will not serve any purpose. They*

- 87/C -

specifically referred to a piece of land in Tikri, Kalam which is almost 2 Km. deep inside the city and is surrounded by metalled roads/urbanizable lands and yet being considered as green. They suggested that such small pockets of land should be planned to cater to the requirements of the neighbouring villages as even the Master Plan uses the words 'wherever possible'.

4. Shri Rajesh Gehlot pointed out that the Zonal Plans must address the requirements of the common man.

5. Dr. M.M. Kutty, Jt. Secretary (DL), Ministry of Urban Development advised that the recommendations made by the DUAC regarding the 'development control' norms in Zone-D and the delineation of the boundaries of the Lutyen's Bungalow zone should be incorporated in the draft zonal plan as these recommendations have been given after interaction with all the stake holders. He advised that the plan for zone-D is also being prepared by the DUAC and the NDMC together and the same should be duly considered before taking a final view by the Authority.

Sh. Kutty also suggested that all the zonal plans should clearly indicate the difference between the old plans and the proposed new plans.

6. Commr.(Planning), DDA informed that lay-out plans will be prepared after finalization of the zonal plans. He informed that a number of task forces had guided the preparation of these plans and lot of hard work had gone into their preparation.

7. The Vice-Chairman pointed out that the zonal plans are required to be finalized within a given time frame and informed that the Plans have been prepared as per the laid down guidelines. The Vice-Chairman informed that the Plans will go in the public domain and will be finalized after hearing all the public objections and suggestions. He pointed out that exact boundaries of unauthorized colonies will be incorporated in the Plans after the same are finalized by the Government of India.

II. Detailed discussions were held by the Authority for finalizing the principles and the guidelines for preparation of the zonal plans. The Authority advised that the zonal plans should be based on the ground realities. The Authority unanimously resolved to introduce the concept of 'spot zoning' as recommended by the Tejendra Khanna Committee on non-public lands which do not form part of the ridge or the gram sabha so as to protect genuine pre-existing institutions providing cultural, religious (including spiritual) health care and educational services to the community. It was clarified that such 'spot zoning' will only permit existing activities and will not envisage alternative uses of the underlying land for commercial or residential purposes.

Subject to the above directions, consideration of all the Zonal Plans was deferred to the next meeting of the Authority so that the members get sufficient time to study further the proposals and to make useful contributions.

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Item No. 87/2007  
06.9.2007

Sub: Status Report on project undertaken in Zone 'O' (River Yamuna/ River front).

File No. F. 4 (10)2007/MP/Pt II /256

1. Principal Secretary to Lt. Governor vide U.O.No.1577 dated 23<sup>rd</sup> August 2007 has intimated that 'LG has directed that till a detailed hydrological and other required studies of the Yamuna river bed is carried out, there should be a complete embargo on any new construction other than Common Wealth Games Village etc. being under taken on the river bed within 'food plains and a detail status report in this regard to be put-up to Authority'.
2. River Yamuna enters from Palla (on north side) traverses a length of 48 km through National Capital Territory of Delhi and leaves it at Jaitpur (south side). The zone 'O' covers about 9700 ha area (as per MPD 2001) from Northern boundary of National Capital Territory of Delhi up to the Southern boundary of the National Capital Territory of Delhi. River Yamuna in Delhi covers a length of about 48 km and its spread varies from 1.5 km to 3.0 km. Out of the total area of 9700 ha approximately 1600 ha. Land is under water and 8100 ha. Land is under dry land.

### 3.1 PROJECTS ALREADY IMPLEMENTED/ EXISTING:

i) Fly ash brick plants 3 No. Nangla Machi Rajghat Jaitpur	4.0 ha 4.04 ha 26.0 ha
ii) Power Stations at Rajghat, I.P. Thermal Power Station, Gas based Station	26.0 ha (Appx)
iii) DMRC Depot	51.0 ha
iv) Shastri I.T. Park	6.0 ha
v) STP on Sen Nursing home drain	0.8 ha
vi) 400 KVElectric sub-station at Sarai Kale Khan	16.0 ha
vii) Electric sub-station South of Wazirabad Road	5.0 ha
viii) Electric crematoriums at Sarai Kale Khan and north of Samadhi Complex	5.0 ha (Appx)
ix) Devp. of green behind Samadhi Complex, PHASE-I	83.0 ha
w) IOC bottling plant at Madanpur Khadar	28.0 ha
xi) Delhi Scretariate	1.8 ha
xii) IG Stadium and Yamuna Velodrome	
xiii) Water Treatment plant at Sonia Vihar & Wazirabad	69.0 ha
xiv) Bio-diversity Park, Phase-I	50.0 ha

- xv.) Madanpur Khadar Resettlement Scheme 51.2 ha
- xvi) Facility Centre at Khajuri Khas 9.0 ha

**3.2 PROJECT UNDER IMPLEMENTATION/ CONSIDERATION:**

- i) DMRC Depot South of Vikas Marg  
in the River bed (eastern bank) 39.0 ha
- ii) Proposed development of green behind Samadhi Complx., PHASE-II  
176.0 ha
- iii) Signature bridge and land scape
- iv) Ring road by-pass linking Salimgarh to Yamuna Velodrome

**3.3 PROJECTS APPROVED BY AUTHORITY AND UNDER PROCESS:**

- i) A scheme of 3.72 ha land located between DMRC Depot. And Marginal bund at Buland Masjid with 1.7 ha for public & semi public (graveyard and other community facility) and 2.0 ha for park and circulation has been approved by the Authority vide resolution No.63/2007 dated 27.6.07. Request for the issue of final notification of chang of land use for 1.7 ha land for Public & Semi- public has been submitted to MOUD vide letter No.F.9(10)99-MP/G-86 dated 3.8.07.
- ii) Change of land use of 1.05 ha for PSP (graveyard/cremation ground) at Madanpur Khadar has been approved by the Authority vide resolution No. 13/2006 datd 19.10.06. Tthe approval of the Authority has been referred to MOUD vide letter No.F.3(10)99-MP dated 15.5.2007 for issue of Final Notification.

**3.4 PROJECTS SUBMITTED TO DDA FOR CLEARANCE BY OTHER AGENCIES:**

- i) Additional land for IT Park: DMRC has requested additional 6 ha of land for IT Park at Shastri Park. The recommendation o. regretting the request was put-up to LG which was approved by LG on 7.8.07. Accordingly, DMRC has been informed to DMRC vide letter No.F.20(2)99 -MP/P/117 dated 29.8.07.
- ii) Property development at Commonwealth Games Village Metro Station: DMRC vide letter dated 12.7.07 has submitted the proposal of property development in 2.94 ha area. The station is located in the green area in the approved layout Plan. The property development is not permissible in the green areas as per the provision of MPD-202. The case is being processed for Technical Committee
- iii) CRPF & Battalion Camp and Delhi Police firing range North of Wazirabad Road: The CRPF and Delhi Police have requestd for the development control norms applicable for Batalion HQ/ Public & Semi- public use as envisaged in MPD-2021 on the 130 Acres land under their possession. The site is located between two embankments in the Eastern bank of River Yamuna north of

Wazirabad road. The case is under examination as per the provision of MPD-2021, recommendation of NEERI and eco-sensitive nature of River Zone.

**3.5 DRAFT ZONAL DEVELOPMENT PLAN OF RIVER YAMUNA/ RIVER FRONT, ZONE 'O' :**

The Zonal development Plan has been prepared based on the recommendation of NEERI, Eco-sensitive nature of the zone and requirement of the society and being put up to the Authority for consideration. Few proposals, identified in the draft Zonal Development Plan of Zone 'O' for which change of land use from River & Waterbody under Section 11A of DD Act have been proposed are given below

- i) 30.0 ha land between Vikas Marg and proposed DMRC Metro Depot for 'Public and Semi-public uses'(Socio-cultural complex) in the eastern bank
- ii) 39.0 ha land south of Vikas Marg in the eastern bank of River Yamuna for 'Transportation'(DMRC Depot) in the eastern bank
- iii) 59.0 ha land between proposed DMRC Metro Depot and Rail way line for 'Public and Semi-public uses'(Future Sports Activities) in the eastern bank
- iv) 175.0 ha land south of NH-24 for 'Public and Semi-public uses'(Future Sports Activities) in the eastern bank
- v) 5.0 ha land north of Road No. 13A adjoining Abul Fazal Enclave for 'Public and Semi-public uses'(grave yard etc) in the western bank
- vi) 23.0 ha land south of Road No. 13A and east of Agra canal for 'Public and Semi-public uses' in the western bank.

The draft Zonal Development Plan also mentions the following:

- i) River bed ie, The area under River water.
- ii) River flood plain ie, the area between River water course and embankments.
- iii) River front ie, the area outside the embankments.

The area under water course is part of the river hydrology. The area between water course and embankment is to be conserved as flood plain. Any development in this areas should be taken up only after the detailed hydrological studies and with approval of Yamuna Standing Committee/ Central Water Commission. The area outside the flood plain ie, embankments (River front) should be conserved and developed considering the eco-sensitive nature of the river zone and based on comprehensive scheme.

4.0 The above status report is placed before the Authority for information/ consideration

**R E S O L U T I O N**

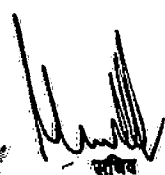
Contents of the agenda item were noted by the Authority.

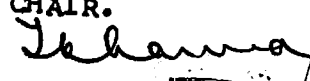
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THE L G THANKED THE MEMBERS FOR MAKING USEFUL SUGGESTIONS.

THE MEETING ENDED WITH A VOTE OF THANKS TO THE CHAIR.

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