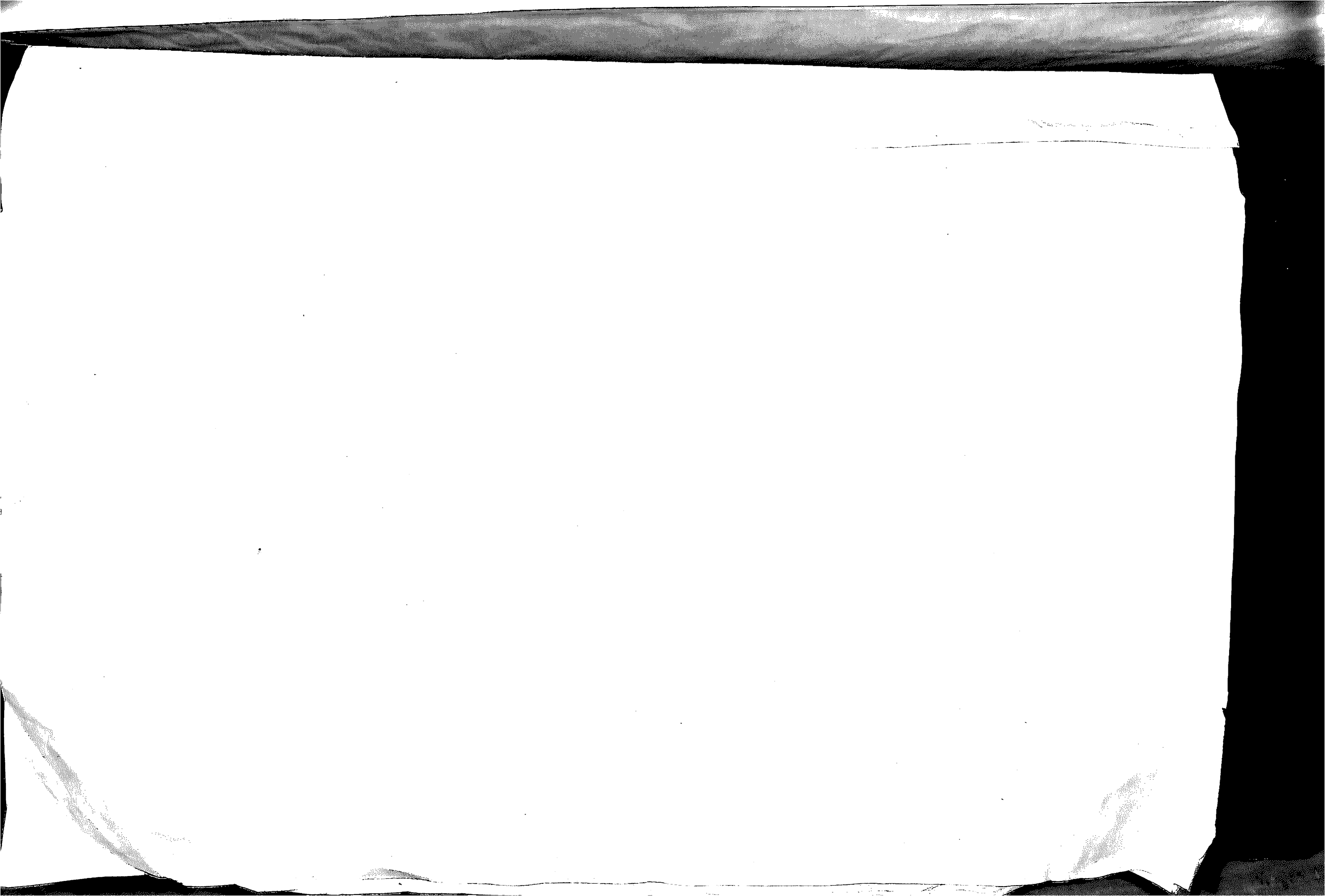


कार्यवृत्त पुस्तिका
कार्यवृत्त सूची
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मदसंख्या 75 से 89 तक

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


No. F.2 (2)2012/MC/DDA/157

Dated: 21st November, 2012

Sub: Meeting of the Delhi Development Authority.

The next meeting of the Delhi Development Authority has been fixed for **Tuesday, the 11th December, 2012 at 11.00 a.m. at Raj Niwas, Delhi.**

You are requested to kindly attend.


(D.SARKAR)
Commissioner-cum-Secretary
Tel. No. 24623598

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri S.K. Srivastava

MEMBERS

3. Shri Subhash Chopra, MLA
4. Shri Naseeb Singh, MLA
5. Dr. Harsh Vardhan, MLA
6. Shri Ashok Khurana
Engineer Member, DDA
7. Shri P.R. Acharya
Finance Member, DDA
8. Shri. D. Diptivilasa
Addl. Secretary
Ministry of Urban Development
9. Shri Jitender Kumar Kochar
10. Smt. Naini Jayaseelan.
Member Secretary,
NCR Planning Board

SPECIAL INVITEES

1. Shri P.K. Tripathi
Chief Secretary
Govt. of NCT of Delhi
2. Smt. Nutan Guha Biswas
Principal Secretary to Lt. Governor, Delhi
3. Shri Rakesh Behari
Principal Secretary (UD)
Govt. of NCT of Delhi
4. Shri D.M. Spolia
Principal Secretary (Finance)
Govt. of NCT of Delhi
5. Shri Dharam Pal
Secretary (L&B)
Govt. of NCT of Delhi
6. Shri. J.B. Kshirsagar
Chief Planner, T.C.P.O.

Copy also to:

1. Shri. Dayanand Kataria
Principal Commissioner (Personnel, LM & Systems), DDA
2. Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG) DDA
3. Shri Manish Kumar
Chief Accounts Officer, DDA
4. Gp. Capt. Ranjan Mukherjee
OSD to Lt. Governor, Delhi
5. Shri. Devinder Singh
Special Secretary to Lt. Governor, Delhi
6. AVM (Retd.) V.K. Dayalu
Advisor (SA & GR), DDA
7. Shri. Vijay Risbud
Advisor & Consultant (NPIIC), DDA
8. Smt. Neemo Dhar
Advisor (PR), DDA

AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT
 AUTHORITY TO BE HELD ON 11.12.2012 AT 11.00 A.M. AT RAJ NIWAS, DELHI

INDEX

Sl. No.	Item No.	Subject	Pages
1.	75/2012	Confirmation of minutes of the meeting of Delhi Development Authority held on 5.10.2012 at 11.00 a.m. at Raj Niwas. F. 2(2)2012/MC/DDA	1A-34 CCS
2.	76/2012	Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 03.08.2012 at Raj Niwas. F. 2(3)2012/MC/DDA	35-53 CCS
3.	77/2012	Property development of DMRC at Parmeshwariwala Bagh, Model Town. F.20(2)2000/MP/Pt.-VI	1 PLANNING
4.	78/2012	Amendment in the Recruitment Regulations for the post of Assistant in Delhi Development Authority. F. 6(15)2011/PB-III/RR/Pt.	1-40 Personnel
5.	79/2012	Ex-post facto approval for the relaxation in the length of service for promotion to the post of Chief Engineer(Civil) in DDA. F.7(44)2009/PB-I	41 Personnel
6.	80/2012	Agenda for adoption of Annual Accounts for the financial year 2011-12. F. 6(124)A/C(Main)/DDA/2011-12	1-3 + Booklet-A,B,C Finance
7.	81/2012	Request of Shubhit Education Society for restoration of allotment (Copy of note of Hon'ble Lt. Governor dated 25.09.2012 at Annexure-'A'). F.18(41)02/IL	1-4 LANDS
8.	82/2012	Recruitment to Patwaris through open market. F-2(14)93/PB-IV/Pt.-III	42-53 Personnel

SUPPLEMENTARY AGENDA TO BE DISCUSSED IN THE MEETING OF DELHI
DEVELOPMENT AUTHORITY TO BE HELD ON 11.12.2012 AT 11.00 A.M. AT RAJ
NIWAS, DELHI

INDEX

Sl. No.	Item No.	Subject	Pages
1.	83/2012	Fixation of Institutional Land Premium in DDA areas for the years 2012-13 & 2013-14. F.6(4)2007/AO(P)/DDA	1-7 INSTI- TUTIONAL

LAI D ON THE TABLE AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI
DEVELOPMENT AUTHORITY TO BE HELD ON 11.12.2012 AT 11.00 A.M. AT RAJ
NIWAS, DELHI

INDEX

Sl. No.	Item No.	Subject	Pages
1.	84/2012	Recommendations o Advisory Group on review of MPD-2012 in its 7 th meeting held on 30.08.2012 - Modifications in MPD-2021 as part of review of the plan File No. F.20(09)2012-MP	PLANNING 1-19 ✓
2.	85/2012	Special Rehabilitation package for the farmers of Five Villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd F.14(1)2009/CRC/DDA	LANDS 1-37
3.	86/2012	Fixation of Predetermined Rates (PDRs) in Narela for the year 2012-13 F.4(38)2011/AO(P)/DDA	FINANCE 1-5
4	87/2012	Change of Land Use from 'Residential' to 'Government' (Court Complex) at G.T. Road near Police Station, Shahdara for setting up of additional district courts in Zone 'E' F.3(42)2009/MP	PLANNING 20-25
5	88/2012	Earmarking of additional 66 KV Electric Sub Station in the Layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zoe P-1 (Narela Sub city)	PLANNING 26-30
6	89/2012	Construction of Kalyan Mandamps U.O.No. f.1(320)09/MON./DDA/292	PLANNING 31

Item No. 75/2012
11.12.2012

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 03.08.2012.

File No. F.2 (2)2012/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 03.08.2012 are submitted for confirmation of the Authority.

(Annexure - 'A' at Pages: 01-34)

R E S O L U T I O N

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 5.10.2012 at Raj Niwas, Delhi.
File no. F.2(2)2012/MC/DDA

1. The supplementary note in continuation of the minutes of the meeting of the Authority held on 5.10.2012 issued vide F.2(2)2012/MC/DDA/142 dated 19.10.2012 was noted by the Authority.
2. The amended Recruitment Regulations for the post of Assistant Accounts Officers were approved by the Authority.
3. Shri Naseeb Singh stated that relaxation in the provisions of the Recruitment Regulations for promotion to the posts of Assistant Directors and Deputy Directors (Ministerial) is required, as many of these posts are lying vacant.
 - (i) It was decided that if vacant posts in various categories are required to be filled up in public interest, relaxation in the provisions of the Recruitment Regulations could be considered. However, the minimum benchmark for promotions should be 'Very Good'. Besides, promotions could be considered for individuals with very good service record if they are likely to miss their next promotion due to slight shortfall in their remaining service period.
4. The clarification received from Finance Member, DDA vide his note No.PS/FM/12/297 dated 18.10.2012 was incorporated in para 9 (i) of 'Other Points' of the minutes of the meeting of the Authority held on 5.10.2012.
5. The modification with regard to para 20 of 'Other Points' of the minutes of the meeting of the Authority held on 5.10.2012, proposed by Director (Planning) UTIPEC vide his note No.F.1(27)08/UTIPEC/Pt./D-326 dated 16.11.2012, to include Karkardooma Metro Station Influence Zone also as a pilot project for TOD, was approved by the Authority.
6. The remaining minutes of the meeting of the Delhi Development Authority held on 5.10.2012 were confirmed as circulated.

-1A

Item No. 75/2012
11-12-2012

**Sub: Confirmation of the minutes of the meeting of Delhi Development Authority held on 05.10.2012 at Raj Niwas, Delhi.
File No. F.2(2)2012/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 05.10.2012 were circulated for confirmation.

1. On Item No. 69/2012 regarding proposed modifications to the MPD 2021 with respect to Motels, Sh. Subhash Chopra, Authority Member had stated during the meeting that since the agenda was received very late, he would like to study the contents thoroughly and provide his suggestions subsequently. Shri Chopra was requested to study the item and convey his views in writing within a week. On receipt of the views of Sh. Subhash Chopra it was to be decided whether the agenda item needs further discussion, or should be taken as approved in view of the recommendations of the Board of Enquiry and Hearing by all other members, including two non-official members. Shri Chopra vide his letter dated 10.10.2012 addressed to Hon'ble Lt. Governor, Delhi has stated that he has no objections and has given his consent to the recommendations of the Board of Enquiry and Hearing (copy of letter from Sh. Subhash Chopra dated 10.10.12 is placed at Annexure 'A'.) (P-6)

The above letter of Shri Subhash Chopra received by the Hon'ble Lt. Governor has been transmitted to Vice Chairman, DDA for further action vide U.O. No. 100(3)/12/RN/1013/15093-94 dated 15.10.2012 (copy placed at Annexure 'B'). (P-7)

Accordingly, supplementary note in continuation of the minutes of the meeting of the Authority held on 5.10.2012 was issued vide F.2(2) 2012/MC/DDA/142 dated 19.10.2012 (copy placed at Annexure 'C'). This is placed before the Authority for kind information. (P-8 to 10)

2. For Item No. 74/2012 regarding amendment in Recruitment Regulations for Assistant Director (Ministerial) and Assistant Accounts Officer in Delhi Development Authority and seeking provision for direct recruitment by engaging professionals such as Masters of Business Administration (MBAs)/Chartered Accountants (CAs)/Institution of Cost & Works Accounts (ICWAs), it was decided in the meeting that for the post of Assistant Accounts Officer, the essential educational qualification

for direct recruitment should be MBA or Post Graduate Diploma in Management, CAs, CSs, ICWAs or Master in Financial Control. Accordingly, amended Recruitment Regulations for the post of Assistant Accounts Officer has been received from Commissioner (Personnel), (copy placed at Annexure 'D') (P-11/14)
Amended Recruitment Regulations for the post of Assistant Accounts Officer is placed before the Authority for kind approval.

3. Shri Naseeb Singh, Authority Member vide his letter No. (P-15) PA/NS/MLA/GZO/2012/3941 dated 20.10.2012 (copy placed at Annexure 'E') has intimated that during the meeting of the Authority held on 5.10.2012, Hon'ble Lt. Governor was pleased to agree on the issue raised by him for giving relaxation for promotion of Assistants to Asstt. Directors (Ministerial) and Asstt. Directors to Dy. Directors (Ministerial). However, this has not been incorporated in para no. 3(i) of 'Other Points' of the minutes of the meeting. Shri Naseeb Singh has, therefore, requested that relaxation of the provision of the Recruitment Regulations for promotion by one year be made for promotion of Assistants to Asstt. Directors (Ministerial) and by two years for Asstt. Directors to Dy. Directors (Ministerial).
Commissioner (Personnel) has intimated that the matter mentioned in the letter of Sh. Naseeb Singh was not discussed in the Authority Meeting and whatever was discussed in the said meeting has been incorporated in the minutes correctly. (Copy of the note of Commissioner (Personnel) is placed at Annexure 'F.') (P-1)

4. Finance Member, DDA vide his note No. IS/FM/DJA/12/297 dated 18.10.2012 with regard to para 9(i) of 'Other Points' of the minutes has stated that works costing over ₹ 10 crores as mentioned in the para may be corrected as budget provision of ₹ 5 crores and above, as works having budget provision of ₹ 5 crores and above are reflected in the Performance Budget. (Copy of the note of Finance Member DDA is placed at Annexure 'G'). (P-17)
The clarification received from Finance Member, DDA may perhaps be incorporated in the minutes of the meeting of the Authority.

5. Director (Planning) UTIPEC vide his note No.F.1(27)08/UTIPEC/Pt./D-326 dated 16.11.2012 with regard to para

20 of 'Other Points' of the minutes has sought for modifications to include Karkardooma Metro Station Influence Zone also for notification as decided in the Authority meeting (Copy of the note of Director (Planning) UTIPEC is placed at Annexure 'H' ^(p-20)). As requested, para 20 of the minutes of the meeting may be modified as follows:-

"Hon'ble Lt. Governor stated that DDA should take up Transit Oriented Development (TOD) along metro corridor. Pilot projects for TOD Influence Zones should be commenced for the following four corridors:-

- i) MG Road (Arjangarh Metro Station to Chhatarpur Metro Station)
- ii) Rohtak Road (Tikri Kalan Metro Station-Peeragarhi Metro Station)
- iii) Dwarka Sector 21 Metro Station to Dwarka Mor Metro Station
- iv) Nehru Place Metro Station to Badarpur Metro Station

Apart from the above 4 corridors, Karkardooma Metro Station Influence Zone be also included as Pilot Project which has already been taken up by DDA to test TOD principles, policy and implementation by DDA on priority basis. A public notification should also be issued for the purpose."

6. Minutes of the meeting of the Delhi Development Authority held on 5.10.2012 are submitted for confirmation of the Authority (Annexure 'Y'). ^(p-21 + 34)

DEFINITION

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- 4 -

Item No. 75/2012

27.11.2012

Sub: Confirmation of the minutes of the meeting of Delhi Development Authority held on 05.10.2012 at Raj Niwas, Delhi.

File No. F.2(2)2012/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 05.10.2012 were circulated for confirmation.

1. On Item No. 69/2012 regarding proposed modifications to the MPD 2021 with respect to Motels, Sh. Subhash Chopra, Authority Member had stated during the meeting that since the agenda was received very late, he would like to study the contents thoroughly and provide his suggestions subsequently. Shri Chopra was requested to study the item and convey his views in writing within a week. On receipt of the views of Sh. Subhash Chopra it was to be decided whether the agenda item needs further discussion, or should be taken as approved in view of the recommendations of the Board of Enquiry and Hearing by all other members, including two non-official members. Shri Chopra vide his letter dated 10.10.2012 addressed to Hon'ble Lt. Governor, Delhi has stated that he has no objections and has given his consent to the recommendations of the Board of Enquiry and Hearing (copy of letter from Sh. Subhash Chopra dated 10.10.12 is placed at Annexure 'A').

The above letter of Shri Subhash Chopra received by the Hon'ble Lt. Governor has been transmitted to Vice Chairman, DDA for further action vide U.O. No. 100(3)/12/RN/1013/15093-94 dated 15.10.2012 (copy placed at Annexure 'B').

Accordingly, supplementary note in continuation of the minutes of the meeting of the Authority held on 5.10.2012 was issued vide F.2(2) 2012/MC/DDA/142 dated 19.10.2012 (copy placed at Annexure 'C').

This is placed before the Authority for kind information.

2. For Item No. 74/2012 regarding amendment in Recruitment Regulations for Assistant Director (Ministerial) and Assistant Accounts Officer in Delhi Development Authority and seeking provision for direct recruitment by engaging professionals such as Masters of Business Administration (MBAs)/Chartered Accountants (CAs)/Institution of Cost & Works Accounts (ICWAs), it was decided in the meeting that for the post of Assistant Accounts Officer, the essential educational qualification for

direct recruitment should be MBA or Post Graduate Diploma in Management, CAs, CSs, ICWAs or Master in Financial Control. Accordingly, amended Recruitment Regulations for the post of Assistant Accounts Officer has been received from Commissioner (Personnel), (copy placed at Annexure 'D'). Amended Recruitment Regulations for the post of Assistant Accounts Officer is placed before the Authority for kind approval.

3. Shri Naseeb Singh, Authority Member vide his letter No. PA/NS/MLA/GZO/2012/3941 dated 20.10.2012 (copy placed at Annexure 'E') has intimated that during the meeting of the Authority held on 5.10.2012, Hon'ble Lt. Governor was pleased to agree on the issue raised by him for giving relaxation for promotion of Assistants to Asstt. Directors (Ministerial) and Asstt. Directors to Dy. Directors (Ministerial). However, this has not been incorporated in para no. 3(i) of 'Other Points' of the minutes of the meeting. Shri Naseeb Singh has, therefore, requested that relaxation of the provision of the Recruitment Regulations for promotion by one year be made for promotion of Assistants to Asstt. Directors (Ministerial) and by two years for Asstt. Directors to Dy. Directors (Ministerial).

Commissioner (Personnel) has intimated that the matter mentioned in the letter of Sh. Naseeb Singh was not discussed in the Authority Meeting and whatever was discussed in the said meeting has been incorporated in the minutes correctly. (Copy of the note of Commissioner (Personnel) is placed at Annexure 'F').

The request for relaxation of provisions of Recruitment Regulations as suggested by Sh. Naseeb Singh is placed before the Authority for consideration.

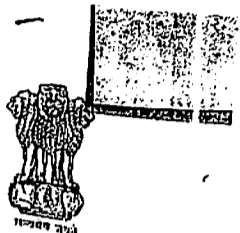
4. Finance Member, DDA vide his note No. PS/FM/DDA/12/297 dated 18.10.2012 with regard to para 9(i) of 'Other Points' of the minutes has stated that works costing over ₹ 10 crores as mentioned in the para may be corrected as budget provision of ₹ 5 crores and above, as works having budget provision of ₹ 5 crores and above are reflected in the Performance Budget. (Copy of the note of Finance Member, DDA is placed at Annexure 'G').

The clarification received from Finance Member, DDA may perhaps be incorporated in the minutes of the meeting of the Authority. // 5.

6. Minutes of the meeting of the Delhi Development Authority held on 5.10.2012 are submitted for confirmation of the Authority (Annexure 'H').

SH CHOPRA
M.L.A.
Delhi Legislative Assembly

- 6 -



ANNEXURE - A
Item NO. 75/2012
A-2, GREATER KAILASH ENCLAVE-II,
NEW DELHI-110048
TEL.: 29210628

10/8/12
12055

Date: 10/10/12

To,
Shri Tejinder Khanna
Hon'ble Lt. Governor of Delhi
Rajniwas, Delhi.

RAJ NIWAS, DELHI 110048
Date: 10/10/2012
40542

Respected Sir,

This is regarding an agenda item in the last DDA Authority meeting for enhancing FAR for Motels in Delhi. A committee was constituted to look into this matter and received 172 Suggestions/objections. Two of my colleagues from the non official members of the authority were members of this Committee.

I have no objection to the recommendation of the above committee. I hereby give my consent to the suggestions of the committee.

With kind regards

Yours sincerely

Subhash Chopra

Seen. P. forward to VC/Gurdeep DDA
for further action.

SPL Secy (ASN)

T. Chandra
11-10-2012.

ANNEXURE-B

Item no. 75/2012

-7-

Agenda Item NO.69/2012 on the proposed modifications to the MPD-2021 with respect to Motel; was discussed in the Authority's meeting held on 5.10.2012. As per the Agenda Item, recommendations of the Board of Enquiry and Hearing on the suggestions/objections received from the public in response to the public notice proposing amendment in MPD 2021 relating to Motels were discussed. Members of the Authority including two non-official members namely Shri Naseeb Singh, MLA and Shri Jitender Kumar Kochar had agreed with the recommendations of the Board of Enquiry and Hearing. Shri Subhash Chopra, MLA, another non-official member had mentioned that he could not get time to study the Agenda Item. I had taken note of the approval of the Members of the Authority including Shri Naseeb Singh and Shri Jitender Kumar Kochar to the recommendations of the Board of Enquiry and Hearing and had given one week's time to Shri Subhash Chopra, MLA and Member of the Authority to study the Agenda Item and convey his views to me in writing. I had also observed that on receipt of the views of Shri Subhash Chopra, MLA, it will be decided whether the Agenda Item needs further discussion or should be taken as approved in view of approval of the recommendations of the Board of Enquiry and Hearing by all other members including two non-official members.

I have now received letter dated 10.10.2012 from Shri Subhash Chopra, MLA and Member DDA, in which he has stated that he has no objections and has given his consent to the recommendations of the Board of Enquiry and Hearing. The letter dated 10.10.2012 from Shri Subhash Chopra, MLA and Member of the Authority is being transmitted for further action accordingly.

Khanna
 (Tejendra Khanna)
 Lt. Governor, Delhi
 15/10/2012

Vice Chairman, DDA
 U.O. No 100(3)/12/1013/15093-94

Copy to: Commissioner-cum-Secretary, DDA

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 26/10/12

4301-C
 16/10/12

MC-448
 30.10.12

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~~ANNEXURE - C~~
Item No. 75/2012

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

No. F.2 (2)2012/MC/DDA/142

Dated: the 19th October, 2012

Sub: Supplementary note in continuation of the minutes of the meeting of the Delhi Development Authority held on 5.10.2012 regarding Item No.69/2012 (Proposed modifications to the MPD-2021 with respect to Motels).

Kindly find enclosed supplementary note in continuation of the minutes of the meeting of the Delhi Development Authority held on 5th October, 2012 at Raj Niwas.

~~(D. SARKAR)~~
Commissioner-cum-Secretary
Tel. No. 24623598

CHAIRMAN

1 Shri Tejendra Khanna
Lt. Governor, Delhi

VICE-CHAIRMAN

2 Shri S.K. Srivastava

MEMBERS

3 Shri Subhash Chopra, MLA

4 Shri Naseeb Singh, MLA

5 Dr. Harsh Vardhan, MLA

6 Shri Ashok Khurana
Engineer Member, DDA

7 Shri P.R. Acharya
Finance Member, DDA

8 Shri D. Diptivilasa,
Additional Secretary
Ministry of Urban Development
Govt. of India

9 Shri Jitender Kumar Kochar

10 Smt.Naini Jayaseelan
Member Secretary
NCR Planning Board

Contd..Page..2/-

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-2-

SPECIAL INVITEES

- 1 Shri P.K. Tripathi
Chief Secretary
Govt. of NCT of Delhi
- 2 Shri Rakesh Behari
Principal Secretary to Lt. Governor, Delhi
- 3 Shri D.M. Spolia
Principal Secretary (Finance)
Govt. of NCT of Delhi
- 4 Shri R. Chandra Mohan
Principal Secretary (UD)
Govt. of NCT of Delhi
- 5 Shri Dharam Pal
Secretary (L&B)
Govt. of NCT of Delhi
- 6 Shri J.B. Kshirsagar
Chief Planner, T.C.P.O.

Copy also to:

- 1 Shri Dayanand Kataria
Principal Commissioner ((Personnel, LM & Systems), DI'A
- 2 Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG), DDA
- 3 Shri Manish Kumar,
Chief Accounts Officer, DDA
- 4 Gp. Capt. Ranjan Mukherjee
OSD to Lt. Governor, Delhi
- 5 Shri Devinder Singh
Special Secretary to Lt. Governor, Delhi
- 6 AVM (Retd.) V.K. Dayalu
Advisor (SA & GR), DDA
- 7 Shri Vijay Risbud
Advisor & Consultant (NPIIC), DDA
- 8 Smt. Neemo Dhar
Advisor (PR), DDA

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DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No.F.2(2)2012/MC/DDA/142

Dated: 19.10.2012

Sub: Supplementary note in continuation of the minutes of the meeting of the Delhi Development Authority held on 5.10.2012 regarding Item No.69/2012 (Proposed modifications to the MPD-2021 with respect to Motels).

With reference to para 8 of the minutes pertaining to Item No.69/2012 (Proposed modifications to the MPD-2021 with respect to Motels), a letter dated 10.10.2012 has been received from Shri Subhash Chopra, Member of the Authority in which he has recorded his consent to the DDA's proposal. The Chairman has accordingly decided that the proposals contained in the agenda note pertaining to this Item be taken as approved by the Authority.


J.D. Sarkar)
Commissioner-cum-Secretary

ANNEXURE - D
Item No. 75/2012

RECRUITMENT REGULATIONS FOR THE POST OF Assistant Accounts Officer, DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format/col. RR	Provision in the existing RRs of AAO, DDA	Proposed modification provision in the existing RRs for AAO, DDA	Remarks and reasons for such modifications
	2.	3.	4.	5.
1.	Name of Post	Assistant Accounts Officer	Assistant Accounts Officer	
2.	Number of Post	100 (102 + 54)	100 (102 + 24) (Subject to variation dependent on work load)	As per sanctioned strength
3.	Classification	Group-'B'	Group-'B'	
4.	Pay Band & Grade Pay	Rs. 2000-60-2300-EB-75-3200/-	Rs. 9300-34800/- (+) Grade Pay Rs. 4800/-	The scale has been modified in accordance with the recommendation of 6 th central pay commission as adopted by DDA vide resolution No. 20/2009 dated 03.06.2009 circulated vide E.O. no. 1988 dated 06.10.2009
5.	Whether Selection Post or Non-Selection Post	Non Selection	Non Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not Applicable	Not applicable	
7.	Age Limit for direct recruits	Not applicable	Not exceeding 30 years	As per GSR dated 21.12.1998

(Handwritten signatures and marks)

8.	Educational and other Qualifications required for direct recruits.	Not applicable	Qualification CA / CS / ICWA / Master in Financial Control/ MBA (Finance) or equivalent.	As prescribed by CAG for its officers.
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	Not applicable	
10.	Period of probation, if any	Two years	Two years	
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	By promotion	75% By Limited Departmental examination - failing which by transfer on deputation failing both by direct recruitment 25% by Direct recruitment	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion /deputation/ absorption is to be made.	<u>Promotion</u> By promotion from Accountants who have qualified DDA Accounts service examination and have three years of regular service in the grade.	<u>Promotion</u> Such of the DDA employee who qualify DDA Accounts Service Examination to be conducted in two Parts within the LDCs with 03 years regular service in the grade and possessing minimum qualification of graduation from a recognized university. and UDC, Assistant and Stenographers with a minimum of 03 years service in these grades in DDA would be eligible for the test.	The post of Accountants has been re-designated and merged in the Cadre of Assistant Accounts Officer vide E.O. No. 610 dated 11.05.2011 (copy placed) Prior to merger method of recruitment of Accountant by limited departmental exam failing which by transfer on deputation.

Qz

change

initials

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22-11-11

			<u>Deputation</u> From such of the officers holding analogous posts in the parent Cadre/Department under Central/State Government/Government Autonomous bodies	
13.	If a DPC exists, what is its composition	Group - 'B' DPC	Not applicable	
14.	Nothing in these regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Casts, the Scheduled Tribes, the other Backward classes, Ex-servicemen and other special categories of persons in accordance with the orders issued by the Central Government/Delhi Development Authority from time to time in this regard.		No change	
15.	Disqualification	No person who has entered into or contract of a second marriage when his/her spouse is alive.	No person a) who has entered into or contracted a marriage with a person having a spouse living or b) who having spouse living has entered into or contracted a marriage with any person Shall be eligible for appointment to any of the said post	

Dej

Chaturvedi

Mishra

2021/1/10

			Provided that the Central Government/Delhi Development Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for doing so, exempt any person from the operation of this rule.	
16.	Power to relax	Where the Chairman, Delhi Development Authority, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons or posts.	No change	

Q *Chairman's* *Order* *M*

-15-

नसीब सिंह
विधायक,
सदस्य : दिल्ली विकास प्राधिकरण
Naseeb Singh
MLA
Member—Delhi Development Authority



ANNEXURE-E
Item No. 75/2012

नि. - सी-2, गाजिपुर
दिल्ली-110096
Resl. :- C-2, Gazipur,
Delhi-110096
Ph. : 22235689, 23392220(O)
22235789, 22231989(R)
24658392 (DDA)
P./NS/MLA/GZO/2012/3941
20/10/2012

Dear Shri Sarkar ji,

MC 436
22.10

The authority's meeting was held on 05/10/2012 in Hon'ble L.G. House. The Hon'ble LG was pleased to agree on issue raised by me regarding giving relaxation for promotion to Assistants to Assistant Director (Min) and Assistants Director to Dy Director (M) but in the minutes circulated, the period of relaxation has not been incorporated at 2-9 (3) (1).

I would be appreciated if you look into the matter personally and incorporated the relaxing period for the promotion to the post from Assistant to Assistant Directors (Ministerial) one year and a case of Assistant Directors to Dy. Director (M) two years.

With Best Regards,

CCS 90807
22/10/12

SHRI D. SARKAR,
Principal Secretary,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi-110023 .

Yours Sincerely,

(NASEEB SINGH)

DI (MC)
ER
22/10
22/10/12
M.A.

- 16 +

ANNEXURE-F
ILM/NO-75/2012

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

आदेश नं. 46/44
दिनांक 2-11-12

F.2(2)2012/MC/DDA/151

Dated: 1.11.2012

Sub: Regarding giving relaxation for promotion of Assistant to Assistant Director (M) & Assistant Director to Dy. Director.

Sir,

I have been directed to enclose a copy of letter sent by Sh. Naseeb Singh, MLA vide No. PA/NS/MLA/GZC/2012/3941 dated 20.10.2012 regarding above cited subject for necessary action at your end.

CCS/582
3/11

[Signature]
Dy. Director (MC)

n.c-459
8-11-12

Encl: As.above.

Commissioner (P)

The items mentioned in the MLAs letter were not discussed. Relaxation was discussed in the said Authority Meeting has been in accordance in the minutes accordingly.

[Signature]

[Signature]
2/11/12

[Handwritten notes]
Dy. Dir. (MC) of DDA
stakeholders
A.P. Singh
2/11/12
MA

BANBROB-G

Item No. 75/2012

- 17 -

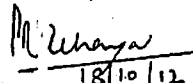
Delhi Development Authority
FM's Office

No:PS/FM/DDA/12/297

Dated:18.11.2012

Minutes of the meeting of the Authority held on 5.10.2012 may be referred to. In para 9; under 'Other Points' of the minutes, points raised by Sh.Subhash Chopra, Non-Official Member of the Authority regarding budget provision in respect of Ashoka Garden, Sawa Singh Park and covering of drain passing through Rose Garden, Fauz Khas, have been recorded. I have separately sent a note to V.C./I.G. giving factual position in this regard, a copy of which is enclosed for record.

Works costing over Rs.10.00 crore as mentioned in para 9(i) may be corrected as budget provision of Rs.5.00 crore and above. To make it clear, works having budget provision of Rs.5.00 crore and above are reflected in the Performance Budget. This has been suitably explained in my above note.


18/10/12
(P.F. Acharya)
Finance Member

Commr.-cum-Secy.



In the last Authority meeting held on 5.10.2012, Shri Subash Chopra, Non-official Member of the Authority, during the discussion on Performance Budget for the year 2011-12, had raised certain points relating to works in South Delhi. The factual position of the works mentioned by him are as below:

- 1) The Member asked as to why the projects taken up by non-official members were not reflected in the Performance Budget.

It was mentioned by the Finance Member that as per precedent only the projects having budget provision of Rs.5.00 crores and above are reflected in the performance budget. Accordingly, works having budget provision of less than Rs.5.00 crores were not reflected in the Performance Budget, though it did not imply either lack of budget provision or physical progress. The budget provision is made based on requirement projected by the Engineering branch. The Finance Wing is concerned with the actual expenditure against the budget provision of the concerned financial year. The actual physical progress or shortfall in performance is monitored by the Engineer Member, and the feed back received from Engg. branch is reflected in the performance budget.

The Hon'ble L.G. mentioned that the performance budget may also include the request(s) received from Non-official Members of the Authority.

As the Engineer Member would be aware of requests received from Non-official Members from time to time since the works are being executed by the Engineering branch, Finance branch would give the list of all the projects against which budget provisions have been made for a particular Financial Year and the Engineering branch may provide their physical progress and explanations for shortfall, if any. This would help the Non-official Members to get information on works proposed by them.

- 2) Shri Subhash Chopra, Member of the Authority further mentioned that the covering of Nallah in Rose Garden at Hauz Khas, even though was approved by the Authority, was objected to by the F.M. He desired to know the progress of the project as he felt nothing had been done so far. The Hon'ble L.G. also mentioned that he had overruled the objection and stated that once a decision is taken in the Authority, it cannot be objected to by any of the Members.

It is submitted that in the Authority meeting held on 21.1.2011 Shri Subhash Chopra had mentioned about the development of drains running through Rose Garden at Hauz Khas and Hansraj Park.

Subsequently in the Authority Meeting held on 28.7.2011 he had



mentioned that drain in DDA Rose Garden at Hauz Khas need to be urgently repaired. There was, however, no Authority resolution and therefore there was no case for any objection that could be raised by any member.

It is submitted for information that A/A & E/S of the project for Rs.1078.81 lacs as works outlay, Rs.32.36 lacs towards contingency charges & Rs.125.01 lacs towards departmental charges was accorded on 7.9.12. This scheme would therefore be reflected in the Performance Budget of 2012-13. As may be seen from the file there was no objection from the Finance Wing. On the contrary, as the proposal from the Engg. Wing gave two alternatives, the Finance Wing had asked them to decide on the alternative or the option they would like to choose. The financial concurrence was conveyed on 8th May, 2012 (file is placed below for perusal). As there was no objection from Finance Member as mentioned by the non-official member, over ruling the objection by the Hon'ble L.G. did not arise.

3. As regards two other projects mentioned by Sh.Chopra, Non-official Member, the position is as follows.

(Rs. in lakhs)

S.No.	Budget code	Name of scheme	Revised Estimate 2011-12	Actual Exp.	Budget Estimate 2012-13
1/331	24013108	D/o Sardar Sewa Singh Park at Pkt. A-10, Kalkaji Extn.	122	6.20	120.00
2/403	24401879	D/o Ashok Garden at East of Kailash	12.00	Nil	12.00

As the budget provision in respect of above schemes was less than Rs.5.00 crores, they were not reflected in the Performance Budget of 2011-12 as per precedent.

The above factual position is submitted for information of V.C. and Hon'ble L.G.

P.R. Acharya
17/10/12
(P.R. Acharya)
Finance Member

V.C.

Hon'ble L.G.

दिल्ली विकास प्राधिकरण

FROM : AMIT CONSULTANCY AND TRADING FAX NO. : 01126676942

Nov. 16 2012

ANNEXURE-H
Item No. 75/2012

DELHI DEVELOPMENT AUTHORITY
UNIFIED TRAFFIC & TRANSPORTATION INFRASTRUCTURE (PLG. & ENGG.) CENTRE
2ND FLOOR, VIKAS MINAR, NEW DELHI
PHONE 23379042, TELEFAX 23379911
E-mail: diruttipec@gmail.com, diruttipec@dde.org.in

No. F 1(27)08/UTTIPEC/Pl./D- 326

Date 16.11.12

To

Commissioner-cum-Secretary,
DDA, Vikas Sadan
New Delhi

Sub:- Modifications in the minutes of the Authority meeting (held on 5.10.12) issued on 16.10.12- para 20 "all other points (Pg. 14)"

Minor modification may kindly be made in the above minutes to include Karkardooma Metro Station Influence Zone also for notification, as decided in the Authority Meeting. The modified minutes may be read as follows

"Hon'ble Lt Governor stated that DDA should take up Transit Oriented Development (TOD) along metro corridor, Pilot projects for TOD Influence Zones should be commenced for following four corridors:-

- i) MG Road, (Arjangarh Metro Station to Chhatarpur Metro Station)
- ii) Rohtak Road (Tikri Kalan Metro Station-Peeragarhi Metro Station)
- iii) Dwarka Sector Metro Station 21 to Dwarka Mor Metro Station
- iv) Nehru Place Metro Station to Badarpur Metro Station

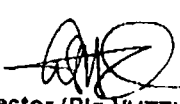
Apart from the above 4 corridors, Karkardooma Metro Station Influence Zone be also included as Pilot Project which has already been taken up by DDA to test TOD principles, policy and implementation by DDA on priority basis. A public notification should also be issued for the purpose."

You are requested to modify the minutes as desired by VC, DDA.

Copy to:-

1. V.C., DDA
2. Commr. (Plg.), DDA

(Ashok Bhattacharjee)
Director (Plg.)/UTTIPEC


Director (Plg.)/UTTIPEC

ANNEXURE - I

Item No. 25/2012

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 5th October, 2012 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri S.K. Srivastava

MEMBERS

3. Shri Ashok Khurana
Engineer Member
4. Shri P.R. Acharya
Finance Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Shri Jitender Kumar Kochar

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri Dharam Pal
Secretary (L&B), GNCTD
2. Shri Dayanand Kataria
Principal Commissioner (LM, Personnel & Systems), DDA
3. Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG), DDA
4. Shri Sunil Kumar Gulati
Chief Vigilance Officer, DDA
5. Shri Sanjay Kumar
Chief Legal Advisor, DDA
6. Shri J.B. Kshirsagar
Chief Planner, TGPO
7. Smt. Asma Manzar
Commissioner (Housing & Land Disposal), DDA

8. Shri Mahendra Kumar Gupta
Comimssioner (Personnel), DDA
9. Shri Manish Kumar
Chief Accounts Officer, DDA
10. Dr. S.P. Bansal
Commissioner (Planning)-II, DDA
11. Shri Devinder Singh
Special Secretary to Lieutenant Governor
12. Shri Vinod Dhar
Chief Archltect, DDA
13. Shri Amardeep Singh
Financial Advisor (Housing), DDA
14. Shri P.M. Parate
Addl. Commissionner (Planning), DDA
15. Shri R.K. Jain
Addl. Commissionner (Planning), DDA
16. Smt. Savita Bhandari
Addl. Commissionner (Landscape), DDA
17. Shri Ashok Bhattacharjee
Director (UTTIPEC), DDA
18. Shri Kamal Joshi
Director (LC), DDA
19. AVM (Retd.) V.K. Dayalu
Advisor (SA&GR), DDA
20. Shri Vijay Risbud
Advisor/Consultant (NPIIC), DDA
21. Smt. Neemo Dhar
Advisor (PR), DDA

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

ITEM NO.60/2012

Sub: Confirmation of the minutes of the meeting of Delhi Development Authority held on 3.8.2012 at Raj Niwas, Delhi.
File no. F.2(2)2012/MC/DDA

1. Hon'ble Lt. Governor observed that suggestions received in writing for amendment in minutes of meetings of the Authority from Hon'ble members of the Authority by Secretary, DDA only should be circulated as part of the agenda for confirmation of the minutes by the Secretary, DDA after obtaining orders of Hon'ble Lt. Governor on file. However, internal notes should not be part of the agenda.
2. Accordingly, the suggestions contained in the note of Shri G.S. Patnaik, former Vice Chairman, DDA dated 6.8.2012 were incorporated in the minutes for agenda item No. 50/2012. However, the contents of the internal note of Shri G.S. Patnaik, former Vice Chairman, DDA dated 7.8.2012 were deleted from the agenda item.
3. The request of Shri Subhash Chopra to incorporate his suggestion for regularization of various unauthorized constructions was approved by the Authority for incorporation in the minutes for agenda item No. 50/2012. However, these points had even earlier been raised by Shri Subhash Chopra at Authority meetings and had been incorporated in the minutes of the meetings of the Authority.
4. The suggestion of Shri Subhash Chopra to incorporate his request for returning land acquired by DDA from farmers and giving 100% commercial status to some markets was approved. However, it was decided that this suggestion of Shri Subhash Chopra should be a part of 'Other-Points' of the minutes of the meeting of the Authority held on 3.8.2012.
5. The rectification required in calculation of compounding charges in respect of sanctioned farm houses for agenda item No. 50/2012 suggested by Shri P.R. Acharya, Finance Member, DDA vide his note dated 27.8.2012 was approved by the Authority.
6. The request of Addl. Commissioner (Planning, UE&P) intimated vide his note dated 6.9.2012 for amendment in the minutes for agenda item No. 51/2012 was approved by the Authority.

7. The request of Shri Subhash Chopra to incorporate his suggestion for not imposing composition fee in case of residential plots if a minimum of one dwelling unit, including one room, kitchen and bathroom had been constructed, irrespective of the fact whether 1/3rd FAR had been utilized or not, was approved for incorporating in para 7 (.) of 'Other Points' of the minutes. The suggestion of Shri Subhash Chopra regarding composition fee for industrial and commercial plots was also incorporated in the minutes and it was decided that this matter should be referred to MOUD for consideration. As far as regularization of unauthorized colonies is concerned, since the matter pertains to Urban Development Department of GNCTD, a copy of the suggestion made by Shri Subhash Chopra should be sent to Urban Development Department, GNCTD.

8. The remaining minutes of the meeting of the Delhi Development Authority held on 3.8.2012 were confirmed as circulated.

ITEM NO.61/2012

Sub: Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 15.5.2012.
File No.F.2(3)2012/MC/DDA

Action taken reports on the minutes of the meeting of Delhi Development Authority held on 15.5.2012 were noted by the Authority.

ITEM NO.62/2012

Sub: Grant of higher pay scale of Rs. 260-400 to Mates/NTSSs/Asstt. Typists.
F. 4(13)2010/P&C(P)/Pt.

Proposals contained in the agenda item were approved by the Authority. It was also decided that Mates would be deployed against vacant group 'C' posts following the recruitment rules requirement and proper job description with responsibility should be fixed while utilising their services against these vacant posts.

ITEM NO.63/2012

Sub: Permissibility for inclusion of 'multidisciplinary clinics' activity under 'clinic' in 'Other Activity' of Mixed Use Regulations-Modification in MPD-2021.
F.20(4)05/MP/Pt.-II

Proposals contained in the agenda item were approved by the Authority. It was also decided that facilities for care of the elderly and the disabled should also be permissible under this category.

ITEM NO.64/2012

Sub: Special permission from the Authority under sub-clause 8(2) of MPD-regarding special dispensation of 20% of maximum FAR for residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16(b), Dwarka.
F. 4(16)93/Plg./Dwk./Pt.-III.

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

ITEM NO.65/2012

Sub: Recommendations of Advisory Group in its 6th meeting held on 27.04.2012 - Modifications in MPD-2021 as part of mid-term review of the Plan.
F. 15(8)2012/MP

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

ITEM NO.66/2012

Sub: Action Taken Note on Performance Budget.
F.4(3)91/Per. Budget/2011-12/4th Qtr.

Performance Budget upto 4th quarter of the year 2011-12 (1.4.11 to 31.3.12) was reviewed by the Authority. The Authority noted that there was considerable shortfall in the physical targets.

(i) Hon'ble Lt. Governor stated that during the period 2008 to 2010, a lot of focus was required for completion of Commonwealth Games projects and substantial manpower had also been diverted for these projects. Since, these projects have now been completed, DDA should speed up execution of other projects.

(ii) Finance Member, DDA stated that requirement of funds for various projects should be properly estimated at the RE stage and excess provision should be surrendered at the RE stage itself.

ITEM NO.67/2012

Sub: Proposal for amendment in Regulation-2(i) of Delhi Development Authority (Conduct, Disciplinary & Appeal) Regulations, 1999.
F.2(2)2012/MC/Pt.

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

ITEM NO.68/2012

Sub: Standard Costing of Flats - Plinth Area Rate; of construction effective from 1st October, 2012 to 31st March, 2013.
F. 21(1671)2001/HAC/Pt.

Proposals contained in the agenda item were approved by the Authority. However, it was decided that the proposed rate per sq.m. for underground common parking should be reconsidered and placed before the Authority for approval. It was also decided that pricing of flats should be proposed after costing details are available.

ITEM NO.69/2012

Sub: Proposed modifications to the MPD-2021 with respect to Motels.
F. 20(4)83/MP/Vol.II

1. Hon'ble Lt. Governor explained the background of the proposals contained in the agenda item. The proposal for increase in FAR for motels had initially been mooted by DDA in 2008 for accommodating additional tourists during the Commonwealth Games-2010. Based on the request of Ministry of Tourism, Govt. of India, DDA had recommended to MOUD to allow existing motels to upgrade to 3-star hotel status with FAR of 175.
2. In 2009, DDA recommended to MOUD that motels which have been functioning under policy approved by MOUD in 1995, and those which have obtained completion certificates on or before 7.2.2007 and those which have undertaken substantial construction in accordance with approved building plans on or before 7.2.2007 may be allowed.
3. Hon'ble Minister for Tourism, Govt. of India had again written to Hon'ble Minister of Urban Development, Govt. of India vide his letter dated 19.7.2011 that motels located in newly urbanised areas should be allowed to avail norms applicable to hotels, as there is an acute shortage of hotel rooms in Delhi. Taking note of this, MOUD vide its letter dated 14.5.2012 conveyed its approval to DDA to process the matter for enhancement of FAR to 175 for motels with sanctioned plans as on 7.2.2007 and those that are located in commercial use zone or proposed "facility corridors" in zonal development plans.
4. Objections/suggestions received in response to the public notice issued by DDA on 11.6.2012 were considered by the Board of Enquiry and Hearing. Based on the concerns of the Planning Department, the proposals under consideration contain stringent conditions about use of fresh water, energy

and include, on site water recycling, insitu sewage treatment, arrangement for renewable energy resources, drainage, proper traffic circulation and parking within the plot, provision of link road of adequate ROW and other such arrangement of all essential infrastructure by each owner. Motels are to ensure zero net pollution discharge. External development charges alongwith appropriate additional FAR charges would be leviable.

5. Hon'ble Lt. Governor, thereafter, asked for individual views of the non-official members of the Authority in the matter.

6. Shri Naseeb Singh and Shri Jitender Kumar Kochar agreed with the proposals contained in the agenda item.

7. Shri Subhash Chopra stated that since the agenda was received very late, he would like to study the contents thoroughly and provide his suggestions subsequently.

8. Hon'ble LG, while taking note of the approval of the Members of the Authority to the recommendations of the Board of Enquiry and Hearing, including the two non-official members namely Shri Naseeb Singh, MLA and Shri Jitender Kumar Kochar, requested Shri Subhash Chopra, MLA and Member of the Authority to study the Agenda Item and convey his views to him in writing within a week. Hon'ble Lt. Governor observed that on receipt of the views of Shri Subhash Chopra, MLA it will be decided whether the Agenda Item needs further discussion or should be taken as approved in view of approval of the recommendations of the Board of Enquiry and Hearing by all other members including two non-official members.

ITEM NO.70/2012

Sub: Policy for continuance of Temporary Cinemas in Delhi.
F.11(6)74/MP/Pt.I

Proposals contained in the agenda item were approved by the Authority. However, it was also decided that FAR of 100 should be allowed for these temporary cinemas subject to a maximum built up area of 2000 sq.m. In case a cinema hall has more land, the rest of the area would be kept green. Parking norms should be 3 ECS per 100 sq.m. of built up space.

ITEM NO.71/2012

Sub: Proposal for setting up National Institute of Technology in Zone P-I,
Narela Sub City.
F. 9(01)2012/MP

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

ITEM NO.72/2012

Sub: Request of Shubit Education Society for restoration of allotment.
F. 18(41)02/IL

Consideration of this item was 'Deferred'.

ITEM NO.73/2012

Sub: Recruitment to the post of Assistant Executive Engineer (Civil) and Assistant Executive Engineer (Electrical/Mechanical) through GATE Examination-2013 in DDA.

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

ITEM NO.74/2012

Sub: Amendment in Recruitment Regulations for Assistant Director (Ministerial) and Assistant Accounts Officer in Delhi Development Authority and seeking provision for direct recruitment by engaging professionals such as Master of Business Administrations (MBAs)/Chartered Accountants(CAs)/Institution of Cost & Works Accounts (ICWAs).
F.7(65)2012/PB-I/Pt.I

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

(1) It was decided that for the post of Assistant Accounts Officer, the essential educational qualification for direct recruitment should be MBA or Post-Graduate Diploma in Management, CAs, C.I.s, ICWAs or Master in Financial Control.

Other Points

1. Shri Subhash Chopra stated that though it had been decided in an earlier meeting of the Authority that the work for insitu rehabilitation at Kalkaji would be assigned to NBCC on a turnkey basis, the matter has not yet been finalised.

(1) Engineer Member, DDA stated that the financial bids would be opened on 10.10.2012 and after it is processed would be submitted to WAB on 29.10.2012.

(ii) Hon'ble Lt. Governor stated that Engineer Member, DDA had intimated that the single tender received is from a reliable and technically sound company. If the work is assigned to NBCC, there would be further delay, as even NBCC would need to award the work to some company. If the single bid is within the acceptable norms, it can be considered for acceptance, and, if otherwise, the work can be assigned to NBCC.

2. Shri Jitender Kumar Kochar welcomed the initiatives taken by Vice Chairman, DDA and stated that there has been a marked improvement in attendance and cleanliness of Vikas Sadak. He also stated that responsibility should be fixed for files which are in-traceable.

3. Shri Naseeb Singh stated that some relaxation of the provisions of the recruitment regulations should be provided for promotions.

(i) Hon'ble Lt. Governor stated that relaxation of the provisions of the recruitment regulations could be considered but it should be only for officials who have good service record and capability.

4. Shri Naseeb Singh stated that DDA has not undertaken any repair work of roads in his constituency.

(i) Hon'ble Lt. Governor stated that after devolution of powers to engineering officers, work in several areas like DDA markets and parks have been started.

(ii) Shri Subhash Chopra stated that work has not yet been started at New Friends Colony market and the work has only been awarded.

(iii) Vice Chairman, DDA stated that works that can be handed over to MCD and PWD should be handed over after payment of deficiency charges and DDA should focus on development works as there is a major shortfall in progress of projects.

(iv) Engineer Member, DDA stated though he has convened meetings with MCD for handing over projects, MCD is not taking over these works.

(v) Hon'ble Lt. Governor stated that while handing over works to MCD, DJB, etc., all services should be handed over in running condition, or deficiency charges should be paid by DDA.

5. It was suggested by the non-official members of the Authority that in all community halls being constructed by DDA, one floor should be earmarked for elderly people where facilities for their recreation could be provided.

(i) This suggestion was approved by the Authority.

6. Shri Jitender Kumar Kochar stated that DDA's panel lawyers do not present cases before the Hon'ble Courts effectively, as a result of which most of the cases are decided against DDA. He also wanted details of such cases be made available to him.

(i) Hon'ble Lt. Governor stated that DDA should keep a close watch of the performance of all its panel lawyers. If cases are not being presented competently before the Hon'ble Courts, services of panel lawyers should be discontinued.

(ii) Vice Chairman, DDA stated that he would convene a meeting with Shri Jitender Kumar Kochar and Chief Legal Advisor to review the matter.

7. Engineer Member, DDA stated that in the NIT of some works, Chief Engineer (NZ) has adopted some eligibility conditions for bidders which are not in conformity with CPWD Works Manual applicable in DDA. These conditions were earlier adopted for on-going EWS housing projects with pre-fab technology at Narela, Rohini and Dwarka. These conditions have been incorporated to have financially resourceful and technically competent bidders for the projects and to get them completed properly and expeditiously. Engineer Member, DDA also stated that CPWD does not generally undertake such massive works with pre-fab technology. Besides, CPWD does not normally adopt the joint venture system. In the CPWD, the Director General has the powers to approve tender conditions not in line with the standard conditions given in the CPWD manual. Since in DDA no officer has been assigned these powers, the case was submitted to Hon'ble Lt. Governor for approval.

(i) Hon'ble Lt. Governor stated that since Engineer Member, DDA is the highest technical functionary and senior to Chief Engineers in DDA, he may be delegated the powers equivalent to DG, CPWD in DDA.

(a) This was approved by the Authority.

8. All the non-official members of the Authority stated that ACP benefits are not being given to DDA employees.

(i) Vice Chairman, DDA stated that all eligible staff would be given all permissible ACP benefits.

9. Shri Subhash Chopra stated that projects taken up by non-official members of the Authority were not provided budget provision. He mentioned the cases of Ashoka Garden, Sewa Singh Park and for covering the drain passing through Rose Garden, Hauz Khas.

(i) Finance Member, DDA stated that progress of only those works costing over ₹ 10 crores were considered in the meeting of the Monitoring Committee on DDA's performance budget.

(ii) Hon'ble Lt. Governor stated that funding for all works taken up by non-official members for their constituencies should be ensured and highlighted in the budget estimates. These works should also be properly reviewed.

(iii) Shri Naseeb Singh stated that though budget provision has been made for the last three years for Aastha Kunj, works have not yet been taken up.

(a) Hon'ble Lt. Governor stated that all projects should be taken up on a projectisation approach and project officers appointed for each project as it has been done for the UER project. These project officers should also be made accountable for timely delivery of projects.

10. Shri Subhash Chopra stated that the demand of Superintending Engineers for granting them Pay Band 4 has not yet been accepted by DDA though this has already been implemented in CPWD, Delhi Govt., etc.

(i) Commissioner (Personnel) stated that the proposal has been sent to MOUD for approval.

(ii) It was decided by the Authority that if Pay Band-4 has been given to SEs in CPWD and Delhi Govt., then the same should be implemented in DDA.

11. Shri Naseeb Singh stated that contractual period of officials in the Planning Department should be counted for service benefits.

(i) Commissioner (Personnel) stated that as per DOPT rules, this could be considered if contributory provident fund had been paid by the employees. However, this was not done in DDA.

(a) Hon'ble Lt. Governor stated that DDA should adopt whatever is best permissible as per DOPT rules.

12. Shri Naseeb Singh stated that cadre review for research cadre has not yet been finalised. It was stated that MOUD had sent a proforma to be filled in by DDA for the research and survey cadres. Since, there is some difficulty in filling the details for the survey cadre, the proposal for research cadre has also been delayed.

(i) Hon'ble Lt. Governor stated that the proposals for the research cadre should be de-linked from the survey cadre and required information sent to MOUD.

(ii) Vice-Chairman, DDA stated that Commissioner (Personnel) should accompany him to MOUD to discuss and resolve the matter.

13. Shri Naseeb Singh and Shri Subhash Chopra stated that there has been no progress on the decision for spot zoning for schools and other institutions.

(i) Commissioner (Planning)-II stated that Committees under Directors (Planning) of the Zones are examining these cases.

(a) Hon'ble Lt. Governor stated that a complete status report on these cases should be placed from the Authority at the next meeting. A detailed review of these cases should also be undertaken expeditiously. All cases proposed to be rejected should be placed before the Hon'ble Lt. Governor.

14. Shri Naseeb Singh stated that there has been no progress on his suggestion for utilization of land earmarked for service personnel in housing societies for insitu rehabilitation schemes.

(i) Hon'ble Lt. Governor stated that these lands can be resumed by DDA and utilized for the purpose.

(a) Commissioner (LD) stated that land in 112 housing societies had been earmarked for the purpose.

15. Shri Subhash Chopra enquired about the status of restaurants in mixed land use areas.

(i) Hon'ble Lt. Governor stated that restaurants should be allowed in mixed land use areas wherever there is no objection from traffic police and RWAs and it does not create public nuisance. Hon'ble Lt. Governor stated that restaurants should also be permissible in unauthorized colonies.

16. Shri Subhash Chopra stated that since there is an acute shortfall of housing in Delhi, group housing should be permissible on plots in industrial areas on 24 m ROW. He cited the example of Mumbai where group housing have been developed on land which earlier belonged to textile mills.

(i) Hon'ble Lt. Governor stated that such suggestions had not been received earlier and it should be checked if Shri Subhash Chopra had made such a recommendation in the past. PHD Chamber of Commerce had proposed that housing for service personnel should be allowed in industrial estates on plot size of 1000 sq.m. and above. It has been decided that any further increase in housing component would change the character of these industrial estates.

(ii) Commissioner (Planning)-II stated that a request had been received for allowing residential component of 20% in these areas. The Apex Committee has considered this and approved utilization of 20% area in industrial areas for workers housing.

17. Vice Chairman, DDA stated that DDA proposes to construct a financial hub for financial institutions, stock market, etc.

18. Hon'ble Lt. Governor stated that DDA should create a separate division for re-construction and retrofitting of structurally unsafe buildings, especially in East Delhi. Additional FAR should be permissible to finance the re-construction. A Project Director should be appointed for the purpose.

(i) Engineer Member, DDA stated that Chief Engineer (Projects) has been assigned the work and identification of areas has commenced. Discussions have been held with the Department of Science & Technology for procurement of ground penetration radar and imaging equipment.

19. Shri Naseeb Singh stated that DDA is charging very high user rates for badminton at the newly constructed indoor stadium at Yamuna Sports Complex.

(i) Commissioner-cum-Secretary stated that though the rates have been enhanced for badminton and table tennis at the Commonwealth Games

stadium constructed at Yamuna Sports Complex, rates are still substantially lower than those charged for similar facilities at the squash and badminton stadium constructed at Siri Fort Sports Complex for CWG-2010. The rates have been enhanced considering that the maintenance and air-conditioning cost of these state of the art facilities is substantial. Even the enhanced rates would not meet the operation and maintenance costs.

(ii) Hon'ble Lt. Governor stated that while lower rates can be charged for old facilities, DDA should recover running and maintenance charges for these modern and expensive facilities built for the Commonwealth Games.

20. Hon'ble Lt. Governor stated that DDA should take up Transit Oriented Development (TOD) along metro corridors. Pilot projects for TOD should be commenced for M.G. Road, Mundka-Rohtak Road, Dwarka Sector-21 to Dwarka Mor and Nehru Place-Badarpur corridors. A public notification should also be issued for the purpose.

21. Hon'ble Lt. Governor stated that the next meeting of the Authority would be held in mid-November, 2012.

22. Hon'ble Lt. Governor thanked all the members, special invitees and senior officers for participating in the meeting.

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

Item No. 76/2012
11.12.2012

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Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 03.08.2012, at Raj Niwas.

Sl. No.	Subject	Action Taken Report	Department
40/2012	<p>Sub: Enhancement of Financial and Administrative powers to be exercised by the Officers of the Engineering Wing in DDA.</p> <p>F.5(287)2011-12/PC/DDA/Pt.</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>	<p>Revised financial delegation of powers approved by the Authority have been implemented and orders issued/circulated vide No.F.5(287)2011-12/PC/DDA/Pt./5157 dated 30.10.2012.</p>	Engineering
41/2012	<p><u>ITEM NO.41/2012</u></p> <p>Sub: Action Taken Note on Performance Budget.</p> <p>F.4(3)91/P. Budget 2011-12 /2nd Qtr.</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>		Finance
42/2012	<p>Sub: Proposed Change of Landuse for site measuring 4826.96 sq.mt. from "Residential" to "Public & Semi-Public Facilities" (Burial Ground/Cremation) in Village Mubarakpur, Sector 40, Rohini.</p> <p>F.20(12)2010(MP)</p> <p>Proposal contained in the agenda item was approved by the Authority with the observation that the final notifications</p>	<p>The matter is being processed for sending to Ministry of Urban Development for issue of final notification.</p>	Planning

	<p>under Section 11-A of DD Act, 1957 should specify that the change of land use is for kabristan (burial ground).</p>		
43/2012	<p>Sub: Transfer of the furniture and furnishing items to Sports Authority of India(SAI) from Commonwealth Games Village of DDA - Approval of the Authority to waive off the amount of Rs. 3,96,19,393/- i.e. the difference between assessed depreciated cost of items by DDA and price payable by the Sports Authority of India (SAI) for the same- Regarding.</p> <p>F.4(34)11/SE(CWG)CC-3/DDA/Pt.</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>		CWG
44/2012	<p>Sub: Proposed modification in MPD 2021 regarding Control of Building/Buildings within Residential Premises.</p> <p>F.3(28/2008/MP</p> <p>Hon'ble Lt. Governor stated that representations have been received that if 100% ground coverage is allowed on smaller plots, then dwelling units would be constructed without proper natural light and ventilation. The proposed modification in MPD-2021 is only for regularization of construction already existing as on 22.9.2006 on plot sizes between 175-250 sq.mt. in planned colonies and unauthorized regularized colonies, since as per provisions of MPD-2021 which came into effect in 2007, only upto a maximum ground</p>	<p>Letter is being sent to the Ministry, informing the views of non-official members.</p>	Planning

	<p>coverage of 75% is permissible.</p> <p>(ii) Shri Subhash Chopra stated that the cut off date should be extended to include all buildings constructed on such plots till date and restrictions should only pertain to maximum height permissibility of 15 m. and structural and fire safety.</p> <p>(iii) Shri Jitender Kumar Kochar stated that since no demolition action can be taken against buildings which have already been constructed, the proposal should be to consider regularization of such construction till date on all plot sizes.</p> <p>(iv) It was decided that the suggestions of non-official members of the Authority should be referred to Ministry of Urban Development, Govt. of India for consideration alongwith the recommendations of the Board of Enquiry as contained in the proposal.</p>		
45/2012	<p>Sub: Regarding Change of land use of 3.87 acres (1.566 hect.) of land from 'Residential' to "Public & Semi Public' facility (Hospital) for construction of 200 + bedded hospital at Jawala Puri (Paschim Vihar) Zone-G.</p> <p>F.20(7)2008/MP</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>	<p>The matter is being processed for seeking approval of Ministry of Urban Development for issue of Public Notice for inviting objections/suggestions.</p>	<p>Planning</p>

46/2012	<p><i>Sub: Fixation of Pre-Determined Rates (PDR) of land premium for allotment in Plastic Bazaar Tikri Kalan for the year 2012-13</i></p> <p><i>F.4(39)2011/AO(P)DDA</i></p> <p><i>Proposals contained in the agenda item were approved by the Authority.</i></p>		Finance
47/2012	<p><i>Sub: Proposed Modification in MPD-2021 regarding Development Control norms for bio-diversity Parks</i></p> <p><i>F.3(U1)2011/MP</i></p> <p><i>Proposals contained in the agenda item were approved by the Authority with the observation that buildings within the bio-diversity parks would be restricted to 2 storeyed structures with a maximum height of 12 m. for sloping roof structure and should meet "green building" criteria (Griha 4 star rating).</i></p>	<p><i>Matter is being referred to Ministry of Urban Development, with the request to issue final notification in the Gazette of India, Under Section 11-A of DD Act-1957.</i></p>	Planning
48/2012	<p><i>Sub: Regarding discrimination against Mount Carmel School Society in taking away allotted two acres of land.</i></p> <p><i>F 18(31)97/IL/04</i></p> <p><i>The request of Mount Carmel School Society for allotment of additional 2 acres of land was not agreed to. It was instead decided that DDA should identify land in the area for development of a sports field for a cluster of schools including Mt. Carmel School in the neighbourhood.</i></p>		Land Disposal/Planning

49/2012	<p><i>Sub: Recommendations of Anomaly Committee regarding the demand of Library cadre, Draftsman cadre and Welfare cadre.</i></p> <p><i>F.5(1)08/P&C(P)/Pt.</i></p> <p><i>Vice Chairman, DDA observed that the following corrections need to be made in the proposals contained in the agenda item for the post of Asstt. Protocol Officer:-</i></p> <p><i>(i) The proposed grade pay for Asstt. Protocol Officer should be Rs. 5400/-; and</i></p> <p><i>(ii) The clause "on completion of two years service as Protocol Officer they will be granted pay of Rs. 5400/- in pay band-2 (Group-B post)" should be deleted.</i></p> <p><i>2. Proposals contained in the agenda item were approved by the Authority with the above amendments.</i></p>	<p><i>File has been submitted to the higher authorities for confirmation and decision about some corrections made during course of meeting of the Authority and for approval of the competent authority before is sue of final orders.</i></p>	Personnel
50/2012	<p><i>Sub: Policy on Farm Houses in Delhi.</i></p> <p><i>F.3(103)96/MP</i></p> <p><i>In his introductory remarks, the Chairman stated that in May, 2007, a decision had been taken at the level of Hon'ble Union Urban Development Minister that the policy to be adopted in respect of Farm Houses listed in Green/ Agricultural Zones of Delhi has to take into</i></p>	<p><i>A draft Public Notice along with Authority Agenda and draft minutes have been sent to Ministry of Urban Development for grant of approval to issue a Public Notice, for inviting objection/suggestions under Section 11-A of DD Act-1957.</i></p>	Planning

account the fact that these areas are adding to the Green Lungs of the city. Any major increase in population density in these areas would lead to unmanageable environmental problems due to the sharply declining ground water table and the additional environmental load involving waste disposal. Therefore, instead of going in for any demolition option, it would be more realistic to charge progressively heavy penalties to Farm Houses which have exceeded the permissible built-up areas. Such penalties would contribute much needed revenues for the concerned local civic agencies. It was with this perception that Farm Houses had been brought within the purview of "Delhi Special Laws" enactment since December, 2007, the last version of which now holds force till December 31, 2014.

The Chairman also recalled that based on the opinion of Hon'ble Non-official Members of the Authority at some earlier DDA meetings, Ministry of Urban Development had agreed, in principle, that General Amnesty may be accorded to enable regularization of other buildings in the city under the following conditions:

1. Height restriction of 15 mtrs.
2. Structural and Fire safety.
3. Non-encroachment on public land.

4. Non-infringement of neighbours' rights

Required regulations and procedures in this behalf were presently being worked out by the Department of Urban Development, GNCTD.

After discussion on various aspects, it was decided that while the existing Farm Houses may be given the benefit of regularization on the basis of progressive penalties as mentioned in the Agenda Note, for new Farm Houses, a maximum FAR of 15 may be permitted. In this regard, the Non-official Members wished to bring on record their separate views which are as under:

While Shri Jitender Kochhar and Shri Naseeb Singh said that for new Farm Houses FAR may be fixed at 30, Dr. Harash Vardhan said that this should not exceed 10. Shri Subhash Chopra proposed that the maximum FAR for new Farm Houses should be fixed at 15.

The Members also agreed that the minimum size of Farm Houses may be reduced to 1 acre and they may be designated as Country Homes with FAR ceiling of 15.

Such country homes may be constructed in "Low-density residential zones" comprising the existing

	<p>"Farm-house" belts which will be formally designated and notified by DDA.</p> <p>Remaining proposals contained in the agenda item were approved with the modification that the maximum FAR for new Farm Houses/Country Houses in green belt areas under MPD-2021 will be 15%.</p>		
51/2012	<p>Sub: Proposal for change of land use from 'Residential Use' to 'Public & Semi Public Use (PSP)' of 23.77 Ha. 958.70 Acs.) of Land for the setting up of Central Armed Police Forces Institute of Medical Sciences at Village Maidan Garhi & other PSP uses.</p> <p>F.3(42)2010/MP</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>	<p>Modifications in the minutes as requested by Planning Department have been incorporated in the confirmation of the minutes of the meeting of the Authority held on 5.10.2012.</p>	Planning
52/2012	<p>Sub: Proposal for change of land use of 9.08 Acres (3.67 Ha. Approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi-Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.</p> <p>F.13(01)2010/MP</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>	<p>Letter along with draft Public Notice and draft minutes of the Authority have been forwarded to Ministry of Urban Development vide letter No. F.13(01)2010/MP/137-G, dated 25.9.2012 to grant permission to issue a Public Notice, for inviting objections/suggestions under Section 11-A of DD Act-1957.</p>	Planning

53/2012	<p><i>Sub: Regarding request of Dr. Narain Dutt Shrimali Foundation International Charitable Trust Society seeking permission for setting up as integrated Hospital instead of Ayurvedic Hospital and waiver of composition fee.</i></p> <p><i>F11(8)94/IL</i></p> <p><i>The proposal for waiver of composition fee on account of delay in construction of hospital was not agreed to.</i></p>		Land Disposal
54/2012	<p><i>Sub: Proposed change of land use of an area measuring 49.98 ha. (123.51 acres) of Pragati Maidan in Planning Zone-'D' from "Recreational (District Park)" to "Public & Semi-Public Facilities (International Convention Centre)."</i></p> <p><i>F. 3(41)96/MP</i></p> <p><i>Proposals contained in the agenda item were approved by the Authority.</i></p>	<p><i>Matter has been forwarded to MoUD vide letter No. F.3(41)96/MP/121-G, dated 23.8.2012 to grant permission to issue Public Notice, for inviting objections/suggestions under Section 11-A of DD Act-1957.</i></p>	Planning
55/2012	<p><i>Sub: Reconstitution of Board of Enquiry and Hearing.</i></p> <p><i>F.2(26)2006/MPPR</i></p> <p><i>Addl. Secretary, MOUD stated that it would be preferable if he is not a member of the Board of Enquiry and Hearing for considering objections/suggestions received in response to public notices issued for amendment of MPD-</i></p>		Planning

	<p>2021, as he would require to examine recommendations made by the Authority in these matters to the Ministry of Urban Development in his capacity as Addl. Secretary, MOUD.</p> <p>(i) It was decided that Shri Naseeb Singh, Member of the Authority would be a member of the reconstituted Board of Enquiry and Hearing.</p> <p>(ii) The reconstituted Board of Enquiry and Hearing would comprise the following:-</p> <ul style="list-style-type: none">a) Engineer Member, DDA : Chairmanb) Finance Member, DDA : Memberc) Shri Naseeb Singh : Memberd) Shri Jitender Kumar Kochar : Membere) Chief Planner, TCPO : Memberf) Addl. Commissioner (MP), DDA : Convenor & Secretary		
56/2012.	<p>Sub: Presentation on retrofitting of unsafe buildings in Delhi by DDA.</p> <p>A presentation on retrofitting of unsafe buildings in Delhi was made by the Engineering Department.</p>	(i & ii)	Engineering

	<p>(i) Engineer Member, DDA stated that the cost for retrofitting/reconstructing of unsafe buildings would be borne by the owners and consultancy cost would be borne by DDA.</p> <p>(ii) Hon'ble Lt. Governor stated that DDA should create an inventory of transit flats, as families would need to be relocated while retrofitting/reconstructing unsafe buildings. DDA should undertake the retrofitting/reconstruction and generate revenue by using additional FAR instead of only providing consultancy.</p>	<p>i) An Advisory Group comprising of experienced professionals from various fields for deciding the various issues/policies to undertake the work of retrofitting/re-construction of unsafe buildings in Delhi has been formed. The first meeting of the group is scheduled to be held on 3.12.2012.</p> <p>ii) As far as inventory of transit flats for the re-location of families is concerned, it is stated that by the next year DDA would have sufficient inventory of flats which could be used for temporary re-location as has already been informed by the Engineer Member in Sr. Officers meeting held at Raj Niwas on 4.9.2012. The exact picture/proposal will be put up by Commissioner (Housing), DDA in the Advisory Group of meeting.</p> <p>For generation of revenue by using additional FAR, the same will be worked out as per the prevailing bye-laws by Commissioner (Planning), DDA who is also a member of the Advisory Committee.</p>
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57/2012	<p><i>Sub: Allotment of additional funds in respect of schemes already approved in the Budget Estimates for the year 2012-13.</i></p> <p><i>F.FO/CE(R)11(11)/S.Budget2012-13/Budget</i></p> <p><i>Proposals contained in the agenda item were approved by the Authority.</i></p>		Finance
58/2012	<p><i>Sub: Installation of lifts in residential flats constructed by DDA.</i></p> <p><i>F.EM.3(7)2005/Lift.</i></p> <p><i>Proposals contained in the agenda item were approved by the Authority.</i></p>	<p><i>Press notification regarding issuance of NOC for installation of lifts in DDA flats as approved has been issued by the Dir.(Housing)-II.</i></p>	Engineering
59/2012	<p><i>Sub: Extension of the stipulated date of completion and payment of escalation under clause 10 CC upto extended date of completion for all the five contracts of project (c/o 852 + 362 HIG/MIG/LIG houses at Vasant Kunj on Mehrauli-Mahipalpur Road near Sultangarhi Tomb (multi-storeyed and four storeyed houses i/c basement, internal and external development, tubewells and internal electrification complete at Vasant Kunj on Mehrauli-Mahipalpur Road consisting of cluster 1 to 6).</i></p> <p><i>F.CE(SZ)/FO/9(449)12-13/DDA.</i></p> <p><i>Proposals contained in the agenda item were approved by the Authority.</i></p>		Engineering

<p>Additional Items/ Other Points:</p>	<p><i>Sub: Change of land use of area of 60 acres for Police Housing Complex at Dheerpur Phase-II.</i></p> <p><i>Hon'ble LG placed the above proposal for change of land use of 60 acres of area allotted to Delhi Police at Dheerpur for construction of Police Housing Complex as an "off agenda item" in view of the urgent request of Delhi Police for availing maximum FAR for construction of maximum number of houses for Delhi Police personnel. It was mentioned that 18 acres of land out of the 60 acres land has to be maintained as mandatory 'green'.</i></p> <p><i>Hon'ble LG suggested that the Authority should allow change of land use of entire 60 acres as " Residential" use so that the maximum FAR is available for construction of houses for Delhi Police. However, construction of buildings will only be allowed as per the permissible ground coverage MPD norms and 18 acres will have to be maintained as mandatory 'green' by Delhi Police. The proposal was approved by the Authority.</i></p>		<p><i>Planning</i></p>
<p>2.</p>	<p><i>Hon'ble Lt. Governor stated that presently, eating houses (restaurants) are not permissible in mixed land use areas. However, if health, traffic and parking requirements are met, eating houses (restaurants) should be permitted in mixed land use areas.</i></p>		<p><i>Planning</i></p>

	<p>(i) It was decided to amend the provisions of MPD-2021 to permit eating houses (restaurants) in mixed land use areas.</p>		
3.	<p>Hon'ble Lt. Governor stated that a request has been received for waiver of composition fee from Guru Teg Bahadur Public School Society which has been allotted land for a school at Model Town on the ground that the school charges very low tuition fees from the students.</p> <p>(i) It was decided to waive the composition fee if the school has been exempted from income tax.</p>		Finance/Land Disposal
4.	<p>Shri Naseeb Singh stated that requests for waiver of composition fee in many cases has not been decided by DDA for several years. In many cases, DDA states that first the lease should be restored before the composition fee is calculated. In the case of an elderly lady, DDA has wrongly charged substantial composition fee.</p> <p>(i) Vice Chairman, DDA stated that composition fee should be first calculated before restoration of lease.</p>		Land Disposal
5.	<p>Shri Naseeb Singh also stated that for conversion from leasehold to freehold, even in group housing cases, inspections are being carried out by DDA staff which causes harassment to individuals.</p> <p>(i) Hon'ble Lt. Governor directed that serious view should be taken for delay in processing such cases and disciplinary</p>		Land Disposal

	<i>action should be taken against the delinquent officials.</i>		<i>Land Disposal</i>
6.	<i>Shri Jitender Kumar Kochar stated that in the case of a plot though the allottee had made the payment as per the demand letter of DDA, possession of the property had been handed over to another individual.</i> <i>(i) Hon'ble Lt. Governor stated that this appears to be a case of forgery and a criminal case should be registered with the Economic Offences Wing of Delhi Police.</i>		
7.	<i>Shri Subhash Chopra stated that DDA is incorrectly imposing composition and conversion fees.</i> <i>(i) Commissioner (LD) stated that as per norms composition fee is recovered where 1/3rd FAR has not been utilised.</i> <i>(ii) It was decided that composition fee would not be imposed if a minimum of one DU (Dwelling Units) including a room, kitchen and bathroom has been constructed.</i> <i>(iii) As regards conversion fee, it was decided that charges should be recoverable by DDA only upto the date of the receipt of the complete application, subject to the decision at (ii) above.</i>		<i>Land Disposal</i>
8.	<i>Shri Subhash Chopra stated that even till date, the matter regarding grievances of mates and research cadre staff has</i>		<i>Personnel</i>

	<p>not been resolved.</p> <p>(i) Vice Chairman, DDA stated that CPWD norms would be followed for all such cadres.</p>		
9.	<p>Shri Naseeb Singh and Shri Jitender Kumar Kochar stated that pension of DDA employees who had been appointed on contract basis should be calculated after adding the contractual service period.</p> <p>(i) Commissioner (Personnel) stated that this matter is under scrutiny.</p>		Personnel
10.	<p>Shri Jitender Kumar Kochar stated that a retired DDA employee had approached the Court for his service benefits. However, despite the judgement of the Hon'ble Court being in favour of the retired employee, DDA is neither providing the service benefits to the retired employee, nor filing an appeal against the decision of the Hon'ble Court.</p> <p>(i) Commissioner (Personnel) stated that the matter pertains to giving the benefit under ACP instead of MACP scheme and is under examination.</p>		Personnel
11.	<p>Shri Subhash Chopra stated that DDA is intentionally delaying the insitu rehabilitation project at Kalkaji. Though he has persistently pursued the matter, DDA has only received one tender in response to the NIT. Though it is a substantial</p>	<p>i) To (iv): Single tender for construction of 3000 DUs in Situ development at Kalkaji has been received on 26.7.2012. Eligibility criteria has been cleared and technical bids have been opened. The</p>	Engineering

	<p><i>project for construction of approximately 3000 DUs, there may be some drawbacks in the scheme formulated by DDA because of which sufficient bids were not received.</i></p> <p><i>(i) Chief Engineer (SZ) stated that agencies had to submit architecture and planning designs and wanted 6 weeks time for submission. DDA had given only 4 weeks time for submission of details due to which sufficient bids were probably not received.</i></p>	<p><i>meetings of the Technical Board, to evaluate the technical bid was held on 14.9.2012, 21.9.2012 and on 28.9.2012 in Chamber of Engineer Member, DDA. The technical bid was approved on 4.10.2012. Financial bid was opened on 10.10.2012 and justification is under scrutiny and shall be submitted to WAB shortly.</i></p>	
	<p><i>(ii) Engineer Member, DDA stated that though it is a single tender, the matter would be processed as per CVC guidelines and decided whether it could be accepted.</i></p>	<p><i>-As above-</i></p>	
	<p><i>(iii) Hon'ble Lt. Governor stated that the single tender could be considered as a benchmark for project pricing. Hon'ble Lt. Governor also stated that Hon'ble Urban Development Minister, Govt. of India had desired that DDA projects could be allotted to central public sector undertakings.</i></p>	<p><i>-As above-</i></p>	
	<p><i>(iv) It was decided that the entire Kalkaji insitu rehabilitation scheme should be assigned to NBCC on a turnkey basis for DDA on immediate basis to avoid further delays.</i></p>	<p><i>-As above-</i></p>	
12.	<p><i>Dr. Harsh Vardhan stated that though he has raised several issues relating to his constituency at the meetings of the Authority, most of these have not yet been taken up at the</i></p>	<p><i>The work of preparing/up gradation of old commercial centers is to be taken up after accord of A/A & E/S by the competent authority. Instructions have</i></p>	<p><i>Engineering/Land Disposal/Planning</i></p>

	<p>ground level. These projects include repairs of old community centres, allotment of land for CGHS dispensaries, fire stations, old-age homes, etc. Though Vice Chairman, DDA had visited these sites in his constituency 1½ years back and Engineer Member, DDA had convened several meetings, matters have not yet progressed. Dr. Harsh Vardhan requested Hon'ble Lt. Governor for his personal intervention without which these projects would not be taken up.</p> <p>(i) Shri Subhash Chopra also stated that various schemes in his constituency have not been taken up by DDA.</p> <p>(ii) Hon'ble Lt. Governor stated that he would convene meetings with the Hon'ble non-official members of the Authority in the matter within the next 15 days.</p>	<p>already been issued to all the Executive Engineers to prepare and submit the necessary estimates for approval of the competent authority.</p> <p>The projects where action lies in the jurisdiction of Engineering Wing are being taken up expeditiously. Development of Sardar Sewa Singh park, Rain shelter in Hans Raj Sethi park (Dhobi Ghat Park) etc. are a few works that are being undertaken in the Hon'ble authority members constituency.</p>	
13.	<p>Shri Subhash Chopra stated that work on the proposed football stadium at Dwarka has not been initiated.</p> <p>(i) Commissioner (Sports) stated that he has examined the preliminary layout design and submitted detailed technical specifications which need to be incorporated in the architecture design. The Architecture Department is now required to prepare the detailed design.</p>		Architecture

Shri Subhash Chopra stated that the football ground at the Commonwealth Games Village Sports Complex should be permitted for use by the Delhi Soccer Association (DSA) at nominal rates for their league matches.	Ground is being allotted to DSA as per decision of Authority.	Sports
It was decided that the ground would be allotted to DSA for conducting their league matches at Rs. 300/- per day as a special case.	Rs. 300/- are being charged for the football ground booking per day.	

RESOLUTION

Sub: Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 3.8.2012 at Raj Niwas.
File No.F.2(3)2012/MC/DDA

1. Shri Naseeb Singh and Shri Jitender Kumar Kochar stated that the public notification issued with respect to proposed modifications to MPD-2021 regarding motels, does not include one of the proposals which had been approved by the Board of Enquiry and Hearing as well by the Authority.
 - (i) Shri R.K. Jain, Addl. Commissioner (Planning) intimated that out of three recommendations made by the Board of Enquiry & Hearing, two have been incorporated in the gazette notification as the third item requires only administrative orders and not amendment in MPD-2021.
 - (ii) It was decided that a supplementary notification regarding the third recommendation would be issued with the approval of MOUD.
2. Shri Naseeb Singh stated that despite enhanced delegation of financial powers to officers of the Engineering Wing, no work has yet been taken up in his constituency.
 - (i) Hon'ble Lt. Governor stated that all the Chief Engineers had stated in the DDA senior officers meeting that several works have been initiated by them. Hon'ble Lt. Governor also stated that standing instructions should be issued to all Chief Engineers that the progress in award of works should be circulated to all non-official members along with the names of the construction agencies, completion time-lines, etc., on a monthly basis.
3. Engineer Member, DDA stated that since SAI is now proposing to take over furniture and fixtures of the Commonwealth Games Village worth only ₹ 2 crores, instead of the earlier proposal for taking over these furnishing and fixtures worth approximately ₹ 4 crores, the remaining items could be offered at the rates approved for SAI to DDA staff and JMA, Dehradun.
 - (iii) Hon'ble Lt. Governor stated that this suggestion should be examined first by the Finance Wing of DDA as it may not be appropriate to offer the same rates to private individuals and the surplus items could instead be disposed of as per provisions of GFRs.
4. Special Secretary to Lt. Governor stated that since Vice Chairman, DDA has been delegated powers to issue public notifications with regard to agenda item Nos. 44/2012 and 45/2012 of the meeting of the Authority held on 3.8.2012, these need not be referred to MOUD for approval to issue the notifications. However 'Authority' may be apprised of action taken in this regard.
 - (i) It was decided that the matter would be examined for further appropriate action.
5. Shri Naseeb Singh stated that those farm houses which were not sanctioned by MCD should also be regularized.
 - (i) Hon'ble Lt. Governor stated that the proposed policy will be applicable to all farm houses irrespective of whether they were sanctioned by MCD, or otherwise.
6. Shri Subhash Chopra stated that insitu rehabilitation project at Kalkaji has not yet been taken up and enquired about the time-lines.
 - (i) Engineer Member, DDA intimated that negotiation with the tenderer has been held and the matter has been referred to WAB. Environment and DUAC approvals will be sought shortly.
 - (ii) Hon'ble Lt. Governor stated that all formalities should be completed by January, 2013 and the work started by 15.2.2013.
7. Shri Naseeb Singh stated that the case taken up by him for waiver of composition fee levied by DDA on an elderly lady has not yet been resolved, though a 2-room unit had been constructed at site. Besides, in another case of misuse, though the composition fee has been paid by the applicant, no action has been taken by DDA for over 3 months.

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(i) Hon'ble Lt. Governor stated that some such matters have also come to his notice. Henceforth, misuse charges should be calculated only from the last date of inspection before receipt of the conversion application.

8. Shri Subhash Chopra stated that composition fees paid by schools which have income tax exemption for utilization of extra FAR as permissible in MPD-2021 should be refunded.

9. Shri Naseeb Singh stated that senior secondary schools are not being allowed in one acre plots.

(i) Commissioner (LD) stated that senior secondary schools are permissible on plots sizes from 1.5 to 2 acres.

10. Shri Subhash Chopra stated that decision of the Authority with regard to Mates has not yet been implemented.

(i) Commissioner (Personnel) stated that this would be implemented shortly.

11. Hon'ble Lt. Governor stated that action should be initiated immediately without formal approval of the minutes of the meeting of the Authority, if decision has been taken during discussion on any item at the meetings of the Authority.

12. Shri Naseeb Singh stated that the contractual period rendered by Assistants should be considered for service benefits.

(i) Commissioner (Personnel) stated that the matter has been examined and the demand for counting contract period for pensionary benefits has been agreed to.

13. Shri Subhash Chopra stated that cadre review of the Research cadre with Planning Wing has not yet been finalized.

(i) Commissioner (Personnel) stated that the matter has been referred to MOUD.

(ii) Hon'ble Lt. Governor stated that the matter could be discussed once more with MOUD and thereafter, if within a month approval of MOUD is not received, the decision of the Authority should be implemented in this regard.

14. Shri Subhash Chopra stated that minutes of para 7 (ii) of 'Other Points' of the minutes of the meeting of the Authority held on 3.8.2012 have not been recorded as per discussions during the meeting. He handed over a note during the meeting and requested that para 7 (ii) should be recorded as follows:-

"(i) It was decided that composition fee would not be imposed in cases of residential plots if a minimum of one dwelling unit including one room, kitchen and bathroom has been constructed irrespective of the fact whether 1/3rd FAR has been utilised or not.

(ii) As far as the industrial and commercial plots are concerned, composition fee would not be imposed if 20% FAR, in accordance with the provisions of Master Plan prevailing at the time of disposal of property, has been achieved/utilised.

(iii) DDA will not insist for submitting sanctioned building plan, form 'D' or completion certificate in such cases."

The above suggestion of Shri Subhash Chopra was approved.

Item No. 77/2012

DT- 11-12-2012.

①

Sub: Property Development of DMRC at Parmeshwariwala Bagh, Model Town
F.20(2)2000/MP/Pt.-VI.

1. Back Ground:

The request of DMRC for change of land use of the plot measuring 1.0656 ha. from 'Recreational' (Distt. Park) to 'Transportation' allotted to DMRC for traffic integration and property development in Parmeshwari walla Bagh at Model Town, Zone-C was discussed in a meeting held on 30.6.11 in MOUD under the Chairmanship of Secretary (UD). It was decided in the meeting that since the plot was allotted to DMRC for property development, the change of land use be processed.

2. Examination:

Accordingly, the matter was first considered in the Technical Committee held on 11.8.2011 vide Item No. 23/11 and on the basis of its recommendations, the same was considered and approved by the Authority in its meeting held on 30.1.12 vide Item No. 5/12. Further, a Public Notice was notified on 26th June 2012 for inviting objections/suggestions from public for the proposed change of land use.

However, no objection/suggestion has been received in response to the said Public Notice.

3. Proposal:

- (i) The land use of the following area measuring 1.0656 ha of land in Zone-C is proposed to be changed from 'Recreational (Distt. Park)' to 'Transportation-T2 (MRTS) Property Development' as per the description listed below, under Section 110A of the DD Act

Subject	Area in ha.	From	To	Boundaries
Land allotted to DMRC for Traffic integration and property development in Parmeshwariwala Bagh at Model Town	1.065	Recreational (Distt. Park)	'Transportation -T2 (MRTS property development)'	North: Mall road South: District Park East: District Park West: District Park

- (ii) Development Control norms for the property development as prescribed in MPD-2021 shall be applicable.

4. Recommendations:

The above proposal is placed before Authority for its consideration.

RESOLUTION

Sub: Property development of DMRC at Parmeshwariwala Bagh, Model Town.
F. 20(2)2000/MP/Pt.VI

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

Agenda Item No. 78 /2012

Dated:

SUBJECT: Amendment in the Recruitment Regulations for the post of Assistant in Delhi Development Authority.

1. Recruitment Regulations for the post of Assistant were published in the Gazette of India vide Notification No. 502 dated 8.12.2005 read with corrigendum published in Notification No. 376 dated 17.8.2006 (Annexure-I). (Pg 8)

(Pg 15 to 25)
2. The existing I Rs for the post of Assistants have been reviewed in the light of the recommendations of the Sixth Pay Commission and Cadre Review Committee's recommendations approved by MOUD (Annexure-II and Annexure III respectively). As per the recommendations of the Cadre Review Committee, the sanctioned strength of the post of Assistant stands revised from 417 to 712 vide EO No. 1032 dated 18.6.2010 (Annexure IV) and the following changes in the method of recruitment are to be incorporated in the RRs: (Pg 14)

Existing method of recruitment	Changed method of recruitment
i) 50% by promotion through seniority (50% of old sanctioned strength i.e. 417 = 209)	i) 50% of the posts by promotion through seniority i.e. 50% of 712 = 356.
ii) 50% by departmental examination (50% of old sanctioned strength i.e. 417 = 208)	ii) 25% of the posts by Limited Departmental Competitive Examination i.e. 25% of 712 = 178
	iii) 25% of the posts by direct recruitment i.e. 25% of 712 = 178

3. As reflected from the table above, the sanctioned strength of Assistants has been increased from of 417 to 712 and the 25% posts (i.e. 178 posts) reserved for direct recruitment quota are from the increased posts over and above the present level of promotional quota. The Cadre Review Committee has recommended filling up of 25% of the posts of Assistant from open market so as to have a sizeable number of qualified persons in ministerial cadre in DDA for efficient functioning of the organization.

4. Now, regarding departmental examination, it is submitted that in DDA, all Departmental Examinations are qualifying examinations and as per practice, the result is prepared on the basis of seniority among candidates who secure minimum qualifying marks. It has, however, been noticed that there have been situations in the past when the no. of passing candidates exceeded the vacancy and meritorious candidates being juniors could not make it to the select list. By this way, the very purpose of filling the test quota vacancies is defeated. It is the need of the hour to infuse young blood in the hierarchy and encourage competition. For this reason, it is high time that the departmental **qualifying examination is converted into competitive examination and selection panel** is prepared in order of merit and not seniority. The inter se seniority among candidates in the selection panel shall, however, be as per the seniority.

5. **Proposal:**

Keeping in view the position explained above, following proposal is placed before the Authority for approval:

- (a) Modification in the Pay Scale of Assistants as per Sixth Pay Commission and subsequent OM of Ministry of Finance regarding revision of the grade pay of Assistants from Rs. 4200/- to Rs. 4600/- as adopted by DDA vide EO No. 1988 dated 6.10.2009 and EO No. 321 dated 7.5.2010 respectively (Annexure-II & Annexure V). (Pg 32 to 36)
- (b) To modify the method of recruitment of Assistants as to include the provision of filling up 25% of the posts by direct recruitment and 5% through Limited Departmental **Competitive Examination**.
- (c) To modify the existing provision of departmental examination to read as **Limited Departmental Competitive Examination** i.e preparation of result and fixation of inter-se-seniority as mentioned in Para 4 above.
- (d) Apart from above, to approve the other modifications mentioned in the enclosed statement (Annexure-VI) (Pg 37 to 40)

3.

6. **Financial Implication:**

There is no financial implication.

7. **Specific Recommendation requiring Authority's Approval:**

The Authority is requested to approve the proposal contained in Para 5 above.

RESOLUTION

*Sub: Amendment in the Recruitment Regulations for the post of Assistant in Delhi Development Authority.
F.6(15)2011/PB-III/RR/Pt.*

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

सं. 502] नई दिल्ली सं. डी. एल. 33004/99

ANNEXURE-I
- 4 -
S.I. No. 78/12
REGD. NO. D.L.-33004/99

भारत का राजपत्र The Gazette of India



असाधारण
EXTRAORDINARY
भाग II—खण्ड 3—उप-खण्ड (1)
PART II—Section 3—Sub-section (1)
प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 502] नई दिल्ली, बुधवार, दिसम्बर 8, 2005/अग्रहायण 17, 1927
No. 502] NEW DELHI, THURSDAY, DECEMBER 8, 2005/AGRAHAYANA 17, 1927

दिल्ली विकास प्राधिकरण
(कार्मिक सहायक—स्थायी)
अधिसूचना

नई दिल्ली, दिसम्बर, 2005

सा.का.नि. 712(अ).—दिल्ली विकास प्राधिकरण, दिल्ली विकास (विधिव) नियम, 1959 के नियम (4) के साथ पठित दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, एतद्वारा केन्द्र सरकार के पूर्व अनुमोदन से दि.वि.प्र. में आशुलिपिक, वरिष्ठ आशुलिपिक, निम्न श्रेणी लिपिक एवं टंकक (हिन्दी/अंग्रेजी), उच्च श्रेणी लिपिक, सहायक, कल्याण/कार्मिक निरीक्षक, प्रबंधक (खेल), सहायक प्रबंधक (खेल), खेल पर्यवेक्षक एवं खेल परिचर के पदों के भर्ती विनियमों में संशोधन करा है, जो कि अधिसूचना संख्या 412 दिनांक 23-9-2005 के द्वारा अधिसूचित किए गए थे। संशोधित भर्ती विनियम निम्नानुसार हैं :-

- संक्षिप्त नाम एवं प्रवर्तन:-
 - इन विनियमों को जैसाकि नीचे अनुसूची में दिया गया है, आशुलिपिक, वरिष्ठ आशुलिपिक, निम्न श्रेणी लिपिक/टंकक (हिन्दी/अंग्रेजी), उच्च श्रेणी लिपिक, सहायक, कल्याण/कार्मिक निरीक्षक, प्रबंधक (खेल), सहायक प्रबंधक (खेल), खेल पर्यवेक्षक एवं खेल परिचर, के भर्ती विनियम दिल्ली विकास प्राधिकरण 2005 (संशोधित) कहा जाएगा
 - ये विनियम दिल्ली विकास प्राधिकरण द्वारा इनके अनुमोदन की तिथि से प्रभावी होंगे।
- निरर्हता:- कोई भी ऐसा व्यक्ति
 - जिसने किसी ऐसे व्यक्ति से विवाह कर लिया हो अथवा विवाह करने का अनुबंध किया हो जिसका पति/जिसकी पत्नी जीवित हो, अथवा
 - जिसने अपनी पत्नी/पति के जीवित रहते हुए किसी व्यक्ति से विवाह कर लिया हो अथवा विवाह करने का अनुबंध किया हो,उक्त किसी भी पद पर नियुक्ति का पात्र नहीं होगा।
बशर्त कि केन्द्र सरकार यदि इस बात से संतुष्ट हो जाए कि यह विवाह उस व्यक्ति और विवाह के दूसरे पक्ष पर लागू स्वीय विधि (पर्सनल लॉ) के अन्तर्गत अनुमेय है और ऐसा करने के अन्य कारण हैं, तो वह उस व्यक्ति को इस नियम के प्रवर्तन से छूट दे सकता है।

3530 GI/2005

(1)

3. संयुक्त/उप निदेशक (कार्मिक)-3 : सदस्य
 4. अनुसूचित जाति/जनजाति के प्रतिनिधि : सदस्य उपाध्यक्ष. दि. वि. प्रा. द्वारा म किया जाएगा
 5. संयुक्त/उप निदेशक (गोपनीय) : सदस्य सचिव

[सं. एफ.-6(15)/2000/का. शा.
 ची. एम. वंसल, प्रधान-अध्यक्ष एवं :

DELHI DEVELOPMENT AUTHORITY
 (Personnel Branch—III)
 NOTIFICATION

New Delhi, the 8th December, 2005.

G.S.R. 711(E).— In exercise of the powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957) read with Rule (4) of the Delhi Development (Misc.) Rules, 1959, and in supersession of the Recruitment Regulations notified vide Notification No. 412 dated 23-9-2005, the Delhi Development Authority, with the previous approval of the Government, hereby makes the following Regulations regulating the method of recruitment to the posts of Stenographer, Sr. Stenographers, LDC-cum-Typist (Hindi/English), Upper Division Clerk, Assistants, Welfare/Personnel Inspector, Assistant Manager (Sports), Assistant Manager (Sports), Games Supervisor and Games Attendant in the DDA.

1. Short title and commencement:-

- (i) These Regulations as given in the schedule placed below may be called the "Recruitment Regulations of stenographers, Sr. Stenographers, LDC-cum-Typist (Hindi/English) Upper Division Clerks, Assistants, Welfare/Personnel Inspector, Assistant Manager (Sports), Assistant Manager (Sports), Game Supervisor, and Games Attendant, Delhi Development Authority, 2005 (Revised).
- (ii) These Regulations shall come into force with effect from the dates of their approval by the Delhi Development Authority.

2. Disqualification- No person

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

shall be eligible for appointment to any of the said post.

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

3. Power to relax:

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

4. Saving:

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

SCHEDULE**RECRUITMENT REGULATION FOR THE POST OF STENOGRAPHER IN DELHI DEVELOPMENT AUTHORITY**

- | | |
|---|---|
| 1. Name of the Post | : STENOGRAPHER |
| 2. No. of Posts | : 153 (subject to variation from time to time) |
| 3. Classification | : Group 'C' |
| 4. Scale of Pay | : Rs. 4000-100-6000/- |
| 5. Whether selection post or non-selection post | : Non- Selection |
| 6. a) Age limit for direct recruits | : 18-30 years |
| b) Whether benefit of any additional years of service admissible under Rule 30 of CCS (Pension Rules, 1972) | : Not applicable |
| 7. Educational and other qualifications | i) Senior Secondary certificates or equivalent required for direct recruits from a recognized Board/University
ii) Proficiency in shorthand and typing, having at least a speed of 80 w.p.m. in shorthand and 40 w.p.m. in typing. |

Desirable

Preference to be given to such persons who have acquired diploma in office Management & Secretarial Practice from any recognized institution.

RECRUITMENT REGULATION FOR THE POST OF ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

1. Name of the post : ASSISTANT
2. No. of posts : 417 (subject to variation from time to time).
3. Classification : Group 'C'
4. Scale of pay : Rs.5500-175-9000/-
5. Whether selection post or non-selection post. : Non-selection
- 6.a) Age limit for direct recruitment. : Not applicable
- b) Whether benefit of any added years of service admissible under Rule-30 of CCS(Pension) Rules, 1972. : Not applicable
7. Educational and other qualifications required for direct recruits. : Not applicable
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Not applicable
9. Period of probation, if any. : Two years N.A.
10. Method of recruitment, whether by direct recruitment or by promotion or transfer, percentage of the vacancies to be filled by various methods. : By promotion
i) 50% by promotion
ii) 50% by way of departmental examination
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. : i) 50% by way of promotion from UDCs having 5 years of service.
ii) 50% by way of departmental examination from UDCs with 5 years service.
12. If a DPC exists what is its composition: Junior Level DPC for Group 'C' Officers
 1. Director(P) : Chairman
 2. Jt./Dy.CAO : Member
 3. JD/DD(P)3 : Member
 4. Representative of SC/ST : Member to be Nominated by VC,DDA
 5. JD/DD(CR) : Member-secretary

REGD. NO. D. L. 33004/99

- 8 -

REGD. NO. D. L. 33004/99

भारत का राजपत्र The Gazette of India



असाधारण
EXTRAORDINARY

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

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 376]
No. 376]

नई दिल्ली, शुक्रवार, अगस्त 18, 2006/श्रावण 27, 1928
NEW DELHI, FRIDAY, AUGUST 18, 2006/SRAVANA 27, 1928

दिल्ली विकास प्राधिकरण

(कार्मिक सहायक-नृत्तीय)

शुद्धि-पत्र

नई दिल्ली, 17 अगस्त, 2006

सा.का.नि. 485(अ).—भारत के राजपत्र असाधारण
भाग II, खण्ड 3, उप-खण्ड (i) की अधिसूचना संख्या 502 दिनांक
8-12-2005 में प्रकाशित बरिष्ठ आयुलिपिक, उच्च श्रेणी लिपिक,
सहायक एवं कल्याण निरीक्षक के वर्गी विनियमों के आंशिक
संशोधन में, जो कि समूह 'ग' में पदोन्नत पद हैं, में दो वर्ष की
परिवीक्षा अवधि को समाप्त किया जाता है तथा सहायक के पद की
विभागीय परीक्षा के लिए उच्च श्रेणी लिपिक के पद पर कार्यकाल
अवधि पांच वर्ष के स्थान पर तीन वर्ष कर दिया गया है।

[फा. सं. एफ. 6(15)/2000/व. (शा. -III)]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Personnel Branch-III)

CORRIGENDUM

New Delhi, the 17th August, 2006

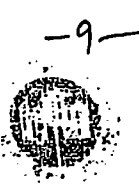
G.S.R. 485(E).—In partial modification of
Notification No. 502 published in the Gazette of India,
Extraordinary, Part II, Section 3, Sub-section (i) dated
8-12-2005, the clause of probation for two years in the
Recruitment Regulations of Sr. Stenographers, UDCs,
Assistants and Welfare/Personnel Inspectors which are
the promotional posts within the same group i.e. the
Group-C, is deleted and the eligibility criteria i.e. the
period of service as UDC for departmental examination to
the post of Assistant is reduced to three years in place
of five years.

[F. No. F. 6(15)/2000/PB.-III]

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

2524 GI/2006

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DELHI DEVELOPMENT AUTHORITY
(Policy & Coordination (Personnel))

2256
13/10/09
Annexure-2
of Form No. 78/2012
EO No. 1988
Dated: 6.10.09

ESTABLISHMENT ORDER

Sub: Adoption of recommendations of the 6th Central Pay Commission in Delhi Development Authority.

The Ministry of Finance (Department of Expenditure), Government of India through Notification in the Gazette of India vide GSR 22 (E) dated 29th August, 2008 has accepted the recommendations of the 6th Central Pay Commission. The recommendations of the 6th Central Pay Commission were however, also extended to the employees of the Autonomous organizations vide Ministry of Finance, Department of Expenditure vide OM No. 7/23/2008-E-III(A) dated 31st September, 2008.

2. Accordingly, the Hon'ble Lt. Governor in his capacity as Chairman, DDA has constituted a Committee vide EO No. 1760 dated 17.9.2008, to identify and recommend corresponding pay scales in accordance with the recommendations of 6th Central Pay Commission as notified by the Government of India in respect of Group 'A', 'B', 'C' & 'D' employees of DDA and also to look into the anomalies arising out of its implementation.

3. Pending approval by the Authority and taking into consideration the fact that the Committee would take some time to complete the job, it was decided with the approval of the Lt. Governor, Delhi/Chairman, DDA to release the pay and allowances and arrears to DDA employees taking into account the corresponding pay scales/grade pay as per recommendations of the 6th Central Pay Commission as mentioned above. This was subject to recovery/adjustment, if any, at the time of final fixation of pay/pension/disbursement of payment on account of arrears. These orders are also in consonance with the decisions of the Govt. of India relating to pensions/family pensions, etc. and provisions regulating pension/gratuity/commutation as per OM No. 38/37/08-P&PW (A) dated 1.9.2008 and OIA No. 38/37/08-P&PW (A) dated 2.09.2008. Accordingly, E.O. No. 1142 dated 25.9.2008 and E.O. No. 2029 dated 03.11.2008 were also issued to the above effect by the Personnel Department.

4. The said Committee has submitted its Report on 16.2.2009 with recommendations for adoption of the revised Pay Bands with applicable Grade Pay, in respect of Group 'A', 'B', 'C' & 'D' employees of Delhi Development Authority.

5. The Authority vide its Resolution No.20/2009 dated 3.6.2009 has accepted the recommendations of the Committee as detailed below:

- (i) In most of the cadres/posts, in DDA, replacement corresponding pay band/grade pay has been recommended, as per recommendations of the 6th CPC, Govt. of India. The Commission has also recommended merger of erstwhile pay scales of Rs.5000-8000, 5500-9000 with 6500-10500 and up-gradation of pay scale from of Rs.6500-10500 to 7450-11500/7500-12000. Accordingly, the Committee has recommended adoption of the corresponding Pay Band/Grade Pay, in DDA, as applicable to the merged/up-graded/revised pay scales.

CE (No) DDA

Contd...

No. CE (No) 1114/2009
 SE (C) 7, 11, 12
 SE (P) III
 (AD) (M) (N) (E)
 2 F.O. (N) (E)
 07
 20/10/09
 to
 10
 10/10/09
 Min. Secy

- (ii) **Applicability of New Scale (Group - 'A' Entry).**
As per Notification dated 29.08.2008, a new scale (SI No. 17 of Section-1 of Part - 'A' - Group - 'A' Entry) in PB-3 i.e. Rs.15600-39100 with Grade Pay of Rs.5400/- corresponding to Rs.8000-13500/-, has been introduced. In DDA, there are certain posts which are presently in the existing pay scale of Rs.8000-13500/- and are classified as Group - 'A' posts. Therefore, the Committee recommends to adopt the corresponding Pay Band of Rs.15600-39100 in PB - 3 with Grade Pay Rs.5400/- in respect of all such posts which are already operative as Group - 'A' posts in DDA.
- (iii) **Grant of corresponding Pay Band/Grade Pay and the Non-Functional Pay Band/Grade Pay to the AD (Ministerial)/Sr. PS/PS after completion of 4 years.**
The posts of Asstt. Director (Ministerial) and Sr. PS/PS in DDA are treated at par with the equivalent posts of SO and Pvt. Secretary in the cadre of CSS/CSSS since these carry the same scale of pay and same nature of duties. Accordingly, DDA had already adopted the non-functional pay scales for both these cadres on the pattern of CSS/CSSS vide Resolution Nos.72/2007 and 73/2007 dated 9.8.2007, in pursuance of DOPT OM No.21/86/03-CS-1 dated 13th November, 2003 and OM No.10/3/2004/C -I(PL.1) dated 24th June, 2005 respectively. On the recommendations of 6th CPC, the Govt. of India has revised the pay scale of SO/PS from Rs.6500-10500 to Rs.7500-12000 and placed in PB-2 i.e. Rs.9300-34800 with Grade Pay of Rs.4800/- and also Pay Band/Grade Pay of Rs.15600-39100 in PB-3 with Grade Pay of Rs.5400/- being Non-Functional Scale after completion of four years of regular service. Since, DDA had already granted the Non-Functional Pay Scales to both the above categories, the Committee has recommended applicability and adoption of these corresponding Pay Bands/Grade Pay for both these categories of posts in DDA.
- (iv) **Applicability of PB-4 i.e. Rs.37400-67000 with Grade Pay of Rs.8700/- to the officers who had been granted the 'Selection Grade' of Rs.14300-3300/-.**

In DDA, after implementation of recommendations of 4th CPC, as per GOI's orders No.19/1/86/PP dated 14.8.1987 and Authority's Resolution No. 3 dated 12.03.1992 and No. 125/1996 dated 27.8.1996, 15% of Group - 'A' posts in the scale of Rs.3000-4500 (pre-revised) and above operative in different cadres of DDA, were decided to be given 'Selection Grade' i.e. Rs.4500-7000 (pre-revised) after completion of 13 years of Group - 'A' service and promoted to a JAG level post. Accordingly, considering only Group - 'A' posts carrying a pay scale of Rs.3000-4500, where JAG level posts existed, were identified in different cadres, as detailed below, for grant of selection grade. Thereafter, the selection grade posts in General Administration cadre were increased from 9 to 11 after clubbing the 'PR Cadre' and 'Systems Cadre' vide Authority's Resolution No.8/ DDA dated 27.2.2004. The pre-revised scales of pay to these posts are Rs.12000-16500/- and Rs.14300-18300 (Selection Grade).

Sr. No.	Cadre	No. of Posts	Cadre	No. of Posts
1.	General Administration	01	Architecture	03
2.	Finance & Accounts	01	Civil Engineering	24
3.	Legal	01	Electrical Engineering	03
4.	Planning	00	Horticulture	01

Contd...3

The corresponding replacement scale to the scale of pay of Rs.12000-16500/-, as per 6th CPC, is PB-3 i.e. Rs.15600-39100 with Grade Pay of Rs.7600/-. However, the corresponding replacement scale in respect of scale of pay of Rs.14300-18300/- is PB-4 i.e. 37400-67000 with Grade Pay of Rs.8700/-. Hence, the Committee has recommended the corresponding replacement PB-4 i.e. 37400-67000 with Grade Pay of Rs.8700/- to all such eligible Group - 'A' officers who had been granted/to be granted the 'Selection Grade'.

(v) Finance & Accounts Cadre :

There are different recommendations for Accounts Personnel belonging to 'Unorganized Accounts Cadre' and the 'Organized Accounts Cadre'. The personnel belonging to organized accounts cadres have compulsorily to pass departmental examinations like SAS for promotion. In DDA, the accounts cadres begin at the level of Accountant which is filled up through departmental SAS examination. Since, DDA had already adopted the revised pay scales in respect of Accountant/Asstt. Accounts Officer on the pattern of IAAD vide EO No.1351 dated 1.10.2007 issued in pursuance of Ministry of Finance, Govt of India No.F.6/82/E.II(8)/91 dated 28.2.2003, the Committee has recommended adoption of corresponding Pay Band/Grade Pay for the Finance & Accounts Wing of DDA as applicable to the 'Organized Accounts Cadres' in the Government.

(vi) Revenue Cadre:

The 6th CPC has equated the posts of Tehsildar & Deputy Tehsildar with the posts of Inspector and Sub Inspector in Police. In addition, the post of Patwar has been placed in the higher pay scale, irrespective of the designation it carries in various States. Considering these recommendations, the Committee has also recommended adoption of similar pay bands/grade pay for the same level of posts in DDA. Accordingly, the Committee has recommended adoption of similar pay bands/grade pay for various posts in Revenue Cadre.

(vii) Hindi Cadre :

The 6th CPC has made specific recommendations for Hindi Cadre in Central Secretariat Official Languages Services (CSOLS), Govt. of India. It has also recommended vide OM No.F.No.1/1/2008-IC dated 24th November, 2008 and Corrigendum dated 27th November, 2008 that the subordinate/field organizations need to be brought at par with CSOLS. Accordingly, the Committee has recommended adoption of the similar pay bands/grade pay for DDA employees of the Hindi Cadre in DDA.

(viii) Group - 'D' Employees :

(A) The Pay Commission has given different recommendations for Group - 'D' employees, as reproduced below :

(a) In the case of Group-'D' employees, the pay in the revised pay structure will be fixed initially in the -15 Pay Band with the appropriate grade pay and arrears paid accordingly. Thereafter, pay of such of those Group-'D' employees who already possess the revised minimum qualifications i.e. 10th standard or ITI or equivalent as recommended by the Commission prescribed for entry into PB-1 would be fixed with effect from 1.1.2006 in PB-1 with Grade Pay of Rs.1800/-.

(b) Existing Group-'D' employees who do not possess the revised minimum qualifications for entry into PB-1 would be retrained in the concerned Department preferably within a period of six months so that payment of arrears on account of up-gradation are not delayed. After retraining, these Group-'D' staff will also be placed in the Pay Band PB-1 with the Grade Pay of Rs.1800/- with effect from 1.1.2006 and arrears drawn accordingly. Once placed in the PB-1 Pay Band, this category of Group-'D' staff will regain their seniority vis-a-vis the other category of Group-'D' staff that already possessed the minimum qualifications and were, therefore, placed in the PB-1 pay band on 1.1.2006. Inter-se seniority of all the employees in

Contd.....4

erstwhile Group-'D' will be fully matched with Group-'D' employees in a higher pre-revised pay scales being placed higher vis-à-vis an employee in a lower pay scale. Within the same pre-revised pay scale, seniority which existed prior to revision would continue.

(c) Arrears shall be payable with effect from 1.1.2006 in both the cases i.e. to those Group-'D' employees who possess the qualifications and are placed in PB-I straight away and those Group-'D' employees who do not possess the qualifications and are placed after re-training.

(B) Based on it, the Committee recommended adoption of the same in respect of all its Group - 'D' employees (including the Group - 'D' work-charged employees). However, for imparting requisite training to the Group - 'D' employees, as per Para (viii)(A) (b) above, the Authority, has accepted Committee's recommendations as under:

(a) Training Module may be identified and prepared by a Group of Officers consisting of Director (Personnel), Director (Training), Director (Work-Charged), Dy. Director (P)-IV & Dy. Director (P)-III.

(b) Training to such Group - 'D' employees may be imparted by the concerned Heads of Department in DDA, as per the Training Module so prepared by the Group of Officers mentioned in Para (viii) (B) (a) above.

(c) The appropriate designation for Group-'D' posts in terms of the recommendations of the 6th Central Pay Commission (refer to Para No.3, 7 and 9 of the CPC Report.) placed in the PB-I band would also be decided.

6. The details of Pay Bands with applicable Grade Pay in respect of Group-'A', 'B', 'C' and 'D' posts operative in different cadres in DDA, are given in Annexure - 'A' (consisting 13 pages) to this Establishment Order.

7. For the purpose of fixation of Pay & Allowances and other allowances, the Govt. of India's decisions, have already been circulated by the Ministry of Finance (Department of Expenditure)/DOPT/Department of Pension and Pensioners' Welfare, etc. relating to Transport Allowances, House Rent Allowance & CCA, Dearness Allowance, Grant of Children Education Assistance & Reimbursement of Tuition Fee, Grant of Child Care Leave to Women Government Employees, Revision of Pension of pre-2006 pensioners/family pensioners, etc. revision of provisions regulating pension/gratuity/commutation of pension/family pension/disability pension/ex-gratia lump-sum compensation. Project Allowance, Spill Duty Allowance, Cycle Maintenance Allowance, Grant of Advances, Grant of Deputation Allowance, Grant of Increased Washing Allowance, Encashment of Leave, etc. The above orders issued by the Govt. of India relating to implementation of other recommendations of 6th CPC are also to be adopted in DDA. Accordingly, the Finance & Expenditure Wing of DDA has already circulated copies of these OMs and the same have been accepted by the Authority. However, any further decision taken by Govt. of India regarding fixation of pay, allowances, pension, etc. has to be adopted in DDA with the approval of Vice-Chairman, DDA. Besides, the Medical Allowance and FCA/FTA may also be continued till further orders as these schemes are internal to DDA.

8. The Authority, as a standing arrangement, has further directed that the cases of anomalies, if any, should be placed before the existing Committee constituted for the purpose of making recommendations of corresponding pay scales in accordance with the recommendations of 6th Central Pay Commission.

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A copy each of Notification in the Gazette of India vide GSR 622 (E) dated 29th August, 2008 issued by the Ministry of Finance (Department of Expenditure) and the Report of the Committee constituted by the Lt Governor, Delhi are being up-loaded on the DDA's Website www.dda.org.in. The same may be consulted in case of any doubt. However, for any clarifications, the matter may be referred to the Personnel Department/Finance & Expenditure Wing in DDA.

Prajeda
10/8
[Pranila H. Bhargava]
Commissioner (Personnel)

Encls: Annexure - 'A' (consisting 13 pages)

No. FS(01)/2008/P&C(P) 1437

6 October, 2009

Copy for information and necessary action to:

1. Additional Secretary to Lt. Governor, Raj Niwas, Delhi.
2. OSD to Vice-Chairman, DDA.
3. PS to VC, FM, EM, PC, PC(Housing, LM & Systems), PCCS, PC(CWG).
4. All Heads of the Department;
5. Chief Accounts Officer, DDA.
6. Chief Vigilance Officer, DDA.
7. Director (Systems) together with soft/hard copies of the documents mentioned in Para 9 above for up loading the same on DDA's Website.
8. All Drawing and Disbursing Officers of DDA.
9. Sr. Accounts Officer (Estt./Gaz., /NG/(F&E).
10. Accounts Officer (Budget), DDA.
11. Notice Board, Vikas Sadan & Vikas Minar
12. Librarian, DDA Library(Main) - Two copies.
13. Guard File.
14. EO Book.

Devesh Singh
[Devesh Singh]
Director (Personnel)

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Annex 2

Cadre : ADMINISTRATIVE/MINISTERIAL

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay	
1.	2.	3.	4.	5.	6.	
1.	PCCS / Principal Commissioner	Rs. 18,400-22,400/-		PB-4	Rs. 37400-67000/-	Rs. 10000/-
2.	Commissioner	Rs. 14,300-18,300/-		PB-4	Rs. 37400-67000/-	Rs. 8700/-
		Rs. 18,400-22400/- (For Departmental candidates on completion of 5 years service on the post of Commissioner)		PB-4	Rs. 37400-67000/-	Rs. 10,000/-
3.	Director	Rs. 12000-16500/-		PB-3	Rs. 15600-39100/-	Rs. 7600/-
4.	Dy. Director	Rs. 10,000-15,200/-		PB-3	Rs. 15600-39100/-	Rs. 6600/-
5.	Asstt. Director	Rs. 6500-10,500/-	7500-12000	PB-2	i) Rs. 9300-34800/-	i) Rs. 4800/-
		Rs. 8000-13500/ (On completion of 04 years)	8000-13500 (On completion of 04 years)	PB-3	(ii) Rs. 15600-39100 (on completion of four years)	ii) Rs. 5400/-
6.	Assistant	i) Rs. 5500-9000/- ii) Rs. 6500-10,500/- (revised w.e.f. 15.9.2006)	6500-10,500/-	PB-2	Rs. 9300-34800/-	Rs. 4200/-
7.	Upper Division Clerk	Rs. 4000-6000/-		PB-1	Rs. 5200-20200/-	Rs. 2400/-
8.	Lower Division Clerk	Rs. 3050-4590		PB-1	Rs. 5200-20200/-	Rs. 1900/-
9.	Sr. Welfare Inspector	Rs. 6500-10,500/-	7450-11500	PB-2	Rs. 9300-34800/-	Rs. 4600/-
10.	Welfare Inspector	Rs. 5500-9000/-	6500-10500	PB-2	Rs. 9300-34800/-	Rs. 4200/-

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15/01/2008/PB:1

Annex-3
of Item No. 78/2012

Cadre : Revenue

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay	
1.	2.	3.	4.	5.	6.	
1.	Lan. Acquisition Collector	Rs. 10,000-15200		PB-3	Rs. 15600-39100/-	Rs. 6600/-
2.	Assit. Settlement Officer	Rs. 6500-10500	7500-12000	PB-2	Rs. 9300-34800/-	Rs. 4800/-
3.	Tehsildar	Rs. 5500-9000	7450-10500	PB-2	Rs. 9300-34800/-	Rs. 4600/-
4.	Mini Tehsildar	Rs. 4500-7000	6500-10500	PB-2	Rs. 9300-34800/-	Rs. 4200/-
5.	Kanungo	Rs. 4000-6000		PB-1	Rs. 5200-20200/-	Rs. 2400/-
6.	Fatwari	Rs. 3050-4590	3200-4900	PB-1	Rs. 5200-20200/-	Rs. 2000/-

Cadre : STENOGRAPHIC

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band	Grade Pay	
1.	2.	3.	4.	5.	6.	
1.	Sr. Pvt. Secretary / Pvt. Secretary	Rs. 6500-10,500 8000-13500 (On completion of 04 years)	7500-12000 8000-13500 (On completion of 04 years)	PB-2 PB-3	Rs. 9300-34800/- Rs. 15600-39100/- (on completion of four years)	Rs. 4800/- Rs. 5400/-
2.	Stenographer Grade - 'C' / PA.	i) Rs. 5500-9000/- ii) Rs. 6500-10500 (revised w.e.f. 15.9.2006).	6500-10500/-	PB-2	Rs. 9300-34800/-	Rs. 4200/-
3.	Stenographer Grade - 'D'	Rs. 4000-6000		PB-1	Rs. 5200-20200/-	Rs. 2400/-

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No. FS(01)/2008/P&C(P)


Secretary
Revenue Department
District Office
Jammu

16

Cadre

Hindi Cadre

Sl. No	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	Dy. Secretary (Hindi)	Rs.10000-15200		PB-3	Rs.15600-39100/-	Rs.6600/-
2.	Hindi Officer	Rs.6500-10500	8000-13500	PB-3	Rs.15600-39100/-	Rs.5400/-
3.	Sr. Hindi Translator	Rs.5500-9000	7450-11500	PB-2	Rs.9300-34800/-	Rs.4600/-
3.	Jr. Hindi Translator	Rs.5000-8000	6500-10500	PB-2	Rs.9300-34800/-	Rs.4200/-
5.	Technical Assistant (Hindi)	Rs.4500-7000		PB-1	Rs.5200-20200/-	Rs.2800/-
6.	Asst. Hindi Translator	Rs.3050-4590		PB-1	Rs.5200-20200/-	Rs.1900/-

Cadre

MISCELLANEOUS

Sl. No.	Category of Post	Existing Pay Scale	Revised/ Merged/ upgraded Pay Scale	Corresponding Pay Band		Grade Pay
1.	2.	3.	4.	5.		6.
1.	*Medical Officer	Rs.10000-15200		PB-3	Rs.15600-39100/-	Rs.6600/-
2.	*Asstt. Medical Officer (Group - 'A')	Rs.8000-13500		PB-3	Rs.15600-39100/-	Rs.5400/-
3.	Nurse	Rs.4000-100-6000		PB-1	Rs.5200-20200/-	Rs.2400/-
4.	Sr. Telephone Operator	Rs.4000-100-6000/-		PB-1	Rs.5200-20200/-	Rs.2400/-
5.	Telephone Operator	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
6.	Three Wheeler Driver/Despatch Rider (Ordinary Grade)	Rs.3050-75-3950-80-4590		PB-1	Rs.5200-20200/-	Rs.1900/-
7.	Three Wheeler Driver/Despatch Rider (Grade-1)	Rs.4000-100-6000		PB-1	Rs.5200-20200/-	Rs.2400/-

*As per Incumbency register, the posts have been frozen.

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No. FS(01)/2008/PB-(P)



Ann-III

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 18th June, 2003 at 11.00 AM at Raj Niwas.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Ashok Kumar

MEMBERS

3. Shri Nand Lal
Finance Member
4. Shri A. J. Sarin
Engineer Member
5. Shri Malabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Margi Rani Garg, MLA
8. Shri Rajesh Gahlot
Councillor, MCD
9. Shri K.S. Mehra
Commissioner (M.C.D.)
10. Shri M.M. Kutty
Joint Secretary (D&L)
11. Shri J.B. Khirsagar
Chief Planner (T.C.P.O.)

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Prof. K.T. Ravindran
Chairman, DUAC
2. Shri Parimal Rai
Chairman, NDMC
3. Shri V.K. Sadhu
Principal Commissioner, DEA
4. Smt. Verma Ishi
Principal Commissioner (CWE), LDA

5. Shri A.K. Jain
Commissioner (Design Planning), DDA
6. Shri. Vijay Risbud
Commissioner (Policy Planning), DDA
7. Shri V.D. Dewan
Chief Architect, DDA
8. Shri. Arma Manzar
Commissioner (Housing)/(LD), DDA
9. Shri. Pramila H. Bhargava
Commissioner (Personnel), DDA
10. Shri H. Rajesh Prasad
Commissioner (LM), DDA
11. Shri M.K. Bugga
Chief Town Planner, MCD
12. Shri Rajiv Pandey
Chief Accounts Officer, DDA
13. Shri Ashok Malik
Chief Architect, NDMC
14. Shri N.L. Singh
Chief Engineer (NZ), DDA
15. Shri Ashok Kumar
Addl. Commissioner (Planning)-I
16. Shri B.K. Jain
Addl. Commissioner (Planning)-II
17. Shri Pawan Kumar
Financial Adviser (Housing), DDA
18. Shri. Neemo Dhar
Director (FR), DDA
19. Shri Alok Swarup
Director (Vigilance)
20. Shri Prahlad Singh
Director (LC)
21. Shri D. Sarker
Director (Sports)
22. Shri M.K. Chakraborty,
Director (Planning) NP
23. Shri J.N. Burman,
Joint Director, NCR
24. Shri Sudhir Vohra
Professional Adviser (Architectural) to NDMC
25. Shri Manu Bhatnagar
Addl. Chief Programme Director
Natural Heritage Division, INTACH

REPORT
OF THE
CADRE REVIEW COMMITTEE
CONSTITUTED
UNDER THE CHAIRMANSHIP
OF
SHRI R.K. TIHKU, IAS (Retd.)
Ex-Secretary,
Cabinet Secretariat,
Govt. of India.

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH)

Sub: Tikku Committee Report on the Cadre Review of the Ministerial and others.

With the approval of Vice-Chairman, DDA a Cadre Review Committee was constituted to carry out cadre review of the various cadres of the administrative wing of DDA. A copy of the Establishment Order is at Annexure - A. Initially the Committee was to carry out the review of the following cadres:

- (1) Ministerial cadre.
- (2) Stenographer's cadre.
- (3) Revenue cadre.
- (4) Other small isolated cadre under the administrative wing.

However, as the work of the Committee progressed, some more cadres were also referred to the Committee for review. These include the Press Division, the Hindi Cadre, the Welfare Cadre, the Public Relations Wing, the Systems Cadre, the Security Staff Cadre, and the Legal Services Cadre.

The Committee was advised to address, amongst others, inadequacies in the skills and competency levels in the cadres as pointed out in the studies carried out by Faculty of Management Studies and ICRA Advisory services, need for evolving officer's oriented working system in the wake of the ongoing computerization initiative for comprehensive and Management Information System, issue of stagnation in various cadres and the difficulty being experienced in filling up direct recruitment vacancies at different levels in the Revenue Cadre.

All concerned employees associations/individuals/group of employees were advised to submit their suggestions and grievance in relation to their respective cadre structures for consideration and examination by the proposed Cadre Review Committee vide its orders dated 18.7.2005. Copies of these circulars are at Annexure - B. The Heads of Departments in DDA were also requested to make assessment of the work load and the work force deployed in their respective departments and to submit their proposals for additional staff/curtailment required at various levels keeping in view the proposed officers oriented work system, Administrative requirements, additional work load like F I, etc. A copy of the circular issued by Commissioner (Personnel), DDA in this behalf is at Annexure - C. (PAGE-1642165)

Chapter I: MINISTERIAL CADRE

L.C. / U.D.C.

1.1 Present Status:

At the time of last cadre review in March, 1998, the number of posts of LDCs were reduced from 1373 to 1254 and the posts of UDCs were increased from 1134 to 1253 to follow the Central Government pattern of keeping strength of LDCs and UDCs in the ratio of 1 : 1. Further, on implementation of the cadre review in the Accounts cadre, 153 posts of LDCs have been abolished. The present sanctioned strength of LDCs comes to 1101. In normal case, there should not have been any undue stagnation at this level. However, since the recruitments in the cadre between 1981 and 1984 were made at a large scale, there is stagnation at the level of LDC and the promotional opportunities are not much. This, however, is a temporary phenomenon and would get substantially reduced over the next three to four years.

Proposal:

No change in the structure of cadre appears to be necessary.

1.2 Present Status:

At the time of last cadre review, the numbers of posts of Assistants were increased from 251 to 417. In Central Secretariat Services, the strength of Assistants is reportedly around 60% of the strength of the lower cadre i.e. UDCs. In DDA, the strength is considerably low in spite of the increase made at the time of last cadre review. This has resulted in substantial stagnation in promotion from UDC to Assistant. At present, UDCs with over 25 years of service are still waiting for promotion whereas the qualifying period is 5 years.

1.3 Proposal:

Taking into consideration the stagnation in the cadre and to bring the cadre at par with the Central Secretariat Service Cadre, the Committee felt to raise the strength in the cadres and recommends the increase in total posts of Assistants from 417 to 752 i.e. around 50% of the sanctioned posts of UDCs. No doubt, there are qualified and experienced persons available in the ministerial cadre of DDA. However, it will be better and in the fitness of things if for an efficient functioning of the organization, 25% of the posts are filled by the qualified persons from open market. This will result in

The Personnel Department referred several individual representations to the Committee. The report of the Committee includes its recommendations in respect of above mentioned cadres and in such cases referred to the Committee. In several cases the staff associations made references for comparable pay scales and promotional avenues available in the respective cadres in various Ministries of Government of India. In such cases, an attempt was made to ascertain the position of such cadres in the concerned Ministries with particular reference to the availability of promotion avenues and the levels of stagnation.

Cadre review is to be seen as an exercise to restructure a cadre in such a way as to remove the deficiencies which might be existing at the time of constitution of service or have crept in subsequently and to ensure that the cadre structure satisfies the functional, structural and personnel considerations. The main objectives of the cadre review are to:

- a) Estimate future manpower requirement on a scientific basis for a period of 5 years at a time;
- b) Plan recruitment in such a way as to avoid future promotional blocks and at the same time prevent gaps building up;
- c) To restructure the cadre as to harmonize the functional needs with legitimate career expectations of its members;
- d) Enhance the effectiveness of the service;

Keeping in view the guidelines of DOPT, the recommendations of the Committee in respect of various cadres are contained in the Chapter - 1 to Chapter - 10 hereinafter.

[Rajiv Kumar Panty]
Chief Accounts Officer

[V.K. Sadh]
Principal Commissioner

[Pramila H. Bhargava]
Commissioner (Personnel)

[V.M. Bansal]
Pr. Commissioner-cum-Secretary

[R.K. Tikku]
Retd. Secretary
Cabinet Secretariat
Chairman,
Cadre Review Committee

Chapter I: MINISTERIAL CADRE

L.D.C. / U.D.C.

1.1 Present Status:

At the time of last cadre review in March, 1998, the number of posts of LDCs were reduced from 1373 to 1254 and the posts of UDCs were increased from 1134 to 1253 to follow the Central Government pattern of keeping strength of LDCs and UDCs in the ratio of 1 : 1. Further, on implementation of the cadre review in the Accounts cadre, 153 posts of LDCs have been abolished. The present sanctioned strength of LDCs comes to 1101. In normal case, there should not have been any undue stagnation at this level. However, since the recruitments in the cadre between 1981 and 1984 were made at a large scale, there is stagnation at the level of LDC and the promotional opportunities are not much. This, however, is a temporary phenomenon and would get substantially reduced over the next three to four years.

Proposal:

No change in the structure of cadre appears to be necessary.

1.2 Present Status:

ASSISTANT

At the time of last cadre review, the numbers of posts of Assistants were increased from 251 to 417. In Central Secretariat Services, the strength of Assistants is reportedly around 60% of the strength of the lower cadre i.e. UDCs. In DDA, the strength is considerably low in spite of the increase made at the time of last cadre review. This has resulted in substantial stagnation in promotion from UDC to Assistant. At present, UDCs with over 25 years of service are still waiting for promotion whereas the qualifying period is 5 years.

1.3 Proposal:

Taking into consideration the stagnation in the cadre and to bring the cadre at par with the Central Secretariat Service Cadre, the Committee felt to raise the strength in the cadres and recommends the increase in total posts of Assistants from 417 to 752 i.e. around 50% of the sanctioned posts of UDCs. No doubt, there are qualified and experienced persons available in the ministerial cadre of DDA. However, it will be better and in the fitness of things if for an efficient functioning of the organization, 25% of the posts are filled by the qualified persons from open market. This will result in

having a sizeable number of qualified persons which will definitely improve the quality of ministerial cadre in DDA. Therefore, the Committee recommends to fill the posts in the following manner:-

- (i) 25% of the proposed posts i.e. 188 posts should be filled by direct recruitment on the pattern of Central Secretariat Service Cadre;
- (ii) 50% of the proposed posts i.e. 376 posts should be filled by promotion;
- (iii) 25% of the proposed posts i.e. 188 posts should be filled through limited departmental examinations.

1.4 In this manner, the promotional quota would get increased from the present level of 313 to 376 i.e. an increase of 63 posts. A total of 564 posts are for departmental UDCs. The Committee recommends that the direct recruitment quota should be filled in a manner that 50 posts are filled every year over the next 3-4 years.

ASSISTANT DIRECTOR (MINISTERIAL)

1.5 Present position :

The cadre structure of Assistant Director (Ministerial) has been considered with a view to provide a balanced cadre with appropriate promotional opportunities in line with those available in the Central Government. In the Central Secretariat, the percentage of posts of Section Officer is about 60% of the posts of Assistants. This is supervisory level in the administrative hierarchy of DDA. The present sanctioned strength of Assistant Director (Ministerial) in DDA is 204.

Proposal:

In the Central Secretariat cadres, the percentage of posts of Section Officers is about 60% of the sanctioned posts of Assistants. However, for a balanced cadre structure, the Committee felt that the number of posts of Assistant Directors (Ministerial) should, at least, be about 35% of the posts of Assistants to meet the functional requirements and the work load. Therefore, the Committee recommends that the sanctioned strength in the cadre may be raised from 204 to 265. Further, with a motive to enhance the quality

of ministerial cadre at supervisor level, the Committee also recommends that 25% seats should be filled by limited departmental competitive examinations.

DEPUTY DIRECTOR (MINISTERIAL)

1.5 Present Position:-The Committee has given a considerable thought to the strength of the cadre of Deputy Director (Ministerial). This is very important level in the administrative hierarchy of DDA. The existing sanctioned strength of Deputy Director is 45 out of which 10 posts are meant for deputation quota and the remaining 35 posts are filled by promotion from composite field of (i) Assistant Director (Ministerial); (ii) Assistant Settlement Officer; and (iii) Sr PS / Private Secretary (Ratio 4 : 1 - out of 05 promotional posts of DD, 04 will be available to ADs and ASOs taken together and 01 to PSs). The workload in different wings has increased manifold but there has not been any increase in the strength of Deputy Directors (Ministerial) for several years and even at the time of last cadre review. Therefore, an increase in cadre strength is very much needed.

The Committee recommends the increase in the strength from 45 to 65 as per the detailed justification as under:

Personnel Wing & Vigilance Wing

1.7 The Committee has considered the increase in the work load at the level of Deputy Director in the various divisions of DDA. After implementation of RTI Act and also other miscellaneous works, there has been substantial increase in the work load in the Personnel Wing. The number of retirees in different categories have also increased. Moreover, in the absence of required manpower, the increased work-load is being managed through the available staff by assigning the charge of 2 to 3 branches to Dy. Directors. Also, the number of vigilance cases have also increased considerably over the last few years. The issuance of charge sheets, etc. could not be processed and decided in time. There has also been a considerable increase in court cases and rates.



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Annexure - 17
Plan No 78/2012.

DELHI DEVELOPMENT AUTHORITY
PERSONNEL BRANCH-I

EO No..... 1032

Date : June 18, 2010

ESTABLISHMENT ORDER

The Government of India Ministry of Urban Development (Delhi Division) vide its letter No. K-11011/8/2008-DDIA dated 14.06.2010 has conveyed approval of the Competent Authority for creation of additional posts in different cadres operative in DDA as per recommendations of Cadre Review Committee approved by the Authority vide its Resolutions No.63/2004 dated 22.11.2004, No.69/2006 dated 28.06.2006 and No.49/2008 dated 18.06.08. Accordingly, the re-determined sanctioned strength in various Cadre is as under :-

Sl No.	Name of the Cadre	Present Sanctioned Strength	No. of Additional posts as approved by MOUD	Re-determined sanctioned strength
1	Horticulture Cadre			
	(i) Dy. Director	10	02	12
	(ii) Asstt. Director	44	11	55
	(iii) S.O. (Hort.)	165	22	187
	(iv) Garden Supervisor	168	48	216
	(v) Senior Mali	-----	824	824
2	Planning Cadre			
	(i) Addl. Commissioner	03	01	04
	(ii) Dir. (Planning)	12	02	14
	(iii) Jt./Dy. Director	23	07	30
	(iv) Asstt. Director	32	10	42
3	Land Landscape Cadre			
	(i) Dy. Director	02	01	03
	(ii) Asstt. Director	03	03	06
4	Architectural Cadre			
	(i) Addl. Chief Architect	02	01	03
	(ii) Sr. Architect	05	01	06
	(iii) Architect	13	02	15
5	Survey Cadre			
	(i) Dy. Director (Survey)	06	02	08
6	Ministerial Cadre			
	(i) Director	12	04	16
	(ii) Dy. Director	45	20	65
	(iii) Asstt. Director	204	61	265
	(iv) Assistant	417	295	712
7	Stenographic Cadre			
	(i) Private Secretary	88	34	122
8	Revenue Cadre			
	(i) Tehsildar	10	10	20
	(ii) Naib Tehsildar	24	26	50
	(iii) Kanungo	36	44	80
	(iv) Patwari	90	45	135
9	Hindi Cadre			
	(i) Hindi Officer	02	01	03
	(ii) Sr. Hindi Translator	04	02	06
	(iii) Jr. Hindi Translator	10	04	14
10	System Cadre			
	(i) Dy. Director	05	01	06
	(ii) Asstt. Director	08	02	10
	(iii) Programmer	08	02	10

Contd.....2

No. F.7(66)/2004/PB-I/Pt.VI/

EO No.1032 Dated : 18.06.2010
No. F.7(66)/2004/PB-I/Pt.VI/

-: 27:-

11	Security Cadre			
	(i) Security Officer			
	(ii) Asstt. Security Officer	04	01	05
12	Legal Cadre	12	04	16
	(i) Dy. C.L.A.			
	(ii) Sr. Law Office	03	01	04
	(iii) Jr. Law Officer	08	05	13
	(iv) Legal Assistant	14	08	22
13	Miscellaneous Cadre	15	09	24
	(i) Sr. Lift Operators	05	09	14

[Signature]
18/06/10
[Pramila H. Bhargava]
Commissioner (Personnel)

No. F.7(66)/2004/PB-I/Pt.VI/

Dated : 18.06.2010

Copy for information to :-

- (i) Pr. Secy to LG, Delhi, Raj Niwas.
- (ii) Vice-Chairman, DDA.
- (iii) Finance Member, DDA.
- (iv) Engineering Member, DDA.
- (v) PC, PCCS, PC (LM, H&S), PC (WG).
- (vi) Chief Accounts Officer, DDA
- (vii) Under Secy. to the Govt. of India M/o Urban Development, Nirman Bhawan, New Delhi with reference to his communication No. K-11011/8/2008/DDIA dated 14.06.2010.
- (viii) All HODs of DDA.
- (ix) All Chief Engineers of DDA.
- (x) All Directors of DDA.
- (xi) Dy. Director (P)-I,II,III,IV,V, P & C(P) & CR, DDA.
- (xii) Sr. A.O (Estt.) Gaz./NG/Housing and all CAU's, DDA.
- (xiii) Sr. A.O. (Estt.)/PAO/Engs, DDA.
- (xiv) E.O. Book.
- (xv) Guard File.

[Signature]
18/06/10
[Pramila H. Bhargava]
Commissioner (Personnel)

No. K
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आयुक्त (कार्मिक)
डाकरी नं. M-34
दिनांक 15/6/10

Annex. 3

Nirman Bhawan, New Delhi-110108.
Dated the June 11, 2010

To
✓ Commissioner (Personnel),
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi- 110023.

उप निदेशक (का.)-I
डाकरी सं. 9368
दिनांक 16/6/10

2217/1018/P
16/6/10

Sub: Cadre Review of Administrative, Horticulture, Planning, Architectural,
Landscape, Survey and Research Wings of DDA.

Madam,

The undersigned is directed to refer to DDA's letter No. F. 7(66)/2004/PB-I/Part
(V)/2475 dated 29.8.2008 and subsequent correspondence on the above subject and
to convey the approval of the competent authority to the cadre review of various
cadres of DDA of as detailed below :-

(A) Creation of the following additional posts in various cadres has been
approved:-

I. Horticulture Wing	
Name of the post	No. of additional posts
Dy. Director	2
Asstt. Director	11
SO (Hort.)	22
Garden supervisor	48
Senior Mall	824

II. Planning Wing	
Name of the post	No. of additional posts
Additional Commissioner	1
Director (Planning)	2
Jt./Dy. Director	7
Assistant Director	10

Dear

Pl Process
AM 11/10/10

Handwritten notes and signatures including 'DIP', '15/6/10', '16/6/10', and 'Personnel'.

(31)

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III - Landscape Wing

Dy. Director	1
Asstt. Director	3

IV. Architectural Wing

Addl. Chief Architect	1
Sr. Architect	1
Architect	2

V. Survey Cadre

Jt./Dy. Director (Survey)	2
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VI. Ministerial

Director	4
Dy. Director	20
Asstt. Director	61
Assistant	295

VII Stenographic Cadre

Pvt. Secretary	34
----------------	----

VIII Revenue Cadre

Tehsildar	10
Naib Tehsildar	26
Kanungos	44
Patwari	45

IX. Hindi Cadre

Hindi Officer	1
Sr. Hindi Translator	2
Jr. Hindi Translator	4

Jan

X Systems cadre

30

Dy. Director	1
Asstt. Director	2
Programmer	2

XI Security Cadre

Security Officer	1
Asstt. Security Officer	4

XII Legal Cadre

Dy. CLA	1
Sr. Law Officer	5
Jr. Law Officer	8
Legal Assistant	9

XIII Miscellaneous Cadre

Sr. Lift Operators	9
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B. Creation of the following 16 posts has not been approved, as these are new grades proposed for introduction in the cadre structure:-

S. No.	Cadre	Posts in new Grade	Pay	Number of posts
1.	Landscape	Additional Commissioner	PB-4+8700	1
2.	Survey	Director (Survey)	PB-3+7600	1
3.	Steno	Pr. Private Secretary	PB-3+6600	5
4.	Revenue	Deputy Director	PB-3+6600	3
5.	Systems	Commissioner	PB-4+8700	1
6.	PR Cadre	Commissioner	PB-4+8700	1
7.	Security	Dy. Chief Security Officer	PB-2+4800	1

764 31

8.	Legal	Addl. CLA	PB-4+8700	1
9.	Misc.	Protocol Officer	PB-3+6600	1
		Assst. Protocol Officer	PB-2+4800	1
		Total		16

DDA may seek creation of new posts separately, if justified on functional grounds.

C. Abolition of the post of Assistant Settlement Officer has not been approved, as this is the highest post in the cadre and is the promotional post of Tehsildar.

D. However, abolition of the following posts as proposed has been agreed to:-

S. No.	Post	Pay	Strength	Filled	
1.	Ptg. Draughtsman	PB-2+4200	52	4	Filled Posts will be phased out gradually.
2.	Draughtsman	PB-2+4200	6	0	
3.	Arch. Draughtsman	PB-2+4200	1	0	
4.	Tech. Asst. (Hindi)	PB-1+2800	1	1	
5.	Asst. Translator Hindi	PB-1+1900	1	1	
6.	Sr. Data Asst.	PB-2+4200	4	3	
7.	Jr. Data Asst.	PB-2+2800	8	1	

2. This issues with the approval of the Ministry of Finance (Department of Expenditure), vide their ID No. 2(7)/E.III Desk/2010 dated 20-5-2010.

Yours faithfully,

Jan

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

Ann-I

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Assessment No 1
7 Form No. 78/2012

DELHI DEVELOPMENT AUTHORITY
POLICY & COORDINATION (PERSONNEL)

EO No. 821

Dated: 7.5.2010

Sub:-Adoption of OM No.F.1/1-2008-IC dated 13th November, 2009 and OM No.F.1/1/2-009-IC dated 16th November, 2009 issued by Government of India, Ministry of Finance, Department of Expenditure Implementation Cell regarding grant of Grade Pay of Rs.4600/-

Vice Chairman, DDA is pleased to approve adoption of above cited OM dated 13.11.2009 and 16.11.2009 in DDA regarding grant of grade pay of Rs.4600/- in the pay band PB-2 to posts that existed in the pre-revised scale of Rs.6500-10500 as on 1.1.2006 and which were granted the normal replacement pay structure of grade pay of Rs.4200 in pay band PB-2.

The above, will, however, be implemented, subject to conditions enumerated in the OM dated 13.11.2009 and 16.11.2009 (copy enclosed).

Pramila H Bhargava
(Pramila H Bhargava)
Commissioner(Personnel)

Encl: As stated.

No.FE98(02)-008-09/DDA/6th CPC/Part

Dated: 7.5.2010

Copy to:-

1. All HODs
2. Pr. Commissioner/ Pr. Commr-cum-Secy, DDA
3. All Commissioner, DDA
4. Chief Vigilance Officer, Commr(Plg), CLA, Chief Architect
Chief Accounts Officer, FA(H), DDA
5. All Chief Engineers(Civil & Electrical), DDA
6. All SEs(Civil & Electrical), DDA
7. All Directors(Ministerial, Horticulture), Planning, DDA
8. OSD to VC, DDA
9. All Sr.Accounts Officer and Accounts Officer i.e. CAUs, DDA
10. EO Book
11. Guard File

[Signature]
By Director(P&C)

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L.No.1/1/2008-IC
Government of India
Ministry of Finance
Department of Expenditure
Implementation Cell

New Delhi, dated the 13th November, 2009.

OFFICE MEMORANDUM

Subject: Grant of the revised pay structure of grade pay of Rs.4600 in the pay band PB-2 to posts that existed in the pre-revised scale of Rs.6500-10500 on 1.1.2006 and which were granted the normal replacement pay structure of grade pay of Rs.4200 in the pay band PB-2.

Sixth Pay Commission recommended merger of the three pre-revised scales of Rs.5000-8000, Rs.5500-9000 and Rs.6500-10500 and replaced them by the revised pay structure of grade pay of Rs.4200 in the pay band PB-2. Vide para 2.2.21 (v) of its Report, the Commission recommended that on account of the merger of these 3 scales, some posts which constituted feeder and promotion grades would come in the same identical grade. The Commission gave specific recommendations in its report granting higher grade pay of Rs.4600 to some categories of these posts. As regards the other posts, the Commission recommended that it should first be seen if the posts in these 3 scales can be merged without any functional disturbance and if possible, the same should be done. Further, the Commission recommended that in case it is not feasible to merge the posts in these pay scales on functional consideration, the posts in the scale of Rs.5000-8000 and Rs.5500-9000 should be merged with the posts in the scale of Rs.6500-10500 being upgraded to the higher grade in the pay band PB-2 with grade pay of Rs.4600 corresponding to the pre-revised scale of Rs.7450-11500. In case a post already exists in the scale of Rs.7450-11500, the post being upgraded from the scale of Rs.6500-10500 should be merged with the post in the scale of Rs.7450-11500.

The above recommendations of the Sixth Pay Commission were notified under Section 1 in Parts B and C of the First Schedule to the CCS (RP) Rules, 2008. While Part B of the First Schedule to the CCS (RP) Rules relates to pay scales for certain categories of staff, Part C notifies revised pay structure for certain posts in Ministries, Departments and Union Territories. The above provisions of the Rules specifically mentioned that such modifications in terms of para (ii) Section 1 may be done in consultation with the Department of Expenditure, Ministry of Finance.

Consequent upon the Notification of CCS (RP) Rules, 2008, Department of Expenditure has received a large number of references from administrative ministries/departments proposing upgradation of the posts which were in the pre-revised scale of Rs.6500-10500 as on 1.1.2006 by granting them grade pay of Rs.4600 in the pay band PB-2. The matter has been considered and it has now been decided that the posts which were in the pre-revised scale of Rs.6500-10500 as on 1.1.2006 and which were granted the normal replacement pay structure of grade pay of Rs.4200 in the pay band PB-2, will be granted grade pay of Rs.4600 in the pay band PB-2 corresponding to the pre-revised scale of Rs.7450-11500 w.e.f. 1.1.2006. Further, in terms of the abovementioned provisions of CCS (RP) Rules, 2008, in case a post already existed in the pre-revised scale of Rs.7450-11500, the posts being upgraded from the scale of Rs.6500-10500 should be merged with the post in the scale of Rs.7450-11500.

4. Accordingly, in terms of Rule 6 of CCS (RP) Rules, 2008, revised pay of Government servants in the pre-revised scale of Rs.6500-10500 who were earlier granted grade pay of Rs.4200 and who have already exercised their option for drawal of pay in the revised pay structure in the format prescribed in the Second Schedule to the Rules, will be fixed again in accordance with illustration 4A annexed to CCS (RP) Rules, 2008.

5. In case of all such Government servants in the pre-revised scale of Rs.6500-10500 who were earlier granted grade pay of Rs.4200 and who had opted to have their pay fixed under CCS (RP) Rules, 2008, action as prescribed in this Department's O.M. of even number dated 30th August, 2008 will be taken. In case a Government servant desires to revise his earlier option for coming over to the revised pay structure, he may be permitted to do so without making any reference to this Department.

6. On account of any fixation in the revised pay structure of grade pay of Rs.4600 in the pay band PB2, arrears of pay will be recalculated and difference of arrear in respect of the entire amount will be paid immediately. The manner of drawal of arrears has already been indicated in this Department's O.M. of even number dated 30.8.2008.

7. Hindi version will follow.

(ALOK SAXENA)
DIRECTOR

To

All Ministries/Departments of Government of India and others (as per standard list).

F.No.1/1/2008-IC
 Government of India
 Ministry of Finance
 Department of Expenditure
 Implementation Cell

New Delhi, dated the 16th November, 2009.

OFFICE MEMORANDUM

Subject: Grant of the pay structure of grade pay of Rs.4600 in the pay band PB-2 to Assistants and Personal Assistants of Central Secretariat Service, Armed Forces Headquarter Service, Indian Foreign Service "B" and Railway Board Secretariat Service and their counterpart Stenographer Services.

Consequent upon the Notification of CCS (RP) Rules, 2008, Department of Expenditure received a large number of references from administrative ministries/departments proposing upgradation of the posts which were in the pre-revised scale of Rs.6500-10500 as on 1.1.2006 by granting them grade pay of Rs.4600 in the pay band PB-2. After considering the matter, vide O.M. of even number dated 13th November, 2009, the Government has approved grant of the pay structure of grade pay of Rs.4600 in the pay band PB-2 to posts that existed in the pre-revised scale of Rs.6500-10500 as on 1.1.2006 and which were granted the normal replacement pay structure of grade pay of Rs.1200 in the pay band PB-2. Separately, the Government also received references from various sections regarding upgradation of the grade pay of Assistants in the Central Secretariat. After considering the matter, it has been decided to extend the pay structure of grade pay of Rs.4600 in the pay band PB-2 to Assistants belonging to Central Secretariat Service, Armed Forces Headquarter Service, Indian Foreign Service "B" and Railway Board Secretariat Service and Personal Assistants (PAs) in their counterpart Stenographer Services w.e.f. 1.1.2006.

2. Consequent upon the above upgradation, the pay of the above category of Government servants will be fixed again in accordance with Illustration 4A annexed to CCS (RP) Rules, 2008. As a result of re-fixation of pay, in case a Government servant desires to revise his earlier option for coming over to the revised pay structure, he may be permitted to do so without making any reference to this Department.

3. On account of pay fixation in the revised pay structure of grade pay of Rs.4600 in the pay band PB-2, arrears of pay will be recalculated and difference of arrears in respect of the entire amount will be paid immediately. The manner of drawal of arrears has already been indicated in this Department's O.M. of even number dated 30.8.2008.

4. While considering the case of granting upgraded grade pay of Rs.4600 to Assistants and PAs in the Central Secretariat, it is noted that Sixth Pay Commission had recommended parity in terms of hierarchical structure of Office Staff in Field and Secretariat offices upto the level of Assistants and this recommendation had been accepted by the Government. However, one of the reasons due to which Assistants of Central Secretariat are being granted grade pay of Rs.4600 is the fact that there is an element of direct recruitment to the post and that too, through an All India Competitive Examination. With the issue of this Department's O.M. of even number dated 13th November, 2009, the grade pay of Rs.4600 has already been introduced in the case of Office Staff in Field Offices. As far as Central Secretariat is concerned, in order to continue to maintain parity between Field and Secretariat offices, introduction of a level in the hierarchy of Central Secretariat having grade pay of Rs.4200 in the pay band PB 2 between the grades of Upper Division Clerks and Assistants is necessary.

5. The manner in which the new grade in the hierarchy of Central Secretariat should be introduced may be decided by IXDT in consultation with Department of Expenditure. Introduction of this new grade in the hierarchy will be applicable in the case of all the four Headquarter Services viz. Central Secretariat Service, Armed Forces Headquarter Service, Indian Foreign Service "B" and Railway Board Secretariat Service and their counterpart Stenographer Services. The decision to introduce the new grade in the hierarchy of Central Secretariat Service will be implemented from a prospective date.


(ALOK SAXENA)
DIRECTOR

To:

Secretary, Department of Personnel & Training, (Shri Shantanu Consul), North Block, New Delhi.

Copy to:

1. Defence Secretary (Shri Pradeep Kumar), Ministry of Defence, South Block, New Delhi.
2. Foreign Secretary (Ms. Nitupama Rao), Ministry of External Affairs, South Block, New Delhi.
3. Financial Commissioner (Ms. Sowmya Raghavan), Railway Board, Rail Bhawan, New Delhi.

RECRUITMENT REGULATIONS FOR THE POST ASSISTANT IN DELHI DEVELOPMENT AUTHORITY

Annexure - 5/3

Date: 78/2012


S.No.	Columns as per standard format of RRs.	Provisions in the existing RRs.	Modifications in the existing RRs.	Reasons for such modifications
1.	Name of Post	Assistant	No Change	-
2.	No. of Post	417 (subject to variation from time to time)	712 (subject to variation dependent on work load)	Sanctioned strength revised as per cadre review approved by the Ministry.
3.	Classification	Group 'C'	No Change	-
4.	Pay Band & Grade Pay/ Pay Scale	Rs. 5500-175-9000/- (revised to 6500-10500/-)	Pay Band-2, Rs. 9300-34800/- with Grade Pay of Rs. 4600/-	The pay scale has been modified in accordance with the recommendations of 6 th Central Pay Commission as adopted by DDA vide Resolution No. 20/2009 dated 3.6.2009 read with E.O. No. 821 dated 7.5.2010.
5.	Whether Selection post or Non-Selection post	Non-Selection	No Change	-
6.	Whether benefit of added years of service admissible under Rule-30 of the Central Civil Service (Pension) Rules, 1972	Not applicable	No Change	-
7.	Age limit for direct recruits.	Not applicable	Not exceeding 30 years (Relaxable for Government Servant in accordance with the instructions or orders issued by the Central Government.) NOTE: DDA employees possessing required qualifications as prescribed for direct recruits shall be eligible and the age limit shall not be applicable to them.	Since the provision of 'direct recruitment' has also been made as one of the methods of recruitment so provision need to be made. The age limit is as per the orders and instructions of the Central D.O.P.T.

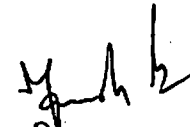
Secretary
Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi-110023


मनीष कुमार
आई.ए.ए.ए.
मुख्य लेखाधिकारी
दिल्ली विकास प्राधिकरण
नई दिल्ली

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8.	Educational and other qualifications required for direct recruits.	Not Applicable	(i) Bachelor's degree or equivalent from any recognized university. (ii) Computer Proficiency	The method of recruitment is being modified as to include 'direct recruitment' as one of the methods of recruitment. The additional qualification of Computer proficiency has been added in view of computerization of the work of the department.
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes and deputationists?	Not Applicable	Age: No Educational & qualification: No	-
10.	Period of probation, if any	Two years	No Change	-
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation/absorption & percentage of the posts to be filled by various methods	By Promotion i) 50% by way of promotion. ii) 50% by way of departmental examination.	i) 50% of the posts by promotion. ii) 25% of the posts by Limited Departmental Competitive Examination. iii) 25% of the post by direct recruitment.	Consequent upon the cadre review the sanctioned strength has been increased from 417 to 712 with the approval of the Ministry. The 'direct recruitment' would not result in any stagnation for the existing strength of the UDCs. The induction of direct recruitment quota has been provided to infuse young blood and talent available in the open market. The filling up of vacancies would be as per the proposal of the cadre review committee.


Commissioner-cum-Secretary
Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi-110023


मनीष कुमार
आई.ए.ए.ए.
मुख्य लेखाधिकारी
दिल्ली विकास प्राधिकरण
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-3-


12.	In case of recruitment by promotion/deputation/absorption, grades from which promotion/deputation/absorption is to be made.	i) 50% by way of promotion from UDCs having 5 years of service. ii) 50% by way of departmental examination from UDCs with 5 years service.	PROMOTION From amongst UDCs with 6 years of regular service in the grade. Limited Departmental Competitive Exam The UDCs with 3 years of regular service in the grade.	The regular service in feeder grade would count towards qualifying service hence modifications made accordingly. The word 'limited' & 'Competitive' have been prefixed to make the provisions appropriate. As per orders of DoPT qualifying service from Grade Pay Rs. 2400/- to 4600/- is 15 years but in promotion 06 years regular service has been mentioned.
13.	If a DPC exists what is its composition	Junior level DPC for Group 'C' Officer 1. Commr.(P)- Chairman 2. Jt./Dy. CAO- Member 3. Jt./DD(P)3- Member 4. Rep. for SC/ST- Member to be nominated by VC, DDA 5. Jt./DD(CR)- Member Secy.	For Promotion Junior Level DPC for Group-'C' Officials as notified by DDA from time to time.	The Composition of the DPC is notified by DDA separately and its constitution may also change from time to time. Hence only level of the DPC has been mentioned so that the RRs may not need any modification with the change in the constitution of the DPC.
14.	Saving	Nothing in these rules shall affect reservations, relaxations of age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, the other backward classes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Government from time to time in this regard.	No Change	

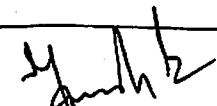
Commissioner-cum-Secretary
Delhi Development Authority,
Vikas Sadan, I.N.A.,
New Delhi-110023



मुख्य लेखाधिकारी
आइ.ए.ए.ए.ए.
मुख्य लेखाधिकारी
दिल्ली विकास प्राधिकरण


अ/व/क
CON/HR/P

15.	Disqualification	<p>No person (a) who has entered into or contracted a marriage with a person having a spouse is living; or (b) who having a spouse living, has entered into or contracted a marriage with any person shall be eligible for appointment to any of the said post:</p> <p>Provided that the Central Government may, if satisfied that such a marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this regulation.</p>	No Change	
16.	Power to relax	<p>Where the Chairman Delhi Development Authority, is of the opinion that it is necessary and expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations with respect to any class or category of persons or posts.</p>	No Change	


 Commissioner-cum-Secretary
 Delhi Development Authority,
 Vikas Sadan, I.N.A.,
 New Delhi-110023


 सुनील कुमार
 सहायक सचिव,
 मुख्य लेखाधिकारी
 दिल्ली विकास प्राधिकरण
 नई दिल्ली


 4/11/

ITEM No: 79/2012
11-12-2012

Sub:- Ex -post facto approval for the relaxation in the length of service for promotion to the post of Chief Engineer (Civil) in DDA.
F-7(44) 2009/PB-1

1. Proposal in brief.

This proposal is for ex-post facto approval for relaxation in the length of service criteria by 2 years (from 7 years to 5 years) for promotion to the post of Chief Engineer (Civil) from SE (Civil) for the vacancies of CE(Civil) arising during the financial year 2012-13. Hon'ble LG has accorded the approval for relaxation subject to its ex-post facto ratification by the Authority. The need for relaxation had arisen due to non-availability of sufficient number of officers having required length of service of 7 years in the feeder cadre of SE(Civil) for promotion to the post of Chief Engineer (Civil). This has enabled the DDA to fill-up the 2 posts of Chief Engineers otherwise it would led to administrative problems of management and supervision.

In view of the desirability of filling up of the post of Chief Engineers expeditiously in the administrative exigencies relaxation as per above was made with the approval of Hon'ble LG and promotions were made by holding DPC for promotion from SE (Civil) to CE (Civil) as per the relaxation approved by Hon'ble LG.

The matter is placed before the Authority for its ex-post facto approval for the relaxation in the length of service criteria as above for the vacancies of Chief Engineer (Civil).

2. Why the approval of Authority is sought.

The RRs for the post of Chief Engineer were approved by the Authority vide Agenda No.35 dated 05.03.1991. As per matter of policy such relaxation in minimum number of years of services for promotion should not be considered. However, this case may be treated as special case and not to be quoted as precedence. The Authority is Competent to relax any provisions in the RRs in regard to a category or group of persons. Approval of the Authority is sought for the relaxation as above.

3. Financial Implication, if any.

The issue involved here is relaxation in provision on of RRs. There is no financial implication.

RESOLUTION

Sub: Ex-post facto approval for the relaxation in the length of service for promotion to the post of Chief Engineer (Civil) in DDA.
F.7(44)2009/PB-I

Proposals contained in the agenda item were approved as one time relaxation by the Authority.

Item No. 80/2012

Sub : Agenda for adoption of Annual Accounts for the Financial year
2011-12

F.6 (124)/A/C (Main)/DDA/ 2011-12/DDA

Precise :-

1. As per the provisions contained in DDA Budget and Account Rule 1982, DDA is required to prepare the Annual Accounts in the formats as prescribed by the Ministry of Urban Development in consultation with Comptroller and Auditor- General of India under Nazul Account I , Nazul Account II & BGDA.
2. Nazul Account I relates to the transactions of the old Nazul Estates entrusted to Delhi Improvement Trust under Nazul Agreement, 1937 which was taken over by the Delhi Development Authority as successor of the Delhi Improvement Trust. There are no significant changes in the transactions relating to Nazul Account -I as per last year's transactions.
3. Nazul II relates to the large scale land acquisition, development and disposal activities. There are no significant changes in the transactions relating to Nazul Account II as compared to the transactions recorded in the last year's account except the total grant received from the Ministry towards development and upgradation of sports facilities, infrastructure facilities connected with Commor Wealth Game 2010 and the entire expenditure incurred on its development has been transferred to Nazul Account II in the accounts of 2011-12 as all these developments and upgradation were carried out on the stadia belonging to Nazul account II. Details are in para 10 below.
4. General Development Account relates to all the development, construction and other activities under taken by the Authority on its own account and other activities assigned to the Authority. There are no significant changes in the transactions relating to General Development Account as compared to the transactions recorded in the last year's accounts except that the liabilities towards DDA Pension Fund , Gratuity Fund & Leave encashment has been provided out of the surplus of BGDA income & expenditure account. Details are in para 6 below.

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5. Annual Accounts for the financial year 2011-12 have been prepared which comprises Receipt and Payment Accounts of B-General Development Accounts, Nazul Account-I and Nazul Account-II and Income & Expenditure Accounts and balance sheet in respect of General Development Account and Nazul Account-I. These are placed at Appendix "A" (Attached booklet containing 1 to 36 pages).
6. Financial statements of Delhi Development Authority Pension Fund Trust and Gratuity fund Trusts have been drawn separately consequent upon recognition of these trusts by Income Tax Department last year. Contribution amounting to Rs. 916.03 crore and Rs. 62.80 crore towards DDA Pension Fund Trust and Gratuity Fund Trust respectively have been made as per actuarial valuation report. This contribution has been made out of the surplus of Rs. 964.08 Cr. as depicted in the Income & expenditure account statement for the year 2011-12. Besides this, a sum of Rs. 141.02 crore has been contributed towards leave encashment liability on the basis of actuarial valuation report. Thus, there is a variation of Rs. 156.27 crore on negative side in the income & expenditure account statement on account of contribution toward these liabilities. Accordingly, the amount recoverable/payable to the Trust Funds and the expenditure on account of contribution from the Authority has been depicted in the financial statement of Pension Fund Trust & Gratuity Fund Trust, which are subject to adjustment based on final valuation certificate.
7. Actuarial valuation in respect of leave encashment has been got done and liability of Rs. 427.00 Cr. provided in the book of Accounts.
8. The Annual Accounts for the financial year 2011-12 have been sent to the Office of A.G. (Audit) Delhi for statutory audit after soliciting approval from the Hon'ble L.G. pending ratification by the Authority, in its next meeting for adoption of Annual Accounts.
9. The Annual Accounts of 2011-12 after audit by the A.G. (Audit) Delhi will again be placed before the Authority along with the SAR for adoption.
10. In these accounts, Expenditure on Commonwealth Games 2010 has been allocated between Nazul Account II and General Development Account. Expenditure of Rs. 1377.37 incurred on various Schemes for development and upgradation of Sports facilities, infrastructure facilities, beautification etc. has been transferred to Nazul Account II. Grants received from

Cont'd.....

the Government amounting to Rs. 901.26 crores were initially booked in the CWG reserve for accounting purpose. Now after completion of Common Wealth Games Projects which have been carried out on Nazul - II's land, this grant has been transferred to Nazul A/c II. Upfront payment of Rs. 321 crores received from the Developer on account of allotment of land for CWG Village has also been transferred to Nazul Account II. The sale proceeds from the one-third share in the flats in CWGV received as a consideration of allotment of land to the developer shall be credited to Nazul A/c II on disposal of flats. Flats received from the developer towards the ball-out package given to the Developer by the DDA from its own funds have been carried as houses in the stocks of the accounts of GDA.

11. Annual Accounts for the year 2011-12 along with the following items are submitted as under:-

Sl.No	Item	Ref. To page of appendix's' booklet
1	Statement of significant Accounting Policies	1 to 5 (booklet 'A')
2	Balance Sheet, Income & Expenditure Account and Receipt & payment Accounts of B-General Development Account.	6 to 21
3	Notes to the Accounts	22 to 24
4.	Balance Sheet, Income & Expenditure Account and Receipt & payment Accounts of Nazul Account-I	25 to 33
5.	Receipt & Payment Accounts of Nazul Accounts -II	34 to 36
6	Financial statement of Delhi Development Authority Pension Fund Trust.	Booklet 'B'
7	Financial statement of Delhi Development Authority Gratuity Fund Trust	Booklet 'C'

Proposal

The proposal contained in the above Agenda Item relating to the Annual Accounts for the financial year 2011-12, separate financial statement of Delhi Development Authority Pension Fund trust and Gratuity Fund Trusts along with necessary schedules attached therein is placed before the Authority for approval and adoption.

RESOLUTION

*Sub: Agenda for adoption of Annual Accounts for the financial year 2011-12.
F.6(124)A/C(Main)/DDA/2011-12*

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

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Bouklets 'A'
7 Item No. 80/12

DELHI DEVELOPMENT AUTHORITY

**FINAL ACCOUNTS
2011-12**

K. N. GOYAL & CO.
Chartered Accountants
96, New Rajdhani Enclave
Vikas Marg, Delhi - 110 092,
Tel/Fax: 22466424, 9313639600
e-mail: knqoyal@gmail.com

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Final Accounts 2011-12

DELHI DEVELOPMENT AUTHORITY
STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Presentation

The accounts of the Authority are organized under three broad heads each of which is considered a separate accounting entity. The individual heads reflect the governmental resources allocated to them for the purpose of carrying on specific activities in accordance with laws, regulations, or other restrictions. Accounts are prepared under three major heads – Nazul I, Nazul II and General Development Account. Nazul I relates to the transactions of the old Nazul Estates entrusted to the Delhi Improvement Trust under Nazul Agreement, 1937 which was taken over by the Delhi Development Authority as successor of the Delhi Improvement Trust. Nazul II relates to the large scale land acquisition, development and disposal activities. General Development Account relates to all the development, construction and other activities undertaken by the Authority on its own account and other activities assigned to the Authority.

2. Basis of preparation of accounts

All transactions are recorded on receipts and payments basis during the year. The account is converted to income and expenditure basis at the year end by the inclusion of appropriate entries for accounts receivables, payables, fixed assets, depreciation, etc.

3. Format of Financial Statements

Financial Statements of General Development Account is prepared in the Common Format of Accounts prescribed by the Government of India, Ministry of Finance for Central Autonomous Bodies. Financial Statements of Nazul I and Nazul II are prepared in the format of accounts prescribed in the DDA (Budget & Account) Rules, 1982 as they reflect transactions on government account.

4. Fixed Assets

- A. Fixed Assets are reflected at cost less depreciation. In case of self-constructed assets, cost includes appropriate portion of administrative and establishment charges.
- B. Fixed Assets include certain Buildings constructed on land not belonging to the Authority but being used for the Authority's activities.
- C. Land used for Office Buildings, staff quarters, stores, etc. are valued at the disposal/ predetermined rates of land on the date of such transfer.

5. Depreciation

Depreciation is provided at the rates prescribed under the Income Tax Act, 1961 for full year irrespective of the date of addition.

6. Valuation of Stocks & Stores

- a. Raw Land - At cost. Cost represents cost of acquisition purchase including compensation and incidental expenditure related to acquisition and taking possession of the land.
- b. Work-in-progress - at actual expenditure incurred on development and construction including appropriate charge for overheads
- c. Finished Stock - Built up Units comprising of Housing Stock at standard cost at which expected to be sold, including land premium, less estimated cost of completion.

In case of other stock including developed land held for sale - at disposal rates based on average tender/ auction rates, less estimated cost of completion.
- d. Deposit/Contract Works - at the cost of work done including departmental charges recoverable as per terms of contract.
- e. Stores - At the issue rate determined for recovery from Works adjusted for handling expenses related to issuance of material. Material lying with contractor being adjustable against contract work done at predetermined rates, is treated as advance to contractor.

7. Revenue Recognition

Revenue is recognized on accrual basis, except where otherwise stated due to uncertainty of realization and quantum of revenue.

- a. Premia and sale consideration received on disposal of land, built-up/constructed units, like houses, offices, shops, etc. is recognized using the full accrual method on issuance of Possession Letter.
- b. Interest element in hire-purchase installment is recognized as revenue, in proportion to the principal portion outstanding.
- c. Rental income is recognized on accrual basis with reference to the period to which the income relates.
- d. Share of Ground Rent from Nazul II is recognized on the basis of receipt.

- e. Penal charges, composition fee, damages and interest on delayed payments are recognized on receipt basis.
- f. Interest on investments is recognized on accrual basis.

8. Stores

Construction stores consumed is charged to respective Works at predetermined issue rates. Difference of issue rate and purchase price is adjusted in Miscellaneous Expenditure/Income.

9. Interest/Compensation payments to Allottees

- a. Interest on registration money received from registrants of various schemes is provided on accrual basis.
- b. Compensation for delay in completion and allotment of flats to registrants of self-financing scheme is booked on payment or award of Court.

10. Deficiency Charges

Deficiency charges paid to Municipal Authorities, Local Bodies or Corporation is accounted for on the basis of charges accepted and paid.

11. Recoveries/Payments to Nazul Accounts

A. Recovery of Establishment & General Administrative Costs :

Establishment and General Administrative costs are charged to General Development Account and appropriate portion of expenses relating to Nazul I and Nazul II Accounts are allocated and recovered in proportion to the expenditure outlay on Schemes, Projects or activities under Nazul Accounts.

B. Land Premia for Schemes on Nazul Lands :

Land premia in respect of Nazul Lands appropriated for various Schemes under General Development Account is booked as expenditure by credit to Nazul Account on completion of construction of the properties at the predetermined rates as prescribed under the Nazul Rules.

C. License Fee/Service Charges for use of Nazul Properties :

License Fee/ Service Charges for use of Nazul Properties such as Staff Quarters, etc. is booked by credit to Nazul Account at such Government notified rates as per applicable rules.

12. Compensations/Arbitration Awards

Payments towards additional compensations awarded in respect of land acquired and arbitration awards are booked on payment basis.

13. Recoveries against specified liabilities/funds

Recoveries against specified liabilities/funds like Share Money, Fire Risk Insurance, Maintenance Fund, etc. are credited to separate

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Liability/Reserve Accounts created for that purpose and expenditure and pay outs thereagainst, are recorded by debit to the Liability/Reserve Account.

14. Employees' Benefit Schemes and retirement benefits

- a. Employees' contribution towards General Provident Fund Scheme is credited to the General Provident Fund Account and is invested in approved securities as per prescribed guidelines. Interest accrued on the accumulated contribution, payments, advances and interest earned on the investment of the Fund are adjusted to the Fund Balance.
- b. Contribution is made to the Pension Fund Trust and Gratuity Fund Trust based on Actuarial Valuation.
- c. Leave encashment is provided on actuarial basis.
- d. Post Retirement Medical Benefits is recorded on payment basis.

15. Earmarked Funds

Funds entrusted to the Authority or grants or assistance provided to the Authority or amounts retained by the Authority to be utilized for specific or earmarked purposes are accounted for under distinct heads and the expenditure/utilization of the same are adjusted to the said account. Investments related to earmarked funds are carried at face value. Various Funds managed by DDA as part of General Development Account are -

a. Urban Development Fund

Charges recovered on conversion of properties from lease-hold to free-hold are credited to this account. Loans and Grants given from the Fund for development projects as per directions of the Competent Authority are charged to the Fund Account. Interest on loans given from the Fund Account is recognized and credited to the Fund Account on receipt.

b. VAMBAY

This represents funds given by the Government for Valmiki Maleen Basti Awaas Yojna.

c. General Provident Fund

Provident Fund contribution and accretion to the fund is held in this Fund Account.

d. Personal Accident Insurance Policy Fund

Recoveries made from employees for payment of compensation in case of accidental deaths is held in the Account.

e. Benevolent Fund

Recoveries made from employees for payment of compensation on death during service is held in the account.

16. Special Reserves**a. Common Wealth Games Reserve Fund**

This represents surplus retained for meeting expenditure on the Common Wealth Games 2010. Grant from the Government for meeting expenditure on the Games is credited to the Reserve Fund Account. Funds retained/received are separately invested and reflected in accounts. Expenditure on the Project is accumulated and carried forward for adjustment to respective account on completion of the Project.

b. EWS Houses Reserve Fund

This represents surplus retained for meeting expenditure on construction of houses to the Economically Weaker Section.

c. Reserve for House Fire Risk

This represents special charges recovered from allottees of properties on hire-purchase basis to cover any loss or damage to the properties.

d. Contingency Reserve Fund

This represents funds retained for meeting any future contingencies.

e. Maintenance Fund – Housing Scheme, 2010

This represents one-time maintenance charges recovered from the allottees of the Housing Scheme, 2010 for future maintenance of the Colonies.

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DELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS

GENERAL DEVELOPMENT ACCOUNT

2011-12

K. N. GOYAL & CO.

Chartered Accountants
96, New Rajdhani Enclave
Vikas Marg, Delhi - 110 092,
Tel/Fax: 22486424, 9313639600
e-mail: kngoyal@gmail.com

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
BALANCE SHEET AS AT 31ST MARCH, 2012**

(AMOUNT IN RUPEES)

	SCHEDULE	As at 31.3.2012	As at 31.3.2011
<u>CORPUS/CAPITAL FUND AND LIABILITIES</u>			
Corpus/Capital Fund		-	-
Reserves & Surplus	A	92,43,76,89,262	1,00,49,34,23,890
Earmarked/Endowment Funds	B	36,14,29,41,503	37,57,45,67,130
Current Liabilities & Provisions	C	29,02,23,29,722	1,14,20,70,88,083
		1,57,60,29,60,487	2,52,27,50,79,103
<u>ASSETS</u>			
Earmarked/Endowment Funds	B	4,38,35,106	3,61,96,121
Fixed Assets	D	84,40,12,010	87,85,09,321
Common Wealth Games Project	E	-	22,39,93,07,076
Investment of Earmarked/Endowment Funds	F	33,43,14,67,512	36,24,81,25,545
Current Assets, Loans & Advances	G	1,23,28,36,45,859	1,92,71,29,41,040
TOTAL		1,57,60,29,60,487	2,52,27,50,79,103
Significant Accounting Policies			
Notes to the Accounts			

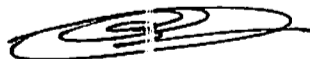

Sr. Accounts Officer


14/09/2012
Dy. Chief Accounts Officer (H-1-I)


Chief Accounts Officer

Dated : 14.9.12
Place : New Delhi

As per our Report Attached
For K. N. Goya & Co.,
Chartered Accountants



(K. N. Goya)
Partner
M.No.01193
FRN - 00108

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2012**

INCOME	SCHEDULE	(AMOUNT IN RUPEES)	
		For the year ended 31.3.2012	For the year ended 31.3.2011
Income from Sales/Services	H	7,16,22,85,990	7,58,93,83,882
Income from Investments	I	2,82,23,57,134	4,37,52,93,415
Other Income	J	1,23,40,57,728	61,91,28,108
Increase/(Decrease) in Stock & Works	K	7,21,72,28,084	(24,51,14,785)
		8,53,59,06,934	12,31,86,90,718
EXPENDITURE			
Development & Construction Expenses			
- Land and related works		28,94,339	38,07,548
- Specified housing scheme - EWS Houses		3,05,19,10,231	6,11,80,869
- Other Housing Schemes		13,40,72,49,234	3,41,91,77,185
- Commercial Estate		74,13,354	21,46,62,374
Maintenance of properties		6,46,92,87,158	3,69,68,27,894
Establishment & Administration		93,78,58,980	81,25,58,410
Interest on Registration Money	L	1,37,49,40,289	1,05,21,35,234
Depreciation		3,01,01,418	24,45,899
TOTAL	D	8,28,77,034	7,81,02,028
Excess of Income over Expenditure before prior period adjustments & Extraordinary Items		8,89,51,42,887	5,64,38,69,555
Less: Prior period & Extraordinary Items		8,64,07,64,067	6,67,48,21,163
Net Surplus/(Deficit) carried to Balance Sheet	M	1,20,35,08,518	2,84,49,48,260
Significant Accounting Policies		1,68,27,44,448	4,02,98,75,913
Notes to the Accounts			

[Signature]
Sr. Accounts Officer

[Signature]
Dy. Chief Accounts Officer (HQ-1)

[Signature]
Chief Accounts Officer

Dated : 14.9.12
Place : New Delhi

As per our Report attached
For K. N. Goyal & Co.,
Chartered Accountants

[Signature]
(K. N. Goyal)
Partner
M.No.011939
FRN- 001084N

**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
RECEIPTS & PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2012**

(AMOUNT IN RUPEES)

Head of Account	RECEIPTS		PAYMENT	
	2011-12	2010-11	2011-12	2010-11
Opening Balance				
Cash in Hand	6,84,308	9,75,199	Administration & Establishment	34,34,29,93,481
Balance in Saving Accounts	3,34,52,42,971	3,23,79,85,243	Less: Amt. Recovered from works	(28,63,208)
Remittance in Transit	4,90,49,924	4,41,78,088	TOTAL	34,34,01,30,273
	3,39,49,77,203	3,28,31,38,510		
Less : Balance of transactions pertaining to -			Less: Share cost transferred to	
Nazul I	(68,70,741)	(2,32,19,261)	Nazul A/c-I	(32,28,77,498)
Nazul II	(1,56,49,21,594)	(1,41,01,11,468)	Nazul A/c-II	(22,59,12,27,383)
Pension Fund	(5,54,13,916)	-	Delhi Master Plan	(1,23,83,374)
Gratuity Fund	(1,84,05,786)	-	Common Wealth Games Project	(22,37,95,267)
	1,74,93,85,166	1,84,98,05,781	Total share cost transferred	(23,15,02,83,522)
Fixed Deposits - General Investment	1,28,34,51,01,959	1,30,09,44,67,125	Balance under GDA	11,18,98,46,751
		25,00,51,01,959		
				3,62,15,54,459
Revenue from Work and Development Schemes			Expenditure on Works & Development Schemes	94,18,51,282
	4,48,74,828	2,42,50,000		
Premia from disposal of land			Expenditure on construction of Houses & Shops	6,18,99,29,401
Premia from disposal of houses and shops including hire purchase instalments	15,76,56,74,135	15,81,05,48,983	Interest on Registration Money & Refunds	3,02,48,794
		3,65,11,76,736	Miscellaneous expenses	1,57,98,644
		3,87,54,26,738		
License Fee		47,83,68,848		24,02,757
Ground Rent		1,97,77,785		18,11,809
Interest on General Investment		5,71,28,89,072		
Other Revenues		1,42,78,77,157		
		38,70,06,818		

Head of Account	2011-12		2010-11		Head of Account	2011-12		2010-11	
Urban Development Fund					Urban Development Fund				
Encashment of Investment	19,84,00,00,000		16,85,50,00,000		Investment	20,67,00,00,000	19,84,00,00,000		
Recoupment of Expenditure from Nazul	32,78,00,000		-		Refunds	1,17,81,501			
Conversion Charges	2,78,54,81,007		2,35,27,09,889		Grants & Loans to other Departments	1,07,17,00,000	21,75,34,81,501	1,48,38,790	20,31,84,38,790
Interest on Investment	1,68,34,77,195	24,70,35,54,202	1,03,90,08,338	19,31,17,16,207				48,35,00,000	
UDF loan recovery	10,69,98,000		6,50,00,000						
General Provident Fund					General Provident Fund				
Provident Fund Contribution	2,51,19,17,133		2,41,75,36,940		Provident Fund Disbursements	1,73,30,65,729		1,37,82,63,171	
Encashment of GPF Investment	32,98,01,839		35,44,78,780		Deposit Link Insurance	80,18,894		83,44,122	
Discount on purchase of Investments	80,05,037		-		Premium on purchase of Investments	-		27,88,260	
Interest on GPF Investment	69,29,48,585	3,54,28,72,594	64,74,49,436	3,42,04,58,427	Interest on Provident Fund	52,69,28,450		54,17,29,118	
Deputationists	-		9,91,271		Investment made	2,67,03,01,839	4,94,38,92,555	1,06,57,78,780	3,00,27,40,761
					Deputationists	55,79,843		58,39,260	
Pension Fund					Pension Fund				
Encashment of Pension Fund	-		1,17,13,89,448		Pension Fund Investment	-		2,04,76,20,845	
Investment	-		62,94,65,421		Premium on purchase of Investment	-		2,93,87,710	
Interest on Pension Fund Investment	-		-		Disbursements to employees	-		90,20,38,728	2,97,90,25,083
Discount on purchase of Investments	-		2,79,84,25,433	4,59,92,80,300					
Contribution Received in Fund	-		-						
New Pension Scheme					New Pension Scheme				
Contribution Received	-	1,47,77,654	-		Payment to NSDL	2,50,86,582			
					Interest on NPS	31,278	2,51,17,000		
Personal Accident Insurance Policy					Personal Accident Insurance Policy				
Contribution from Employees	-	11,45,408	-	13,00,466	Premia to LIC	-		4,27,110	
					Compensations paid	-		4,10,240	8,37,350
Gratuity Fund					Gratuity Fund				
Contribution Received in Fund	-		1,78,10,00,014		Disbursements	-		33,87,31,838	
Interest on Gratuity Investment	-		9,13,88,883		Premium on purchase of investment	-		23,75,000	
Encashment of Gratuity Fund	-		8,54,87,854	1,93,78,58,331	Investment made	-		45,21,27,500	79,12,34,138

Head of Account	2011-12		2010-11		Head of Account	2011-12		2010-11	
Common Wealth Games Reserve Fund					Common Wealth Games Reserve Fund				
Allocation of expenditure to Nazul-II (Net of grants)	4,76,60,94,478				Investment			2,00,00,00,000	
Encashment of Investment	2,00,00,00,000		4,86,50,00,000		Expenditure	49,96,60,644	49,96,60,644	6,05,49,02,880	8,05,49,02,880
Capital Grant			1,76,80,65,021						
Interest Received on Investment	15,31,34,315	6,91,92,28,793	30,05,35,073	6,93,36,00,094					
EWS Houses Reserve Fund					EWS Houses Reserve Fund				
Encashment of Investment	9,88,85,00,000		9,47,95,00,000		Investment	10,39,90,00,000		9,88,85,00,000	
Interest Received on Investment	72,22,61,690	10,61,07,61,690	58,56,50,525	10,06,51,50,525	Expenditure	2,29,19,10,231	12,69,09,10,231	82,11,80,869	10,70,96,80,869
Benevolent Fund					Benevolent Fund				
Contribution		1,02,56,550		1,03,11,292	Disbursements		1,78,95,535		1,81,32,000
Contingency Reserve Fund					Contingency Reserve Fund				
Encashment of Investment	5,53,00,00,000		3,32,20,00,000		Investment		6,42,00,00,000		3,53,00,00,000
Interest Received	89,18,32,676	6,42,18,32,676	21,29,53,702	3,53,46,53,702					
Vambay					Vambay				
Interest on Vambay	4,67,817		6,03,262		Investments made		70,00,000		65,00,000
Encashment of Investments	65,00,000	69,67,817	60,00,000	66,03,262	Amount transferred to Nazul I		42,00,00,000		20,00,00,000
					Amount transferred to Nazul II		16,00,00,00,000		
Earnest Money Deposits/					Earnest Money Deposits/				
Registration Money -					Registration Money -				
Housing Schemes	30,19,95,212		1,04,71,87,27,873		Housing Schemes	1,03,20,28,43,900		78,00,57,339	
Commercial Schemes	(1,67,33,362)	28,32,61,850	17,81,65,588	1,04,89,68,93,461	Commercial Schemes	8,58,42,372	1,03,28,66,86,272	93,05,748	78,93,63,087
Group Insurance Scheme:					Group Insurance Scheme:				
Contribution & Compensation Recd.		19,68,512		26,39,137	Payment to Employees	9,10,000		12,73,408	
					LIC Group Insurance Premia for DDA Employees	36,68,472	45,78,472	36,60,501	49,33,909

Head of Account	2011-12		2010-11		Head of Account	2011-12		2010-11	
Contribution to Gratuity Fund Trust					Payment to Pension Fund Trust Account				
Account pending transfer					pending adjustment to contribution				
Employee Advances Recovery		55,36,89,854			Employee Advances	2,04,80,61,820			
Other Advances		1,87,32,058		2,07,19,685	Other Advances	1,17,46,523			1,74,07,882
Deposits & Retentions		71,77,970		17,28,15,701	Deposits & Retentions	1,40,08,988			6,85,03,494
Deposit Works		59,34,94,181		1,71,87,65,632	Deposit Works	4,63,28,50,790			48,48,68,671
		23,34,78,272		49,88,38,820	TDS on Income	55,58,92,756			65,24,78,161
						1,95,05,054			2,05,55,140
Statutory Deductions/Collections - Taxes, Duties & Cess		78,39,65,350		90,41,77,983	Statutory Deductions/Collections - Taxes, Duties & Cess	75,03,14,869			99,24,24,120
Miscellaneous Payments/Adjustments				1,40,03,681	Miscellaneous Payments/Adjustments				48,20,145
					Closing Balance (Schedule N)				
					Cash in Hand	12,07,277			
					Balance in Saving Accounts	4,06,83,97,974		8,84,308	
					Remittance in transit	6,08,39,360		3,34,52,42,971	
						4,13,04,44,611		4,90,49,924	
					Less : Balance of transactions pertaining to -			3,39,49,77,203	
					Nazul I				
					Nazul II	(32,01,699)		(68,70,741)	
						(54,95,08,422)		(1,58,49,21,594)	
					Fixed Deposits - General Investment	3,57,77,34,490		1,82,31,84,888	
						12,18,01,01,959		1,28,34,51,01,959	
							15,75,78,36,449		1,30,16,82,88,827
							2,08,22,88,94,179		1,91,00,25,29,052
		2,08,22,88,94,179		1,91,00,25,29,052					

Dated: 14.7.12
Place: New Delhi

S. K. Singh
Sr. Accounts Officer

K. N. Goyal
Dy. Chief Accounts Officer (HQ-I)

K. N. Goyal
Chief Accounts Officer

As per our Report attached
For K. N. Goyal & Co.,
Chartered Accountants

K. N. Goyal
(K. N. Goyal)
Partner
M.No.011939
FRN - 001084N

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DELHI DEVELOPMENT AUTHORITY
 GENERAL DEVELOPMENT ACCOUNT
 SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2012

(AMOUNT IN RUPEES)

	As at 31.3.2012		As at 31.3.2011	
SCHEDULE-A				
RESERVES & SURPLUS				
Surplus in Revenue Account				
Opening Balance	61,10,65,15,944		57,07,66,40,031	
Trfd. From Commonwealth Games Reserve on Utilization	13,43,19,30,702		-	
Excess of Income over Expenditure for the year as per Income & Expenditure Account	(1,56,27,44,449)	7,97,57,02,197	4,02,98,75,913	61,10,65,15,944
Specific Reserves				
Common Wealth Games Reserve Fund				
Opening Balance	22,39,51,01,428		20,43,58,26,266	
Add : Capital Grant Received during the year	-		1,76,80,65,021	
Add : Interest on Reserve Fund Investment	4,93,94,295		19,14,10,141	
	22,44,44,95,723		22,39,51,01,428	
Less : Grant adjusted against expenditure	9,01,25,65,021		-	22,39,51,01,428
Less : Interest & Appropriation trfd. To Surplus Account	13,43,19,30,702		-	
EWS Houses Reserve Fund				
Opening Balance	10,60,50,02,363		9,92,11,63,408	
Add : Interest on Reserve Fund Investment	1,00,01,09,819	1,60,51,12,182	68,38,38,955	10,60,50,02,363
Contingency Reserve Fund				
Opening Balance	6,34,88,66,605		5,87,49,59,952	
Add : Interest on Reserve Fund Investment	61,77,63,746	96,66,30,351	47,39,06,653	6,34,88,66,605
Reserve for House fire risk				
Opening Balance	3,79,37,550		3,70,10,107	
Add: House Risk Premia recovered during the year	3,91,434	3,83,28,984	9,27,443	3,79,37,550
Reserve for Maintenance Fund - Housing Scheme,2010				
Contribution received from allottees		85,19,15,548		
		8,43,76,89,282		1,00,49,34,23,890

**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2012**

SCHEDULE-B	(AMOUNT IN RUPE .S)								
	URBAN DEVELOPMENT FUND	VAMBAY	PENSION FUND	GENERAL PROVIDENT FUND	GRATUITY FUND	PERSONAL ACCIDENT INSURANCE POLICY FUND	BENEVOLENT FUND	CURRENT YEAR	PREVIOUS YEAR
EARMARKED/ENDOWMENT FUNDS									
Opening Balance of the Funds	20,91,69,26,805	74,27,442	4,96,71,09,450	10,11,48,92,993	1,56,52,23,544	29,86,896	(3,61,96,121)	37,53,83,71,009	29,32,50,80,363
Additions to the Funds :									
Contribution received (net) during the year including advances recovered and interest on contribution in case of GPF	2,76,66,92,145	-	-	2,51,25,41,346	-	11,45,408	1,02,56,550	5,29,06,35,449	9,42,10,60,842
Discount on purchase of investments (net)	-	-	-	80,09,395	-	-	-	80,09,395	-
Income from investments made on account of Funds	1,93,83,42,979	7,13,823	-	77,83,81,702	-	-	-	2,71,74,38,504	2,42,31,86,113
Recoupment of payment from Nazul II	32,76,00,000	-	-	-	-	-	-	32,76,00,000	-
Recovery of Loan given from the Fund	10,00,00,000	-	-	-	-	-	-	10,69,96,000	6,50,00,000
	5,13,96,31,124	7,13,823	-	3,29,89,32,443	-	11,45,408	1,02,56,550	8,45,06,79,348	11,90,92,46,955
Utilization/Expenditure towards objectives of Funds									
Disbursements during the year (including advances)	1,07,17,00,000	-	-	1,74,10,84,623	-	-	1,78,95,535	2,83,06,80,158	3,11,36,84,289
Premium on purchase of investments (net of discount)	-	-	-	4,358	-	-	-	4,358	3,45,29,000
Miscellaneous Expenditure	-	-	-	52,69,28,450	-	-	-	52,69,28,450	54,17,29,118
Interest on contribution	-	-	-	-	-	-	-	-	60,13,902
NPS contribution transferred	-	-	-	-	-	-	-	-	-
Transferred to Trust Fund Account	-	-	4,96,71,09,450	-	1,56,52,23,544	-	-	6,53,23,32,994	-
	1,07,17,00,000	-	4,96,71,09,450	2,26,80,18,431	1,56,52,23,544	-	1,78,95,535	9,88,99,43,960	3,69,59,66,309
Not Balance as at year end	24,98,48,67,929	81,41,266	-	11,14,88,10,005	-	41,32,304	(4,38,38,106)	38,09,91,06,397	37,83,83,71,009
Total Balance (Credit)								38,14,29,41,503	37,57,45,67,130
Total Balance (Debit)								(4,38,35,106)	(3,81,88,121)
Not Balance								38,09,91,06,397	37,53,83,71,009

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2012**

(AMOUNT IN RUPEES)

SCHEDULE- C	As at 31.3.2012	As at 31.3.2011
<u>CURRENT LIABILITIES & PROVISIONS</u>		
<u>A. CURRENT LIABILITIES</u>		
Sundry Creditors		
- For Expenses	16,56,70,555	83,53,84,196
- For Land	8,40,50,26,314	3,81,96,177
Advances from Allottees - MOR Land	9,55,12,500	8,36,37,672
Interest accrued but not due on Regn. Money	26,993	1,74,371
Deposits & Retentions	1,29,43,99,575	5,33,06,58,022
Earnest Money Deposits/Registration Money - Commercial Schemes	6,09,00,674	16,92,21,577
Housing Schemes	2,98,50,12,234	1,07,34,95,51,518
Advances from Allottees of DDA Housing Scheme,2010 pending transfer	10,44,03,06,024	-
Suspense	12,03,60,954	15,72,05,613
Payable to Gratuity Trust Fund	54,61,69,393	-
Statutory Liabilities :		
Overdue	6,28,53,416	4,52,31,947
Others	9,06,27,648	7,47,40,618
Other Liabilities	47,56,63,442	12,30,86,372
Provisions - Provision for Leave Encashment	4,27,98,00,000	-
	29,02,23,29,722	1,14,20,70,88,083

**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULE FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2012**

**SCHEDULE-D
FIXED ASSETS**

PARTICULARS	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	GROSS COST AS AT 1.04.2011	ADDITIONS	SALE/ADJUSTMENT	TOTAL AS AT 31.03.2012	UPTO 31.03.11	DEPRECIATION FOR THE YEAR	SALE/ADJUSTMENT	UPTO 31.03.12	WDV AS AT 31.3.2012	WDV AS AT 31.3.2011
	(AMOUNT IN RUPEES)									
LAND	24,72,37,479	-	-	24,72,37,479	-	-	-	-	24,72,37,479	24,72,37,479
OFFICE BUILDINGS, STORES & GODOWNS	43,97,94,882	-	-	43,97,94,882	21,88,79,627	2,20,91,525	-	24,09,71,152	19,88,23,730	22,09,15,255
LET OUT PROPERTIES	44,64,64,210	-	-	44,64,64,210	29,17,31,390	1,54,73,282	-	30,72,04,672	13,92,59,538	15,47,32,820
COMMUNITY HALL/PICNIC HUTS/TOURIST COMPLEX	3,93,80,502	-	-	3,93,80,502	2,72,54,328	12,12,617	-	2,84,66,945	1,09,13,657	1,21,26,174
STAFF QUARTERS	22,05,05,936	-	-	22,05,05,936	9,65,68,424	61,96,876	-	10,27,65,300	11,77,40,638	12,39,37,512
MOTOR VEHICLES	7,12,51,584	44,45,767	(57,99,649)	6,98,97,702	3,99,82,665	52,04,367	(47,80,744)	4,04,06,288	2,94,91,414	3,12,68,919
OFFICE FURNITURES & FITTINGS	6,05,64,388	1,12,80,027	-	7,18,44,415	2,26,73,031	49,17,139	-	2,75,90,170	4,42,54,245	3,78,91,357
OTHER OFFICE EQUIPMENTS	5,55,10,000	10,00,000	-	6,55,10,000	1,01,10,442	20,26,045	-	2,09,90,967	1,00,28,424	1,78,06,020
ELECTRICAL INSTALLATIONS & EQUIPMENTS	7,52,80,248	33,30,769	-	7,86,11,015	5,56,02,358	34,51,299	-	5,90,53,657	1,95,57,358	1,96,77,888
PLANT & MACHINERY & OTHER EQUIPMENTS	40,19,619	-	-	40,19,619	32,29,577	1,18,506	-	33,48,083	6,71,536	7,90,042
PRINTING PRESS EQUIPMENTS	1,10,07,905	30,37,128	-	1,40,45,031	63,39,907	11,56,769	-	74,95,676	65,49,355	46,67,998
COMPUTERS	19,98,76,201	2,62,53,990	-	22,61,30,191	19,24,18,344	2,02,27,109	-	21,26,45,453	1,34,84,738	74,57,857
GRAND TOTAL	1,89,13,69,414	4,93,98,628	(57,99,649)	1,88,49,89,393	97,28,80,093	8,28,77,034	(47,80,744)	1,05,09,46,383	84,40,12,010	87,88,09,321
PREVIOUS YEAR	1,82,63,68,248	11,68,17,439	(9,05,26,270)	1,85,13,59,414	92,79,41,084	7,81,02,028	(3,31,92,989)	97,28,80,093	87,88,09,321	

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2012**

		(AMOUNT IN RUPEES)	
		As at 31.3.2012	As at 31.3.2011
SCHEDULE- E			
COMMONWEALTH GAMES PROJECT			
Progressive Expenditure-Opening		22,39,93,07,076	15,71,70,67,272
Add : Expenditure incurred during the year		58,43,52,626	6,68,22,39,804
		22,98,36,59,702	22,39,93,07,076
Less : Grants		9,01,23,65,021	-
		13,97,12,94,681	22,39,93,07,076
Less : Expenditure t/d. To respective accounts		13,97,12,94,681	-
		-	22,39,93,07,076
SCHEDULE- F			
INVESTMENT OF EARMARKED/ ENDOWMENT FUNDS			
Government Securities			
General Provident Fund	3,22,40,50,000		2,20,85,50,000
Gratuity Fund	-		1,06,42,30,000
Pension Fund	-	3,22,40,50,000	1,79,84,43,000
			5,07,12,23,000
Other Approved Securities			
Gratuity Fund	-		5,00,00,000
Pension Fund	-		47,53,65,565
			52,53,65,565
Debentures & Bonds			
General Provident Fund	5,75,26,13,630		5,42,76,13,630
Gratuity Fund	-		34,60,00,000
Pension Fund	-	5,75,26,13,630	2,45,57,00,000
			8,22,93,13,630
In Fixed Deposits			
Urban Development Fund	20,67,00,00,000		19,84,00,00,000
Vambay	70,00,000		65,00,000
General Provident Fund	1,65,36,97,012		65,36,97,012
Gratuity Fund	-		5,00,00,000
Pension Fund	-	22,33,03,97,012	-
			20,55,01,97,012
In Saving Bank Accounts			
Urban Development Fund	39,36,46,420		30,61,33,654
Vambay	4,66,125		4,98,308
General Provident Fund	22,62,70,718		12,22,42,078
Gratuity Fund	-		1,84,05,786
Pension Fund	-	62,13,83,263	5,54,13,916
			50,26,93,742
Interest Accrued on Investments			
Urban Development Fund	1,11,32,13,046		83,83,47,262
Vambay	6,75,140		4,29,134
General Provident Fund	38,98,35,421		30,45,83,303
Gratuity Fund	-		4,41,08,019
Pension Fund	-	1,50,37,23,607	18,18,64,878
		33,43,14,67,512	1,36,93,32,596
			36,24,81,25,545

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2012**

SCHEDULE - G	(AMOUNT IN RUPEES)	
	As at 31.3.2012	As at 31.3.2011
A. CURRENT ASSETS		
1. Inventories -		
Stores		
Stock In Trade :-		
Land - Raw Land	7,74,97,012	6,89,95,457
Work in Progress -		
Land - Under Development	19,07,31,748	19,07,92,170
Houses - Under Construction	1,31,91,288	1,31,91,288
Commercial Estate - Under Construction	3,84,09,18,510	13,95,99,60,598
20,34,13,474		18,31,64,909
Finished Stock -		
Developed Land		
Houses - Built Up	1,07,98,94,070	1,07,98,93,957
Commercial Estate - Built Up	34,53,88,38,960	7,00,28,24,031
Commonwealth Games Assets - Flats, Furniture, Fittings (net of recoveries from allottees towards furniture, etc.)	4,91,72,27,711	5,13,71,60,724
	9,19,05,49,433	
	54,05,22,60,206	27,63,39,83,134
2. Sundry Debtors*		8,45,39,41,182
3. Cash & Bank Balances -		
Cash in hand		
Bank Balances - with Scheduled Banks -		
In Current Accounts	12,07,277	6,84,308
In Saving Bank Account		
Remittance in Transit	3,42,39,87,295	2,81,64,25,088
	6,08,39,380	4,80,49,921
Less : Balances pertaining to transactions of Nazul I & II	3,48,60,33,932	2,86,81,59,317
	55,27,10,121	1,57,17,92,335
In Deposit Account - General Investment	2,93,33,23,811	1,29,43,66,982
	12,18,01,01,959	1,28,34,51,01,959
	15,11,34,25,770	1,29,63,94,68,941
Bank Balance - with Scheduled Bank -		
Reserve Fund Account - Contingency Reserve	6,03,080	5,60,387
Reserve Fund Account - Commonwealth Games	1,94,49,018	2,37,47,568
Reserve Fund Account - EWS Houses	39,75,308	17,96,187
	2,40,27,416	2,61,24,142
4. Reserve Fund Investment -		
- Fixed Deposit - Contingency Fund	8,42,00,00,000	5,53,00,00,000
- Fixed Deposit - Common Wealth Games Reserve Fund		2,00,00,00,000
- Fixed Deposit - EWS Houses Reserve Fund	10,39,90,00,000	9,88,85,00,000
	18,81,90,00,000	17,41,85,00,000
B. LOANS, ADVANCES & OTHER ASSETS		
1. Loans		
(a) Staff	1,72,85,198	1,69,20,280
(b) Future Hire Purchase Instalments	2,31,96,45,532	2,88,31,51,545
Less : Future Interest	92,27,63,885	1,13,46,75,088
	1,39,68,81,847	1,72,84,76,447
	1,41,41,67,045	1,74,53,98,737
2. Advances recoverable in cash or in kind or for value to be received/adjusted		
Advances to Contractors	8,27,25,880	19,53,13,739
Advances- EWS Schemes	88,73,91,141	76,00,00,000
Material with Contractors		3,15,167
Advances for stores		1,71,61,925
Deposit Works	84,86,87,039	43,40,17,421
Input VAT recoverable	9,24,690	5,05,98,818
Income Tax Refund Receivable	44,71,38,715	42,76,33,661
Recoverable/Adjustable to Pension Account	2,04,77,39,728	
Recoverable from Nazul I	1,31,72,34,280	88,00,00,000
Recoverable from Nazul II	18,83,23,71,640	
Advances to Stum Wing	4,11,71,938	4,11,71,938
Other Miscellaneous Advances/Recoverables	2,30,59,584	7,97,89,857
	24,62,84,44,613	2,88,59,80,324
3. Interest accrued on General Investments	52,98,79,652	3,45,25,81,891
4. Interest accrued on Reserve Fund Investments	1,35,31,57,169	1,45,31,17,989
5. Claims Recoverable	38,53,000	2,38,46,700
	1,23,28,36,48,859	1,92,71,29,41,840

*Debtors is net of allottee balances in credit adjustable against disposal price on issuance of possession letter

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH, 2012**

(AMOUNT IN RUPEES)

	For the year ended 31.3.2012		For the year ended 31.3.2011	
SCHEDULE-H				
INCOME FROM SALES/SERVICES				
Premia from Sale of Land		4,38,11,987		10,40,55,000
Sale of Houses		5,85,15,55,173		6,48,17,49,572
Sale of Shops		41,43,52,255		8,66,77,226
License Fee		58,32,24,779		59,60,43,196
Interest on Hire Purchase Instalments		28,13,21,796		30,08,58,988
		<u>7,16,22,65,960</u>		<u>7,56,93,83,982</u>
SCHEDULE-I				
INCOME FROM INVESTMENTS				
Income from General Investments		2,79,31,86,832		4,31,79,64,570
Income from Earmarked & Reserve Fund Investments :				
Urban Development Fund	1,93,83,42,979		1,30,10,62,725	
Vambay	7,13,823		4,91,835	
Provident Fund	77,83,81,702		67,09,28,049	
Pension Fund	-		36,14,56,720	
Gratuity Fund	-		8,92,46,784	
Commonwealth Games Reserve Fund	4,83,94,295		19,14,10,141	
EWS Houses Reserve Fund	1,00,01,09,819		68,38,38,955	
Contingency Reserve Fund	81,77,63,746		47,39,06,653	
	<u>4,38,47,06,364</u>		<u>3,77,23,41,862</u>	
Less : Transfer to Earmarked Fund & Reserve Fund Accounts	4,38,47,06,364		3,77,23,41,862	
Saving Bank Interest		13,21,70,302		5,73,28,845
		<u>2,82,23,57,134</u>		<u>4,37,52,93,415</u>
SCHEDULE-J				
OTHER INCOME				
Ground Rent		2,50,04,985		1,90,66,265
Service Charges		1,55,52,317		1,89,71,835
Building Plan Fee		4,59,39,785		8,35,42,865
Profit on Sale of Vehicles		-		21,68,715
Other Housing Receipts		74,12,25,251		32,12,62,978
Other Revenue		40,33,35,388		17,41,15,450
		<u>1,23,05,726</u>		<u>61,91,28,106</u>
SCHEDULE-K				
INCREASE IN STOCK & WORKS				
Closing - Stock & Works				
Stock in Trade				
Land - Raw Land	19,07,31,748		19,07,92,170	
Work in Progress -				
Land - Under Development	1,31,91,288		1,31,91,288	
Houses - Under Construction	3,84,09,18,510		13,95,99,80,598	
Commercial Estate - Under Construction	20,34,13,474		18,31,64,909	
Finished Stock -				
Developed Land	1,07,98,94,070		1,07,98,93,957	
Houses - Built Up	34,53,88,38,960		7,00,28,24,031	
Commercial Estate - Built Up	4,91,72,27,711	44,78,21,37,61	5,13,71,60,724	27,56,69,87,677
Opening - Stock & Works				
Stock in Trade				
Land - Raw Land	19,07,92,170		19,08,36,670	
Work in Progress -				
Land - Under Development	1,31,91,288		1,31,91,288	
Houses - Under Construction	13,95,99,80,598		10,28,44,46,083	
Commercial Estate - Under Construction	18,31,64,909		12,84,50,467	
Finished Stock -				
Developed Land	1,07,98,93,957		1,07,98,93,957	
Houses - Built Up	7,00,28,24,031		11,86,54,16,840	
Commercial Estate - Built Up	5,13,71,60,724	27,56,61,87,677	4,24,98,67,157	27,81,21,02,462
Increase/(Decrease) In Stock & Works		<u>17,21,72,26,084</u>		<u>(24,51,14,785)</u>

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**DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT**
SCHEDULES FORMING PART OF INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH, 2012

SCHEDULE-L	(AMOUNT IN RUPEES)	
	For the year ended 31.3.2012	For the year ended 31.3.2011
ESTABLISHMENT & ADMINISTRATION		
Rates & Taxes		
Pay & Allowances	85,50,788	97,34,881
Staff Welfare	3,81,13,54,473	3,83,56,31,881
Travel & Conveyance	2,20,26,511	2,24,18,862
Fees & Honorarium	2,63,21,152	4,12,67,001
Medical Expenses	91,81,081	1,57,08,046
Exgratia	22,03,16,616	17,11,18,439
Law Charges	4,10,52,052	3,80,78,927
Vehicle Running & Maintenance	2,33,82,725	1,59,23,987
Repairs & Maintenance - Others	3,58,02,019	3,77,18,241
Printing, stationery & Advertisement	2,51,95,051	2,00,05,879
Telephones	18,31,85,850	17,42,58,530
Entertainment	1,87,35,834	1,86,64,292
Loss on sale of asset	28,12,397	22,09,307
Other Miscellaneous Expenses	1,06,952	
	18,17,71,284	12,32,99,507
Less : Recoveries from Works & Other Accounts -		
Works	28,83,208	6,40,77,379
Delhi Master Plan	1,23,83,374	1,70,33,747
Common Wealth Games	22,37,95,267	1,29,88,71,318
Nazul I	6,44,29,858	3,82,51,818
Nazul II	2,93,13,82,797	1,85,48,66,483
	23,48,54,504	3,27,49,00,745
	4,80,97,94,773	4,32,70,35,979
SCHEDULE-M		
PRIOR PERIOD & EXTRAORDINARY ITEMS		
PRIOR PERIOD ITEMS		
Misclassification of receipt		10,07,81,260
Excess/ Short Income of Earlier Years	49,81,399	(18,19,988)
Construction expenditure		(53,03,014)
TOTAL	49,81,399	9,36,58,269
EXTRAORDINARY ITEMS		
Contribution to Pension Fund	27,80,06,15,500	2,75,00,00,000
Less : Recoveries from Works & Other Accounts -		
Nazul I	24,18,65,355	2,47,50,000
Nazul II	18,39,84,47,338	1,16,95,75,000
	1,90,80,09,744	1,76,00,00,000
Contribution to Gratuity Fund		
Less : Recoveries from Works & Other Accounts -		
Nazul I	1,65,82,285	1,58,40,000
Nazul II	1,28,13,97,249	74,85,28,000
	12,80,30,210	89,56,32,000
Provision made for Leave Encashment	4,27,88,00,000	
Less : Recoveries from Works & Other Accounts -		
Nazul I	3,72,34,280	
Nazul II	2,83,23,71,640	
	1,101,94,100	
TOTAL	11,19,85,27,117	2,65,13,07,000
GRAND TOTAL	11,20,35,08,516	2,64,49,46,260

DELHI DEVELOPMENT AUTHORITY
STATEMENT SHOWING CLOSING BALANCE OF CASH & BANK AS ON 31.3.2012

DEPARTMENT	SCHEDULE N (AMOUNT IN RUPEES)						
	CASH IN HAND	CHEQUES ISSUED BUT NOT DEBITED IN BANK A/C TILL 31.3.2012 - UNCASHED CHEQUES	CHEQUES RECEIVED AND ACCOUNTED BY AUTHORITY BUT CREDIT NOT GIVEN BY BANK TILL 31.3.2012	DEBIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31.3.2012	CREDIT GIVEN BY BANK BUT NOT ACCOUNTED FOR IN CASH BOOK AS ON 31.3.2012	(+)BALANCE AS PER CASH BOOK AS ON 31.3.2012	BALANCE AS PER BANK STATEMENT AS ON 31.3.2012
1	2	3	4	5	6	7	8
CAU East Zone	95,321	25,73,34,756	3,92,757	15,57,979	-	-	-
CAU Dwarka Zone	25,607	10,71,06,616	66,97,062	47,06,858	24,03,843	13,06,81,068	38,60,65,086
CAU Rohini Zone	6,327	45,78,82,881	3,51,909	64,390	10,66,512	11,27,26,568	21,08,33,105
CAU North Zone	44,351	20,92,56,337	1,80,097	8,11,444	50,61,418	15,53,49,451	61,38,82,525
CAU South Zone	1,88,917	40,98,53,923	47,23,765	6,190	1,41,310	8,89,73,878	30,23,00,090
CAU CWG	17,789	2,47,47,809	-	40,85,710	-	18,79,28,685	59,29,93,943
CAU Flyover	13,275	1,16,92,679	8,033	521	-	11,34,66,074	13,41,39,548
A.O. Sports	8,03,535	3,38,43,897	34,81,999	25,99,578	4,49,277	2,54,79,988	3,71,64,113
PAO Engg.	1,512	1,32,85,479	5,000	1,20,089	-	5,45,52,703	8,27,84,302
Store Division 1	-	-	-	-	-	3,97,44,137	5,29,04,627
Store Division 2	-	7,28,431	-	-	-	5,974	5,974
Bhikaji Cama	-	-	-	-	3,10,973	1,11,47,381	1,21,84,785
HRD Institute	-	-	-	-	-	10,881	10,881
CAU MPR	10,441	3,16,08,157	-	-	-	3,433	3,433
UTTIPEC	222	65,913	19,20,000	810	-	4,80,76,599	7,96,82,148
AO (Medical)	-	-	-	2,939	-	34,45,984	15,88,938
Cash (r/cusing)	-	6,17,47,622	1,58,078	1,55,75,685	74,60,932	10,00,000	10,00,000
Cash (Main)	-	1,66,34,43,334	94,86,301	22,70,45,880	13,82,06,671	45,19,66,691	50,54,41,504
Earmarked & Reserve funds						1,99,94,27,848	3,56,45,45,680
General Provident Fund	-	1,45,60,042	29,22,708	2,56,388	50,61,108	22,62,70,718	24,27,12,774
Urban Development Fund	-	50,16,99,994	20,70,04,193	62,44,545	1,30,789	39,38,48,420	68,22,28,485
VAMBAY	-	-	-	-	-	4,68,125	4,68,125
Contingency Fund	-	-	-	-	-	6,03,090	6,03,090
EWS Fund	-	-	-	270	-	39,75,308	39,75,038
Common Wealth Games Reserve Fund	-	-	-	55	-	1,94,49,018	1,94,48,963
Total	12,07,277	3,79,86,53,860	23,73,11,903	26,30,79,119	16,03,04,211	4,06,83,97,974	7,52,69,65,013
Remittance in Transit	-	-	-	-	-	6,08,39,360	-

COLUMN 2 - CASH IN HAND
 COLUMN 7 - BANK BALANCE AS PER C/BOOK
 COLUMN 7 - REMITTANCE IN TRANSIT
 TOTAL
 LESS:
 BALANCE OF TRANSACTIONS OF NAZUL I
 BALANCE OF TRANSACTIONS OF NAZUL II

BALANCE OF GENERAL DEVELOPMENT ACCOUNT
 (Including balance of Earmarked & Reserve Fund Accounts- Rs.644410878

12,07,277
 4,06,83,97,974
 6,08,39,360
 4,13,04,44,611
 (32,01,899)
 (54,95,08,422)
3,57,77,34,490

DELHI DEVELOPMENT AUTHORITY
NOTES TO THE ACCOUNTS


1. Capital Commitment in respect of major contracts - NIL crores (Previous Year NIL).
2. Contingent Liabilities –
 - a. Claims not acknowledged as debts pending in Courts and Arbitration to the extent ascertained ₹ 158.98 crores (Previous Year ₹ 145.37 crores).
 - b. MCD has raised a total demand of ₹ 349.89 crores towards property tax on various properties. The Authority disputes the taxability of many of these properties and also has a counter-claim for expenditure incurred by it on the maintenance of properties/colonies till the time of take-over of services by MCD. Apart from regular payments towards some of the properties on which liability is accepted by the Authority, adhoc payments aggregating to ₹128.50 crores has also been made from time to time. The Authority is of the view that the payment already made would cover its liability as per statute and no additional liability may arise on this account. Pending final determination of the tax, claims have also not been lodged on the licensees for recovery.
 - c. No provision has been made towards service tax and labour tax claims under contracts awarded prior to the amendment of the respective statutes bringing the transactions in the ambit of taxation. Amount unascertained.
 - d. Licensees are disputing service tax liability on license fee in view of pending court judgement. Tax, if held as leviable being recoverable from the licensees, no provision has been made thereagainst.
 - e. The Service Tax Department has issued show cause-cum-demand notices for ₹ 942.19 crores towards service tax on lease premia realized on disposal of lands on perpetual lease holding the lease receipts to be in the nature of rental receipts and on ground rent. No provision towards the demand has been made as the lease premia received is in the nature of sale proceeds of the lands and the Department has yet to adjudicate upon the subject. Also, the ownership of the lands being of the Central Government and tax, if held as payable would be chargeable to Nazul Account II.
 - f. No provision towards labour cess, if any, in respect of Commonwealth Games Village Project has been recognized since the liability, if any, determined is recoverable from the Developer.
3. Various contracts relating to the Commonwealth Games are under scrutiny of different Committees/Authorities and subject to claims and counter-claims by the Authority and the contractors/Developers. However, in the absence of firm determination of any recovery or liability, no effect of the same has been given in these accounts.
4. During the year, expenditure incurred on the execution of various Projects for the Commonwealth Games, 2010 have been allocated to the respective asset accounts net of grants received

5. Inventories include 333 flats in the Commonwealth Games Village purchased by the Authority under the Bail Out package given to the Developer of the Village. One-third share in the residential units as per the Project Development Agreement with the Developer, being attributable towards consideration of the land accrue to the benefit of Nazul Account II. The said one-third share in the flats is subject to final determination on decision over additional FAR achieved in the Project.
6. Separate financial statements of Delhi Development Authority Pension Fund Trust and Delhi Development Authority Gratuity Fund Trust have been drawn up. Contribution towards these trusts have been recorded as per the Actuarial Valuation Reports received viz., 31.3.2010 except for pension contribution towards Pensioners, actuarial valuation of which as on 31.3.2011 has been received. The amounts recoverable/payable to the Trust Funds and the expenditure on account of contribution from the Authority are subject to adjustment based on the final Valuation Certificate as on 31.3.2012. Amount unascertainable.
7. The Authority has got the Actuarial Valuation of its Leave Encashment liability as on 31.3.2012 which has been provided in these accounts. No provision towards post retirement medical scheme have been made pending the determination of the liability on actuarial basis.
8. The Authority, being a 'general public utility' was granted registration as a 'Charitable Institution' on 12.1.2006 with retrospective effect from 1.4.2002 that entitles the Authority to claim exemption of its income subject to certain conditions of utilization and investment. Prior to the grant of registration, the assessment of the assessment year 2003-04 had been taken up and the Department had passed order u/s 142(2A) of the Income Tax Act, 1961 imposing a special audit over and above the audit of the C&AG. This was challenged by the Authority in the Delhi High Court and while the decision of the Court was pending, similar orders were passed in all the subsequent assessment years from 2004-05 to 2009-10. The Hon'ble High Court has, recently on 10th September, 2012, quashed all the seven Orders of the Department and the assessments are likely to be completed shortly.
9. The Income Tax Department has also, in December, 2011 issued a Show Cause Notice under section 12AA(3) of the Income Tax Act, 1961 as to why the registration granted to it as a 'Charitable Institution' under section 12AA(1)(b) be not withdrawn in view of the amendment to the definition of 'charitable purpose' under section 2(15) of the Act by Finance Act, 2008 which excludes advancement of an object involving the carrying on of trade, commerce or business or rendering service to those carrying on trade, commerce or business. However, based on the clarification of the CBDT and various legal pronouncements that the amendment is only to check those who are working under the garb of charity and the fact that the Authority is not pursuing any objective except as laid down in its governing law viz., The Delhi Development Act, 1957 which is not aimed at trade, commerce or business, the Authority does not contemplate any adverse decision or any tenable tax demands in the pending assessments. Accordingly, no provision towards income tax is considered necessary.
10. Creditor for land includes ₹ 3.82 crores payable to the Ministry of Rehabilitation (MOR) towards land purchased under a package deal for ₹ 30 crores. Full possession of the lands has yet to be received from the

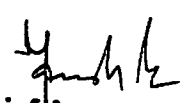
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Ministry. Also, some of the lands are in the possession of other Departments though the ownership rests with the Authority. Entries in the books of account have been passed for the lands ownership of which was transferred to the Authority.

11. Inter-fund accounts and Suspense Account prior to the financial year 2001-02 are pending reconciliation.
12. Furniture, furnishings, etc. procured through ITDC for the Commonwealth Games have been recognized at the payments disbursed to them pending reconciliation and settlement of accounts with them.
13. Debtors' accounts and corresponding registration money are pending reconciliation. Hence, it has not been possible to present age-wise break-up of Debtors.
14. Bank balances include ₹0.35 crores in some very old bank accounts which are pending reconciliation for want of information from the Banks.
15. Advances include ₹0.36 crores and ₹4.12 crores recoverable from Sports Authority of India and Slum Department, respectively which is pending adjustment/recovery.
16. Personal Account balances are subject to confirmation.
17. Transactions in respect of Nazul I (Old Nazul Estate) and Nazul II (Large Scale Acquisition of Land) being transactions on government account are recorded under separate heads and presented in separate Financial Statements in the format prescribed in the DDA (Budget & Account) Rules, 1982. Net balance of the receipts and payment on the said accounts is reduced from the Cash & Bank Balance of the Authority. Deficit in the Nazul Accounts is funded by the Authority and is reflected as an Advance.
18. Previous year figures have been regrouped/reclassified wherever necessary to conform to this year's classification.
19. Schedules A to N form an integral part of the accounts.

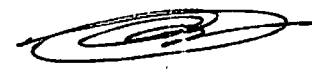

Sr. Accounts Officer


Dy. Chief Accounts Officer (HQ-I)


Chief Accounts Officer

Dated: 14.9.12
Place: New Delhi

As our Report attached
For K. N. Goyal & Co.
Chartered Accountants


(K. N. Goyal)
Partner
M.No.011939
Firm Regn.No.001084N

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DELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS

NAZUL - I

2011-12

K. N. GOYAL & CO.

Chartered Accountants
96, New Rajdhani Enclave
Vikas Marg, Delhi - 110 002,
Tel/Fax: 22466424, 9313638500
e-mail: kngoyal@gmail.com

**DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2011-12
NAZUL ACCOUNT - I
BALANCE SHEET AS AT 31ST MARCH, 2012**

LIABILITIES					ASSETS				
(Amount in Rupees)									
Sr. No.	Head of Account	Schedule	2011-12	2010-11	Sr. No.	Head of Account	Schedule	2011-12	2010-11
I	Accumulated surplus funds payable to Govt. under clause 9 of Nazul Agreement 1937	Q	20,26,34,191	20,63,03,233	I	Cash & Bank balance	N	32,01,699	68,70,741
II	<u>Deposits</u>				II	Investments			
	a) Securities		22,519	22,519	III	Accumulated Expenditure on Land & Works			
	b) Other Charges		1,18,63,214	1,18,63,214	IV	Deposits		19,94,32,492	19,94,32,492
	c) Dev. Charges		11,850	11,850	V	<u>Advances</u>			
III	Amount received from other account		1,31,72,34,260	88,00,00,000	a) Advance to other A/C (BGDA)				
IV	Sundry Creditors	R	38,85,882	29,40,868	b) Other Advances				
V	Excess of Assets over Liabilities as per last Balance Sheet		(19,52,08,193)	(19,62,30,147)	c) Amount transferred to other A/C				
	Less: Liabilities as per last Balance Sheet				d) P.L.A.				
VI	Excess of Income over Expenditure during the year - Part I		4,84,217	17,07,181	VI	Sundry Debtors	O	21,00,87,856	20,96,54,966
						Less: Provision for bad & doubtful debts			
VII	Amount transferred to Accumulated receipts under Nazul Agreement		(87,14,332)	(6,85,227)	VII	Property	P	66,20,840	72,92,118
					VIII	Excess of Expenditure over Income (Part II)		91,28,70,701	48,26,83,172
	TOTAL		1,33,22,13,588	88,59,33,489		TOTAL		1,33,22,13,588	88,59,33,489

Date: 17.9.12
Place: New Delhi

Silvan
Sr. Accounts Officer

[Signature]
Dy. Chief Accounts Officer (HQ-I)

[Signature]
Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2011-12
NAZUL ACCOUNT - I
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2012

(Amount in Rupees)

Expenditure				Income			
Sr. No.	Head of Account	Expenditure 2011-12	Expenditure 2010-11	Sr. No.	Head of Account	Income 2011-12	Income 2010-11
I	Accumulated expenditure on land & works as on 01.04.11	19,94,32,492	19,94,32,492	I	Receipts from disposal of Land -Premia	4,84,217	17,07,181
II	Expenditure on Land and Works during 2011-12	-	-	II	Land transferred from L & DO	-	-
III	Excess of Income over Expenditure (Part-I)	4,84,217	17,07,181	III	Interest on Investments	-	-
				IV	Accumulated expenditure on land & works as on 31.3.12	19,94,32,492	19,94,32,492
	Total	19,99,16,709	20,11,39,673		Total	19,99,16,709	20,11,39,673
IV	Cost of Administration			V	Revenue From:		
	i) Officers	1,65,88,665	95,45,867	a)	Ground Rent	58,09,959	95,27,025
	ii) Estt.	4,14,46,077	6,46,80,628	b)	Other Receipt	95,90,612	8,43,834
	iii) Other Charges	73,40,112	62,73,378	c)	Damages	65,73,635	12,26,45,495
	iv) Pension Contribution	24,18,65,355	-	VI	Other Nazul Revenue	1,40,04,518	2,26,35,668
	v) Gratuity Contribution	1,03,00,205	-	VII	Excess of Expenditure over Income (Part II)	48,61,66,263	24,44,73,093
	vi) Leave Encashment Contribution	3,72,34,260	-				
	Less: Estt. Charges recovered from works	(1,48,38,800)	(1,77,91,430)				
V	Payment of Nazul Revenue to Govt.	1,39,213	1,39,213				
VI	Depreciation	6,71,278	7,61,229				
VII	Provision for Bad and Doubtful Debts	-	-				
VIII	Demand Dropped	-	-				
IX	Misc. Expenditure incurred on maintenance of various schemes	13,91,37,808	18,08,64,208				
X	Excess of Income over Expenditure (Part II)	-	-				
	TOTAL	48,61,66,263	24,44,73,093		TOTAL	48,61,66,263	24,44,73,093

Date: 14.9.12
Place: New Delhi

[Signature]
Sr. Accounts Officer

[Signature]
Dy. Chief Accounts Officer (HQ-I)

[Signature]
Chief Accounts Officer

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DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2011-12
NAZUL ACCOUNT - I
RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2012

Receipts					Payment				
					(Amount in Rupees)				
Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Receipts (2011-12)	Actual Receipts (2010-11)	Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Expenditure (2011-12)	Actual Expenditure (2010-11)
I	Revenue from works and Dev. Schemes				1	Share cost of administration	8.60	32,28,77,498	7,98,41,818
	a) Premia	23.00	4,84,217	17,97,181		Less: Estt. Charges received from works		(1,48,39,800)	(1,77,91,430)
	b) Ground Rent		66,38,684	1,22,99,129		Net Share cost	8.60	30,80,39,698	6,20,60,388
	c) Other Receipts		99,90,812	8,49,834	2	Expenditure on works and Dev. Schemes	23.60	13,91,37,808	18,08,64,208
II	Damages		59,12,823	82,83,236	3	Misc. Expenditure	-	-	-
III	Other Nazul Revenue				4	Payment of Nazul Revenue	1.50	1,39,213	1,39,213
	a) Revenue from Agriculture land, Other land		-	-	5	Interest on Loan	-	-	-
	b) Other Revenue	12.34	1,40,04,518	2,28,35,668	6	Delhi Master Plan	1.10	1,23,83,374	1,70,33,747
IV	Delhi Master Plan				7	New Master Plan for Delhi	-	-	-
V	New Master Plan for Delhi	0.20	-	-	8	Debt Repayment	-	-	-
VI	Land trans. From L&DO Gram Sabha				9	Development and Construction of Lakes around Delhi	-	-	-
VII	Interest from Investment				10	Land transferred from L & D	-	-	-
VIII	Development and Construction of Lakes around Delhi								
IX	Debt Receipts								
	Total	36.84	3,80,30,081	4,37,39,036	Total		32.60	46,98,99,083	28,00,97,558

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(Amount in Rupees)

Receipts				Payment					
Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Receipts (2011-12)	Actual Receipts (2010-11)	Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Expenditure (2011-12)	Actual Expenditure (2010-11)
X	DEPOSITS & ADVANCES	-	-	-	11	DEPOSITS & ADVANCES	-	-	-
i)	Suspense Account	-	-	-	i)	Suspense Account	-	-	-
a)	Investment - cash balance investment accounts	-	-	-	a)	Investment - cash balance investment accounts	-	-	-
b)	Other Suspense items	-	-	-	b)	Other Suspense Items	-	-	-
ii)	Deposits	-	-	-	ii)	Deposits	-	-	-
iii)	Advances(HBA)	-	-	-	iii)	Advances	-	-	-
iv)	P.L.A.	-	-	-	iv)	P.L.A.	-	-	-
v)	Amount received from other accounts (BGDA)	-	42,00,00,000	20,00,00,000					
	TOTAL DEPOSITS & ADVANCES	-	42,00,00,000	20,00,00,000		TOTAL DEPOSITS & ADVANCES	-	-	-
	TOTAL RECEIPTS	35.54	45,60,30,051	24,37,39,036		TOTAL PAYMENTS	32.60	45,96,99,093	26,00,87,556
	OPENING BALANCE	(0.90)	68,70,741	2,32,19,261		CLOSING BALANCE	2.04	32,01,699	68,70,741
	GRAND TOTAL	34.64	46,29,00,792	26,69,58,297		GRAND TOTAL	34.64	46,29,00,792	26,69,58,297

Date: 14.9.12
Place: New Delhi

Ficore
Sr. Accounts Officer

Mis
Dy. Chief Accounts Officer (HQ-I)

[Signature]
Chief Accounts Officer

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DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT-I

SCHEDULE-O

STATEMENT OF SUNDRY DEBTORS AS ON 31.03.2012

Sr. No.	Particulars	(Amount in Rupees)
I	Premia (for lease of land payable by the lessee)	Amount
II	Ground Rent (Payable by the lessee of lease land)	92,53,660
III	Other Receipts (Staff Quarters)	1,20,68,815
IV	Damages levied for unauthorised occupation of Nazul land/Properties	1,49,67,527
V	Other Nazul Receipts	17,09,08,432
VI	Land transferred to L&D/Gaon Sabha	28,82,471
	TOTAL	6,951
		21,00,87,856

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DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT-

STATEMENT OF PROPERTY AS ON 31.03.2012

SCHEDULE-P

Sr. No.	Particulars of Property	(Amount in Rupees)				
		Opening Balance	Additions	Total	Closing Balance	
I	Motor Vehicles	17,80,654	-	17,80,654	2,67,098	15,13,556
II	Furniture	9,47,525	-	9,47,525	94,753	8,52,772
III	Other Office equipments	8,40,267	-	8,40,267	1,26,040	7,14,227
IV	Survey and Drawing instruments	1,009	-	1,009	151	858
V	Staff Quarters	35,36,135	-	35,36,135	1,76,807	33,59,328
VI	D/o 128 Acres of Land for Temp. junk Mkt. at Jhandewalan	1,22,238	-	1,22,238	-	1,22,238
VII	Janta Mkt. Rani Jhansi Rd.	23,949	-	23,949	2,395	21,554
VIII	Providing parking arrangement at Ajmeri Gate	40,341	-	40,341	4,034	36,307
	TOTAL	72,92,118	-	72,92,118	6,71,278	66,20,840

DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT.

SCHEDULE-Q

STATEMENT OF FUNDS PAYABLE / PAID TO GOVERNMENT UNDER NAZUL AGREEMENT - 1937

Particulars	(Amount in Rupees)
Transfer of funds upto 31.3.2011	Amount
Add: Amount transferred during the year under Nazul Agreement	37,58,94,158
	87,14,332
(A) BALANCE	
	38,46,08,490
Total Expenditure incurred on Old Delhi Master Plan/ Zonal Plan upto 31.3.2011	14,45,70,768
Add: Expenditure during 2011-12	1,23,83,374
Less: Receipt on account of sale proceeds during the year	-
Net expenditure on Delhi Master Plan/Zonal Plan (a)	15,69,54,142
Total Expenditure incurred on New Master Plan/ Zonal Plan up to 31.3.2011	2,50,20,157
Add: Expenditure during 2011-12	-
Less: Receipts on a/c of Sale Proceeds during the year	-
Net Expenditure on New Master Plan/Zonal Plan (b)	2,50,20,157
(B) TOTAL EXPENDITURE (a+b)	18,19,74,299
Balance carried forward to Balance Sheet (A-B)	20,26,34,191

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DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT-I

SCHEDULE-R

STATEMENT OF SUNDRY CREDITORS AS ON 31.03.2012

(Amount in Rupees)

Particulars	AMOUNT
Administration Pay & Other charges	38,85,862
TOTAL	38,85,862

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DELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS

NAZUL - II

2011-12

K. N. GOYAL & CO.

Chartered Accountants

96, New Rajdhani Enclave

Vikas Marg, Delhi - 110 092,

Tel/Fax: 22466424, 9313639600

e-mail: kngoyal@gmail.com

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2011-12
NAZUL ACCOUNT -II
RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31st MARCH, 2012

(Amount in Rupees)

Receipts				Payments					
Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Receipts 2011-12	Actual Receipts 2010-11	Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Expenditure 2011-12	Actual Expenditure 2010-11
I-C	Receipts from Disposal of Developed Land Premia	1,133.79	8,72,94,07,557	12,58,19,20,000	1-C	Payment to Delhi Admn. (L&B Dept.) for Acquisition of Land	400.00	4,47,70,57,211	1,75,74,95,604
II-C	Receipts from Disposal of Undeveloped Land Premia	-	82,80,81,338	85,04,48,396	2-C	Expenditure on Development of Land	1,376.29	4,54,30,34,804	2,53,48,92,885
III-C	Ground Rent and Other Receipts	-	1,02,68,73,185	1,72,01,59,508		Master Plan & Other Concomitant Schemes	-	5,46,73,79,460	5,61,65,82,072
	Grant from Central Govt.-CWG 2010	-	9,01,25,65,021	-		Sports Complexes	-	25,58,37,152	39,79,46,841
IV-C	Miscellaneous Receipts	-	-	-		Total expenditure on D/o land 2-C	1,376.29	10,26,62,51,418	8,54,94,21,798
(a)	Competition Fee	-	21,27,62,342	22,29,02,753	3-C	Expenditure on C/O Roads other than those	-	-	-
(b)	Interest from Investments	-	12,05,85,35,902	8,01,30,60,125	4-C	Expenditure on Building other than those included in the Development Schemes	-	-	-
(c)	Other Misc. Receipts	1,410.45	1,69,44,84,365	95,38,59,988	5-C	Share Cost of Admn. Charges	220.00	22,59,12,27,383	3,77,29,69,483
	Interest from Urban Heritage A/c	-	2,78,618	2,19,371		Deduct Estt. Charges	-	(1,03,97,68,079)	(83,72,58,390)
	Sports Complex	-	34,22,48,043	33,62,85,167		Net Share Cost	220.00	21,55,14,59,304	2,93,57,11,093
	E.W.S.Fund	-	6,31,23,992	3,71,06,655	6-C	Interest on Loan (ways and means advances)	1.30	-	1,96,119
		-	-	-		Refund of Premia	-	13,70,13,695	6,33,46,927
		-	-	-	7-C	Less: Adhoc cut made by Delhi Admn.	-	-	-
	IV C Total	1,410.45	14,37,14,31,262	9,58,34,34,059		Grants given to AAI	-	-	31,40,00,000
V-C	Adhoc increase / Adhoc cut made by Delhi	-	-	-		Amount paid to DMRC	-	3,00,00,00,000	-
	Total	2,544.24	33,96,83,88,363	24,71,59,81,983		Total	1,997.59	53,21,04,41,128	13,62,01,71,541

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Receipts				Payments					
Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Receipts 2011-12	Actual Receipts 2010-11	Sr. No.	Head of Account	Revised Estimate (In cr.)	Actual Expenditure 2011-12	Actual Expenditure 2010-11
VI-C	Debt Receipt				8-C	Debt Repayment			
i)	Loan from Central Govt.	-	-	-	i)	Repayment of Loan to Central Govt.	-	-	-
ii)	Amount received from	-	-	-	ii)	Amount paid back to other accounts	-	-	-
VII-C	Deposits & Advances				9-C	Deposits and Advances			
i)	Suspense Account				i)	Suspense Account			
a)	Investment - Cash Balance Investment	-	1,31,14,00,00,000	1,20,34,00,00,000	a)	Investment - Cash Balance Investment	-	1,33,45,50,00,000	1,31,14,00,00,000
b)	Investment A/c Sports	-	62,57,00,000	59,13,00,000	b)	HRD Investment	-	15,37,826	14,22,170
c)	Escrow Encashment	-	38,50,00,000	34,50,00,000	c)	Investment Escrow Account	-	39,50,00,000	38,50,00,000
d)	HRD Encashment	-	14,22,170	14,22,170	d)	Investment A/c Sports	-	57,27,00,000	62,52,00,000
e)	Escrow FAR Encashment	-	1,10,00,000	1,00,00,000	e)	Escrow FAR Investment	-	1,18,00,000	1,10,00,000
f)	Urban Heritage Award Encashment	-	23,00,000	21,83,205	f)	Urban Heritage Award Fund Investments	-	25,00,000	23,00,000
ii)	Other Suspense Account				g)	Urban Heritage Fund Disbursement	-	10,00,00,000	-
iii)	Deposits	13,077.28	51,03,66,462	19,81,70,087	ii)	Other Suspense Items	-	-	-
iv)	Earnest Money-CWGV Developer	-	3,21,00,00,000	-	iii)	Deposits	13,082.60	5,81,206	28,21,13,688
v)	Guarantee Invoked-CWGV Developer	-	50,00,00,000	-	iv)	Amount paid to Revolving Fund	2,544.24	13,28,88,70,983	7,92,65,14,895
vi)	Amount received from Revolving Fund	1,997.59	13,28,88,70,983	7,92,65,14,895					
vii)	Amount received from GDA	-	16,00,00,00,000	-					
	TOTAL DEPOSITS & RECEIPTS	16,074.85	1,68,03,44,69,608	1,29,41,28,70,137		TOTAL DEPOSITS & PAYMENTS	16,828.84	1,47,80,77,90,015	1,40,38,38,50,433
	OPENING BALANCE	17,819.09	2,00,00,28,17,888	1,84,12,85,32,100		CLOSING BALANCE	17,824.43	2,01,01,82,31,140	1,83,97,37,21,974
	GRAND TOTAL	108.22	1,88,49,21,694	1,41,81,11,489		GRAND TOTAL	99.89	54,88,08,422	1,88,49,21,694
		17,724.31	2,01,58,77,39,882	1,68,83,89,43,888			17,724.31	2,01,88,77,39,882	1,88,83,89,43,888

Dated: 14.9.12
Place: New Delhi

[Signature]
Sr. Accounts Officer

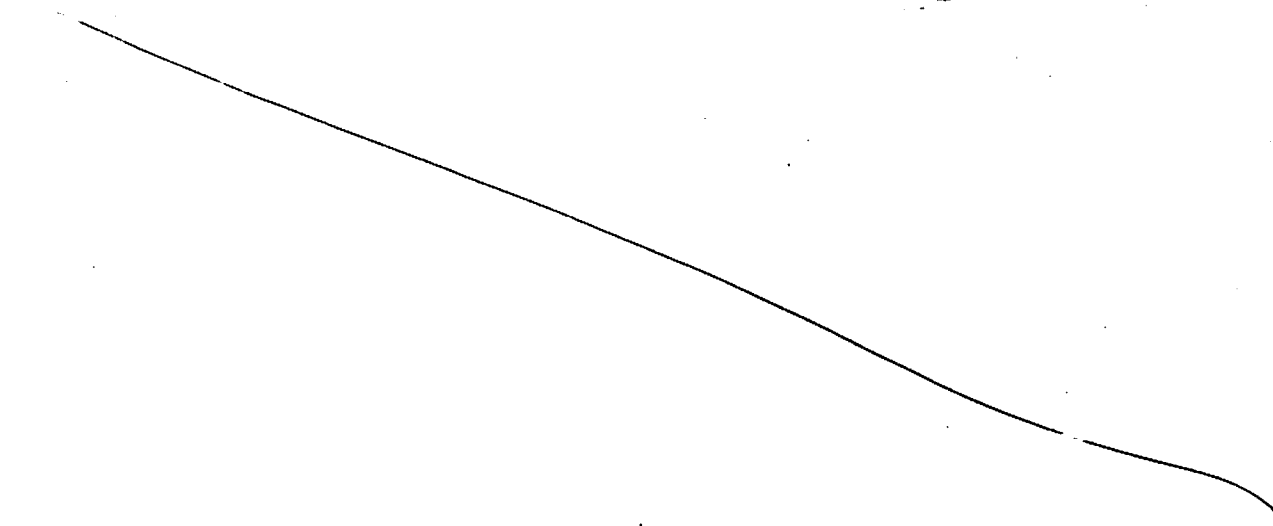
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Dy. Chief Accounts Officer (HQ-I)

[Signature]
Chief Accounts Officer

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Booklet B

**DELHI DEVELOPMENT AUTHORITY
PENSION FUND TRUST**

**FINAL ACCOUNTS
2011-12**

K. N. GOYAL & CO.
Chartered Accountants
96, New Rajdhani Enclave
Vikas Marg, Delhi - 110 092,
Tel/Fax: 22466424, 9313339600
e-mail: kngoyal@gmail.com


**DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST
BALANCE SHEET AS ON 31ST MARCH, 2012**


(Amount in Rupees)

LIABILITIES	AMOUNT	ASSETS	AMOUNT
Opening Balance of the Fund	4,96,71,09,450	Investments	33,81,25,07,632
Add : Employer's Contribution	27,84,73,03,530	Interest accrued on Investments	98,23,30,349
Less : Pension disbursements	(1,03,95,09,705)	Bank Balance	29,52,76,002
Add : Excess of Income over Expenditure	<u>1,26,74,70,980</u>		
Balance of Pension Fund	33,04,23,74,255		
Payable/Adjustable - Contribution from Delhi Development Authority	2,04,77,39,728		
	35,09,01,13,983		35,09,01,13,983

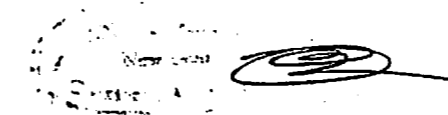
43

As per our Report attached
For K. N. Goyal & Co.
Chartered Accountants


(K. N. Goyal)
Partner
M.No.011939
FRN- 001084N


(Chief Accounts Officer)
Trustee

Place : New Delhi
Date : 14.09.2012




**DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2012**

EXPENDITURE	AMOUNT	INCOME	(Amount in Rupees)
			AMOUNT
Miscellaneous Expenditure	22,060	Discount on Purchase of Investments	12,29,91,189
Excess of Income over Expenditure	1,26,74,70,980	Income earned on Investments	1,14,45,01,851
	1,26,74,93,040		1,26,74,93,040

Place : New Delhi
Date : 14.09.2012

As per our Report attached
For K. N. Goyal & Co.
Chartered Accountants


(K. N. Goyal)
Partner
M.No.011939
FRN- 001084N


(Chief Accounts Officer)
Trustee

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FINAL ACCOUNTS 2011-12

DELHI DEVELOPMENT AUTHORITY PENSION FUND TRUST

SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS

1. Significant Accounting Policies

- a. The Financial Statements are prepared under Historical Cost Convention.
- b. Investments are stated at Face Value.
- c. Interest is recognized on accrual basis.
- d. Premium and discount on purchase of investments is adjusted at the time of purchase.

2. Notes to the Accounts

Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report viz., as on 31.3.2010 in respect of existing employees and 31.3.2011 in respect of pensioners. Account of the employer is subject to adjustment based on the final Valuation Certificate as on 31.3.2012. Amount unascertained.

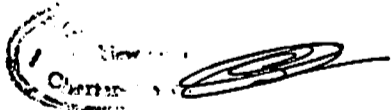

Chief Accounts Officer
Trustee

Dated: 14.09.2012
Place: New Delhi

As our Report attached
For K. N. Goyal & Co.
Chartered Accountants


(K. N. Goyal)
Partner

M.No.011939
Firm Regn.No.001084N



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Booklet C

**DELHI DEVELOPMENT AUTHORITY
GRATUITY FUND TRUST**

**FINAL ACCOUNTS
2011-12**

K. N. GOYAL & CO.
Chartered Accountants
96, New Rajdhani Enclave
Vikas Marg, Delhi - 110 092,
Tel/Fax: 22466424, 9313 339600
e-mail: kngoyal@gmail.com

**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST
BALANCE SHEET AS ON 31ST MARCH, 2012**

LIABILITIES		AMOUNT	ASSETS	(Amount in Rupees)
				AMOUNT
Opening Balance of the Fund	1,56,52,23,544		Investments	2,59,64,02,720
Add : Employer's Contribution	1,90,60,09,744		Interest accrued on Investments	8,18,88,611
Less : Gratuity disbursements	(36,80,35,602)		Bank Balance	4,94,91,789
Add : Excess of Income over Expenditure	17,07,54,827		Recoverable from Delhi Development Authority	54,61,69,393
Balance of Gratuity Fund		3,27,39,52,513		
				3,27,39,52,513

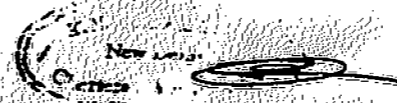
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As per our Report attached
For K. N. Goyal & Co.
Chartered Accountants

Place : New Delhi
Date : 14.09.2012

(K. N. Goyal)
Partner
M.No.011939
FRN- 001084N


(Chief Accounts Officer)
Trustee



**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2012**


EXPENDITURE	AMOUNT	INCOME	(Amount in Rupees)
			AMOUNT
Miscellaneous Expenditure	1,27,280	Discount on Purchase of Investments	2,01,000
Excess of Income over Expenditure	17,07,54,827	Income earned on Investments	17,06,81,107
	17,08,82,107		17,08,82,107

Place : New Delhi
Date : 14.09.2012

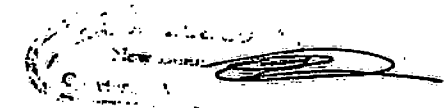
As per our Report attached
For K. N. Goyal & Co.
Chartered Accountants



(K. N. Goyal)
Partner
M.No.011939
FRN- 001084N


(Chief Accounts Officer)
Trustee

48



FINAL ACCOUNTS 2011-12**DELHI DEVELOPMENT AUTHORITY GRATUITY FUND TRUST****SIGNIFICANT ACCOUNTING POLICIES & NOTES TO ACCOUNTS****3. Significant Accounting Policies**

- e. The Financial Statements are prepared under Historical Cost Convention.
- f. Investments are stated at Face Value.
- g. Interest is recognized on accrual basis.
- h. Premium and discount on purchase of investments is adjusted at the time of purchase.

4. Notes to the Accounts

Contribution has been recorded to the extent recognized in the accounts of the employer Delhi Development Authority which is based on the latest available Actuarial Valuation Report received as at 31.3.2010. Account of the employer is subject to adjustment based on the final Valuation Certificate as on 31.3.2012. Amount unascertained.


**Chief Accounts Officer
Trustee**

Dated: 14.09.2012
Place: New Delhi

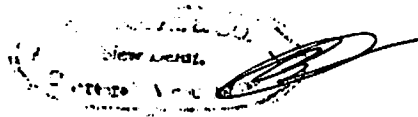
As our Report attached
For K. N. Goyal & Co.
Chartered Accountants


(K. N. Goyal)

Partner

M.No.011939

Firm Regn.No.001084N



AGENDA ITEM NO. 81 OF 2012

DT 11-12-2012
Sub: Request of Shubit Education Society for restoration of allotment.

F-18 (41) 02/12

Shubit Education Society applied for allotment of land for construction of School vide application No.3301 dated 23.7.2002 at Vasant Kunj along a copy of Essentiality Certificate dated 9.7.2001 from Directorate of Education, GNCTD for establishing a Middle School in Samalkha/Rajokri (Zone XXI of District South West). The school was sponsored by Director of Education, Govt. of NCT Delhi for allotment of land in South West District in Samalkha/Rajokri/Vasant Kunj vide letter dated 8.1.2002.

Consequent upon completion of all the formalities, the case of the Society was put up in the Institutional Allotment Committee (IAC) held on 13.2.2003 at SI.No.34 and the IAC after due consideration recommended for allotment of a plot of land measuring 0.58 Hect. at Vasant Kunj. The recommendations of the IAC were then submitted to Hon'ble L.G., being Competent Authority for his kind approval and which was accorded on 24.3.2003. The demand-cum-allotment letter was issued on 28.3.2003. In the meantime, an inquiry was conducted by Directorate of Education, GNCTD in respect of allotment of land for institutional purpose recommended in IAC of February, 2003 and it was decided that the cases of handing over the possession of the Institutional Land to the respective Societies/Institutions, should not be processed.

The Society filed an application in DDA on 15.9.2003 enquiring whether DDA would be in a position to hand over the possession of the land allotted to the Society as it had come to their knowledge that some enquiry is being conducted in these cases. No reply was given to the Society of this letter and the Society therefore opted not to make the payment till a decision is taken in this regard. Subsequently, the allotment was cancelled by DDA due to non-payment of the demanded amount. After cancellation of the allotment, the Society deposited the demanded amount of Rs.1,00,000/- on 5.1.2004 and Rs.42,30,000/- on 12.1.2004. Thus, the full demanded amount was paid till 12.1.2004 which is delayed by 3 months and 16 days from the last date of payment.

Thereafter, the case was not processed for some time and meanwhile a letter dated 2.4.2004 was received from Director of Education requiring the Society to take fresh Essentiality Certificate (EC). The Society had obtained the fresh EC on 17.5.2004. Both EC and Sponsorship had mentioned South West Zone as the area of allotment.

After receipt of the demanded amount, the case was processed for approval. It was observed by the then VC vide his note dated 17.8.2004 that fresh EC from GNCTD is neither addressed nor endorsed to DDA. Further, DDA is also re-examining the norms for land allotment to schools. In this case, out of 5800 sq. mtrs. proposed to be allotted, as much as 2900 sq. mtr. is proposed for allotment of playfield whereas currently DDA was allotting only 2000 sq. mtr. for this purpose. Therefore, the allotment would have to be reviewed in any case. Further no extension of time for making the payment was given to the Society and as such DDA should cancel the allotment and refund the amount deposited by the

Society. This proposal was approved by the then Hon'ble L.G. on 21.8.2004. The case was then accordingly processed and the amount was refunded to the Society vide letter dated 1.3.2005. The Society received the refund without prejudice to their right to go to the Hon'ble Court of Law for justice. Accordingly, aggrieved with the action of DDA, the Society filed a Writ Petition in the Hon'ble High Court of Delhi which is still pending for adjudication.

Presently, the Society has represented to the Hon'ble L.G. for restoration of allotment. They have now put forward certain contentions for kind consideration of the Hon'ble L.G.

- At the outset, the Society has contended that after issue of demand letter and before due date of payment they had requested DDA to inform whether DDA would be in a position to hand over the possession to the Societies/Institutions who were recommended allotment of land in IAC of February, 2003 vide office circular dated 12.9.2003. DDA never responded to their request.
- Secondly, the Society had informally gathered information about their case and they learnt that the then VC had ordered that the allotment process should not be stopped in cases where allotment has been approved by the Competent Authority. Once having got this information (informally), the Society deposited the demanded amount on 5.1.2004 and 12.1.2004. However, DDA cancelled the allotment due to delay in making the payment beyond 180 days. The total delay in their case was only 106 days from the due date of payment.
- Further, the Society has drawn attention to the case of Rai Bahadur Raghbir Singh Education Society which has been allotted land in Sarita Vihar and whose payment was delayed for more than two years and the same has been regularised by the then Hon'ble L.G. whereas in their case the delay was a mere 106 days. The terms and conditions of both the case are same and in both the case, the payment has been received after due date of payment.
- The Society also contended that they have come to know that apart from the case of Raj Bahadur Raghbir Singh Education Society, DDA has been regularising the belated periods of payment of more than 180 days in respect of other Societies also. The Society has therefore contended in their case that it is a clear case of discrimination on the part of DDA.

The Society has agreed to withdraw the Court case unconditionally and is also ready to pay the land premium with due interest if DDA agrees to restore the allotment.

On examination, it is seen that the contention of the Society regarding Raj Bahadur Raghbir Singh Education Society appears to be valid. The Raj Bahadur Raghbir Singh Education Society's due payment date was 17.8.2000, their allotment was cancelled on 27.6.2001, they made the payment on 1.11.2002. The

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total period of delay is more than 2 years (802 days) including the period of 180 days allowed beyond due date. However, in the case of Shubit Education Society, the payment was made before the cancellation of allotment. The payment was made after a delay of 286 days and after allowing 180 days, the actual delay was 106 days. The terms and conditions of allotment in both the case are identical.

The noting of the attached below file No.F.14(66)91/IL in respect of Raj Bahadur Raghbir Singh Education Society is reproduced as under:-

"Discussed. It is submitted that due to non-payment of the demanded cost of the land, the allotment was cancelled and communicated to the Society vide letter dated 27.6.2001. In such cases if the Society deposits the demanded cost of land subsequently to the cancellation, the period of default in payment is regularised on payment of interest @ 18% per annum and restoration charges @ Rs.300/- per sq. mts. Submitted please.

Sd/-CLD/1.1.2003 Sd/-VC/1.1.2003 Sd/-Dir(Land)/31.1.2003
Sd/-LG/2.1.2003"

It is also clarified that 2000 sq. mtrs. is submitted that this restriction is applicable for allotment of land for playfield for Sr. Secondary School where the total area allotted is 8000 sq. mtrs. In the case of middle school, the norms for allotment of land are that 50% of the total land allotted is to be utilized for construction of school building and balance 50% as playfield.

The Society has agreed to withdraw the Court case unconditionally and is also ready to pay the land premium with due interest if DDA agrees to restore the allotment. It may be mentioned that there are no other similar cases of cancellation of allotment.

The above mentioned facts and circumstances of the case was put up to the Hon'ble L.G. who has directed that this case be placed before the Authority.

Accordingly, the case is being placed before the Authority for consideration of the request of the Society for restoration of allotment.

RESOLUTION

Sub: Request of Shubit Education Society for restoration of allotment.
F.18(41)02/IL

(ii) The Agenda note on the request of Shubit Education Society for restoration of land and Hon'ble LG's note dated 25.9.2012 containing views of Hon'ble LG on disposal of private school sites through auction were placed before the Authority for eliciting the views of the Members. Shri Naseeb Singh and Shri Jitender Kumar Kochar stated that the case of Shivkan Education Society was referred to Govt. of India, Ministry of Urban Development by the Authority. It was clarified that the Ministry of Urban Development, Govt. of India have not approved the allotment and stated that disposal of land for private schools is within the competence of DDA as per the provisions of DDA (Disposal of Developed Nazul Land) Rules, 1981, which permit allotment only through 'auction' after amendment of the Rules on 19.4.2006. It was further noted that as no allotment letter had been issued to Shivkan Education Society, as such the decision taken by Hon'ble Lt. Governor in that case may stand.

(iii) Commissioner (LD) stated that in the case of some societies, allotment of land had been approved by the Competent Authority, though possession of the site could not be handed over due to some reasons. In the meanwhile, allotment policy had been changed to auction mode. In the case of Shubit Education Society, payment had not been made within the stipulated period of 180 days. The payment had been deposited by Shubit Education Society after the stipulated period and the amount had been refunded by DDA. It was also pointed out by Special Secretary to LG that in another case of allotment of land to Pragati Educational and Welfare Society, DDA has already filed SLP before the Hon'ble Supreme Court and the important question of law has been raised whether any allotment can be made in violation of statutory rules which provide for disposal of land to private education societies only through auction and notice in the SLP case

has been issued by the Hon'ble Supreme Court and contempt proceedings before the Hon'ble High Court have been stayed.

(iv) Hon'ble Lt. Governor stated that in cases where societies have not made the payment within the stipulated period, they have no rights as far as allotment of land is concerned, as it is the responsibility of the society to make the payment in time.

(v) It was decided that the matter for restoration of allotment to Shubit Education Society should be closed as the payment had not been made within the stipulated period and the policy of allotment of land has been changed to auction mode. Moreover, the Society has already gone to the Hon'ble High Court against DDA and the matter is sub-judice.

80/N

I have seen the submissions on file. DDA has not mentioned in their notes as to what efforts have been made by DDA since 2006 to put the process of allotment of school plots to private educational societies through auction in practice after amendment of DDA (Disposal of Developed Nazul Land) Rules 1981 vide notification No.K-20013/4/2006/DDVA dated 19.4.2006 by Govt. of India, MoUD. VC DDA may submit a status report on this.

As regards the case of Sivkan Education Society, notes in DDA file do not indicate details of any work done by the Society in the field of school education since its registration on 28.11.1998 and there is no report about functioning of this Society or antecedents of its current management. Sponsorship of Directorate of Education, GNCTD was valid only for 5 years w.e.f. 15.9.1999 and had lapsed long back. Moreover, as there will be a huge difference in the rate of disposal of land through auction and at the concessional rates at which land was being allotted to such societies before 19.4.2006, allotment of land to any private educational Society except through auction as per current provisions of DDA (Disposal of Development Nazul Land Rules) 1981 will have serious financial implications of revenue loss to the DDA running into crores of rupees and corresponding pecunary gain to the society. The Govt. of India, MoUD have, left this sensitive issue to DDA for decision vide letter No.J-13036/10/2011-DDVA dated 07.09.2012 and have not approved allotment of land in the present case.

In view of the above, the allotment of land to private educational societies must necessarily be made through auction as per DDA (Disposal of Developed Nazul Land) Rules, 1981. DDA, should, therefore, close all such pending requests for allotment of land, once for all, and implement the policy of allotment of school sites to private educational societies only through auction as per current provisions of DDA (Disposal of Developed Nazul Land) Rules 1981 as amended vide notification No.K-20013/4/2006/DDVA dated 19.4.2006 by Govt. of India, Ministry of Urban Development.

Handwritten notes:
2012
31/09/12
of
2012
31/09/12
PC (land)
28/09/2012
29/09/12
29/09/12

Handwritten: Vice Chairman, DDA for n.o.a.

Signature: J Khanna
(Tejendra Khanna)
Lt. Governor, Delhi

25/9/2012

Handwritten note: (1) let the logic behind the decision taken to auction be explained clearly to Hon'ble Comptroller. 27.09.12

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Agenda Item No. 82/2012
Dt. 11-12-2012

**NOTE FOR INFORMATION AND APPROVAL OF THE
AUTHORITY**

Sub: Recruitment to Patwaris through open market.

In the Recruitment Regulations (RRs) for Patwari at present, the following eligibility conditions are prescribed (copy enclosed as Annexure 'A'):- (P-47+49).

- a) Should have passed Matriculation Examination (at least 2nd - Division from a recognized University/Board or equivalent).
- b) Should have passed Patwari's (Revenue) Examination.
- c) Working knowledge of Urdu/Hindi.

Proposal

2. As per the RR, we issued the notification in the Hindustan Times dated 18.10.2011, Navbharat Times - Hindi Publication dated 20.10.2011 and Employment News dated 29th Oct. - 4th Nov., 2011 for calling of the applications from eligible candidates for the post of Patwaris. In response to the aforesaid notification, DDA received more

- 53 -

than 50,000 applications. On scrutiny of the applications, it was revealed that none of the candidates were found eligible as per the notified eligibility criteria of passing of Patwari (Revenue) Examination, as no recognized Institute conducts this examination. Hence, due to non-availability of any eligible applicant, DDA had to cancel the notification without making any recruitment. It was therefore, considered necessary to review and revise the Recruitment Regulations of Patawaris, in accordance with the procedures/criteria being followed by other State Governments.

3. It is pertinent to mention here that at present, there are 107 vacancies in Patwari Cadre, against the sanctioned strength of 135 and non-filling of these vacancies is affecting the work of Lands Management Department in DDA. It is, therefore, necessary to complete the process of recruitment of Patwaris so that we have the much needed manpower in DDA.

4. In order to review the Recruitment Regulations of Patwaris, recent procedures adopted by various State Governments such as Madhya Pradesh, Uttar Pradesh and Govt. of Delhi were studied with a view to modify the educational qualifications etc. of Patwaris. Accordingly, the Committee constituted to finalize the draft amendments in the Recruitment Rules was convened. The Committee recommended to do away with the requirement of essential qualification of diploma in 'Patwar Pass' because upon survey and analysis of qualification prescribed by various State Governments, it

was noticed that no such recognized institution existed which imparted training in 'Patwar pass'. That was precisely the reasons, why DDA could not receive any eligible application for the said post against the aforementioned notifications. Thus, DDA has no other option but to cancel the notification. (Copy of minutes of the Committee meeting placed at Annexure 'B'). (1-50)

5. The Committee after due deliberations came to the conclusion that after the implementation of the 6th CPC, the minimum qualification prescribed for direct entry level Group 'C' post was 10+2 from any recognized Institution/Board i.e. for post of LDC in Grade Pay of Rs.1900/-. Accordingly, it was thought fit to prescribe the qualification of Graduation or equivalent from recognized University for the post of Patwari, as the Grade Pay for the Patwari i.e. Rs.2000/- is more than that of LDC, hence the higher qualification can be prescribed.

6. Since the 'Patwar pass' qualification has been proposed to be dispensed with, as explained above, it has been decided that DDA would impart requisite training in 'Patwar' from Government recognized training institutes to equip the newly recruited Patwaris adequately.

7. Due to non-availability of candidates of requisite qualifications as mentioned in existing Recruitment Regulations, the revision in RRs has become necessary. Keeping in view the position explained above,

MS

the Recruitment Regulations for Patwaris have been revised accordingly, the same is placed before the Authority for approval.

(A) Modification in the educational & other qualification as mentioned in Col: No. 6, 8 & 10 regarding Age, Educational Qualification & Probation of the RRs.

(B) Due to non availability of candidates for direct recruitment col. 8 in respect of RRs is required to be amended.

(C) Due to non availability of Certificate/Diploma holders in 'Patwar' by a recognized University/Institution, as discussed hereinabove the same may be done away with and the proposed induction to be made on basis of qualification of Graduation from recognized University or equivalent thereof alongwith desirable qualification of - i) Proficiency in Computers & ii) Knowledge of Hindi/Urdu (Col.No.8). Accordingly, the age is to be raised from 21 to 27 years, which is the minimum age for a candidate to acquire the Graduation Degree as per Col. No.6. The probation is to be lifted on successful completion of training or after 2 years, whichever is later (Col. No.10).

(D) The Draft Amended Recruitment Regulations are placed at Annexure 'C' for approval please. (2-51453).

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10/12

Financial Implications:

There is no financial implication.

Why approval of Authority is required?

The approval of the Authority is required for the above proposal because some changes in existing Recruitment Regulations have been proposed.

The above proposal is submitted for information and approval of the Authority.

RESOLUTION

**Sub: Recruitment of Patwaris through open market.
F.2(14)93/PB-IV/Pt.III**

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

However, it should be clearly specified in the notification calling for applications that confirmation of service after probation period would be subject to successful completion of computer and patwar training.

9-47-
10/22/2012
[Signature]

RECRUITMENT REGULATIONS FOR THE
POST OF PATWARI IN DELHI
DEVELOPMENT AUTHORITY

1. Name of the post: Patwari

2. Number of posts: 90

3. Classification: Grade 'C'

4. Scale of Pay: Rs. 950-20-1150-EO-25-1400/-

5. Whether selection or non-selection post: N.A.

6. Age limit for direct recruits: 10-25 years (Relaxable upto 35 years for Govt. employees and employees of the DDA in accordance with the instructions issued by the Central G.O.)

7. Whether benefit of award of years of service admissible under Rule 30 of CCS (Pension) Rules, 1972: Essential

8. Educational and other qualifications required for direct recruits:

- i) Should have passed Matriculation Examination (at least 2nd Division) from a recognised University/Board or equivalent.
- ii) Should have passed Patwari's (Revenue) Examination.
- iii) Working knowledge of Urdu/Hindi.

9. Desirable: Experience as Patwari.



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(1)

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97/c

These regulations shall
 provide for the relaxation or
 modification of the conditions
 provided for the Scheduled
 Tribes, Ex-
 servicemen and other special categories
 persons in accordance with the
 orders issued by the Central Govt./
 Delhi Development Authority from time
 to time in this regard.

Classification

In Person

Who has entered into or contracted
 a marriage with any person, shall
 be eligible for appointment to the
 said post, provided that the
 Central Govt./Delhi Development
 Authority may, if satisfied that
 such marriage is permissible under
 the personal law applicable to such
 person and other party to the
 marriage and that there are other
 reasons for so doing, exempt any
 person from the operation of this
 regulation.

Power to relax

Where the Central Govt./Delhi Development
 Authority is of the opinion that,
 it is necessary or expedient so to do,
 it may by order, for reasons to be
 recorded in writing relax any of the
 provisions of these regulations in
 respect of any class or category of
 persons of posts.

Subject to V. Regulation dependent on work load.

qualifications prescribed for the direct recruits will apply in the case of promotions and deputationists.

Period of probation, if any : 2 years

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

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

By deputation :
Period in a central/state Govt./Autonomous Bodies/ Public Sector Undertaking. (Period of deputation shall not ordinarily exceed 3 years.)

12. If a OPC exists what is its composition. : N.A.

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Order No 82/2012
9/11/12

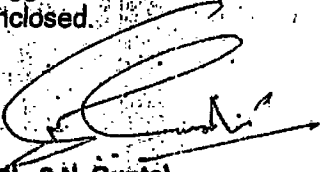
MINUTES OF THE MEETING OF THE COMMITTEE CONSTITUTED TO FINALIZE THE DRAFT AMENDMENTS IN THE RECRUITMENT RULES OF PATWARIS

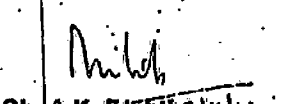
A meeting of the Committee Constituted to finalize the draft amendments in the Recruitment Rules as constituted vide Office order bearing No.F 7(55)2010/PB-1/1508 dated 24th June, 2011 was convened in the Chamber of Principal Commissioner (Personnel) at 2.30 P.M. on 29th October, 2012 and the following were present -


- 1. Sh. Dayanand Kataria, Pr. Commissioner (Pers.)- Chairman
- 2. Sh. Manish Kumar, Chief Accounts Officer - Member
- 3. Sh. M.K. Gupta, Commissioner (Pers.) - Member
- 4. Sh. A.K. Bisht, Director (Pers.)- Member
- 5. Sh. S.N. Gupta, Director (Land Management) - Special Invitee from LM

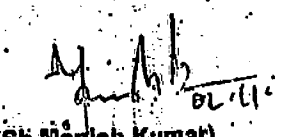
The members of the Committee were handed over the folders containing the proposed revised Recruitment Rules for the post of Patwaris. The background of the matter was explained to the members wherein it was placed on record that an advertisement seeking candidates for post of Patwaris was advertised in Hindustan Times dated 18.10.2011, Navbharat Times - Hindi Publication dated 20.10.2011 and Employment News dated 29th Oct. - 4th Nov. 2011 issue as per the existing Recruitment Rules, which stipulates that the candidate should be 10+2 with Diploma in Patwar pass. Initial sample scrutiny of application forms received did not yield even a single candidate fit for the post and thereafter, all the remaining 50,000 plus applications were scrutinized, but none of the applicants were found to have the requisite qualification as per the Advertisement as there is no recognized University/Institution imparting Diploma in Patwar. It was also placed on record that the Madhya Pradesh Government was also facing the similar problems and they have now conducted examinations with the rider that successful aspirants would be imparted training in Patwar by them. The Government of NCT of Delhi also faced similar problems and have re-employed retired Patwaris and their Recruitment Rules were also found to be old & archaic seeking only Matriculation with Patwar pass as essential qualifications for the post. Thus, an administrative decision had been taken to scrap the advertisement and to amend the Recruitment Rules and re-advertise the posts.

Accordingly, the Personnel Branch-IV had proposed the amended Recruitment Rules which was taken up for discussion as per the agenda. In the proposed amendments to the Recruitment Rules of the Patwaris, it was proposed to incorporate Graduation as the essential qualification alongwith desirable qualifications of - i) Proficiency in Computers and, ii) Working knowledge of Urdu/Hindi. The contents of the Recruitment Rules were discussed threadbare, and it was suggested that - i) Certain columns showing 'No Change' were required to be modified; ii) Since the qualification had been raised to Graduation, the minimum age also was required to be raised from 18 years to 21 years; iii) For the deputationists a rider 'regular employee' was suggested to be added. The suggested modifications have been incorporated in the revised Recruitment Rule enclosed.


(Sh. S.N. Gupta)
Director (LM)
Special Invitee


(Sh. A.K. Bisht) 2/11/12
Director (Pers.)-I
Member


(Sh. M.K. Gupta)
Commr. (Pers.)
Member


(Sh. Manish Kumar)
Chief Accounts Officer
Member

(Sh. Dayanand Kataria)
Pr. Commissioner (Pers.)
Chairman

Recruitment Regulations for the post of Patwari in DDA


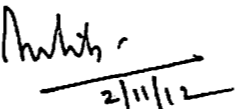
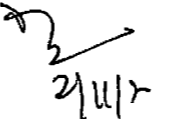
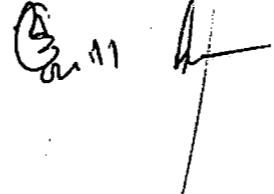
ANNEXURE - C

Date NO 82/2012

Sl.No.	Standard format/Col. Of RRs	Provision in the existing RRs of DDA	Proposed modification in the existing RRs	Remarks/reasons for such modification
1.	2.	3.	4.	5.
1.	Name of the post	Patwari	No change	-
2.	No. of post	90 (135 as per E.O. No. 1032 dated 18.6.10 issued by Commr.(Pers.)	135 (Subject to variation depending upon workload)	-
3.	Classification	Group-C	No change	-
4.	Pay Band & Grade Pay/Pay Scale	Pay scale Rs. 950-20-1150-EB-25-1400/-	Pay band-1 Rs.5200-20200/- Grade Pay Rs.2000/-	The pay scale has been modified in accordance with the recommendations of 6 th Central Pay Commission as adopted by DDA vide resolution No. 20/2009 dated 3.6.2009 circulated vide E.O. No. 1988 dated 06.10.2009
5.	Whether selection or Non selection post	Non Selection	Not applicable	-
6.	Age limit for direct recruits	18-25 years	Between 21 and 27 years (relaxable for Govt. employees and employees of DDA in accordance with the orders or instructions issued by central Govt.)	The provision has been made in an appropriate form with relaxation clause without specifying the period of relaxation as it would be governed by the orders or instructions of GOI from time to time. This is the minimum age limit for Govt. jobs.

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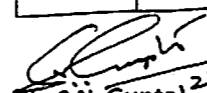
7.	Whether benefit of added years of service admissible under rule 30 of the central Civil Service (Pension) rules 1972.	Not applicable	No change	
8.	Educational and other qualification required for direct recruits	<u>Essential</u> 1. Matric or equivalent from a recognized university/Board. Or equivalent. 2. Should have passed Patwar's (Revenue) Examination <u>Desirable</u> 3. Working knowledge of Urdu/Hindi <u>Desirable</u> - Experience as Patwari	<u>Essential</u> Graduate from any recognized University or equivalent thereof; <u>Desirable</u> 1. Proficiency in Computers; 2. Working knowledge of Urdu/Hindi	Training shall be imparted to the new incumbents by the Department and probation shall be lifted only on successful completion of the training.
9.	Whether age and educational qualification prescribed for the direct recruits will apply in the case of promotions and deputationists	Age: 18-25 years Direct Recruitment Post	Age - Not applicable Educational Qualification - May be relaxed	
10.	Period of probation, if any	2 years	2 years or till successful completion of training, whichever is later.	
11.	Method of recruitment whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	By Direct Recruitment failing which by deputation	By Direct Recruitment failing which by deputation	
12.	In case of recruitment by promotion/transfer/deputation/absorption, grades from which promotion is to be made	By deputation with 5 years regular service in the grade. Failing which from such with 10 years regular service & possessing educational qualification prescribed for Direct recruitment.	By deputation from officials holding analogous posts on a regular basis in Central Govt./State Govt./PSUs	

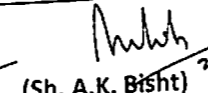
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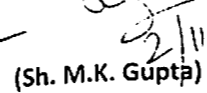
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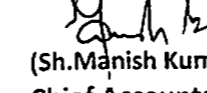
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13.	If a DPC exists, what is its composition	Junior Level departmental Promotion Committee consisting of the following:- i) Commissioner(P): Chairman ii) CAO: Member iii) Director(Pers.): Member iv) Dy. Director : representing ST/SC Member v) Dy. Director (P): Member Secy	Not applicable	As per the current delegation of powers
14.	Power to Relax	Where the Central Government/ Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing, relax any of the provisions of these Regulations in respect of any class or category or persons or posts.	Where the Chairman, Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing, relax any of the provisions of these Regulations in respect of any class or category or persons or posts.	
15.	Savings		Nothing in these Regulations shall affect reservation, relaxation of age limit and other concessions required to be provided for the Scheduled Caste, the Scheduled Tribes, the other Backward Classes, Ex-servicemen and other special categories of persons in accordance with the orders issued by the Central Government from time to time in this regard.	


 (Sh. S.N. Gupta) 21/11/12
 Director (LM)
 Special Invitee


 (Sh. A.K. Bisht) 21/11/12
 Director (Pers.)-I
 Member


 (Sh. M.K. Gupta) 21/11/12
 Commnr. (Pers.)
 Member


 (Sh. Manish Kumar)
 Chief Accounts Officer
 Member


 (Sh. Dayanand Kataria)
 Pr. Commissioner (Pers.)
 Chairman

ITEM No. 83 /2012

File No. F 6(4)/2007/AO (P)/DDA

Sub: Fixation of Institutional Land Premium in DDA areas for the years 2012-13 & 2013-14.

PRECIS

As per Rule 5 of Delhi Development Authority (Disposal of Nazul Land) Rules, 1981, the Authority can allot land under the scheme of "Large Scale Acquisition: Development and Disposal of Land in Delhi" to Institutions i.e. for Schools, Colleges, Universities, Hospitals, other Social or Charitable Institutions, Religious, Political, Semi political organizations and Local Bodies for remunerative and semi-remunerative or un-remunerative purposes at such rates as the Authority or the Central Government may determine from time to time. Rule 20 A of the Nazul Rules further lays down the aims and objectives of such Public Institutions. Subsequent to above, Ministry vide its Notification dated 19.04.2006 has decided that allotment of land to Hospitals, Dispensaries, Nursing Homes, Higher Educational/Technical Institutions, Community Halls, Clubs & Schools shall be made through auction instead by way of allotment. However, allotment to other institutions shall continue to be made by way of allotment.

2. While fixing Institutional Land Rates for the year 2008-09 & 2009-10 and 2010-11 & 2011-12 due consideration was made to the fact that the Govt. of NCT had revised the acquisition rate of land from ₹22.96 lac per acre to ₹ 68.90 lac per acre i.e. ₹.53 lacks plus 30% solatium. In other words a steep hike occurred in cost of land acquisition.

2.1 As a follow up action, the rates were assessed on the basis of cost of acquisition i.e. ₹.1702.50 per sqm for gross area which worked out to ₹.3405/- per sqm, if computed with reference to net saleable area.

2.2 The Authority in its meeting held on 26/05/2011, while considering the proposal of DDA for fixing the "No-Profit-No-loss" rate for the block years 2010-11 & 2011-12 at ₹234.68 lac per acre (Agenda Item No.44/2011), observed as follows:-

"Only actual cost of land acquisition along with cost of development and holding cost should be considered. However, rates worked out on this basis would be applicable for allotment of land to Govt. departments wherever the land is to be used for non commercial purposes".

2.3 For calculations of 'No Profit No Loss' rate for the block years 2012-13 and 2013-14 on the above lines, the following cost have been considered.

- | | |
|---|-------------|
| (a) Acquisition rate per sqm. | = ₹ 1702.50 |
| (b) Holding cost @ 10% for the land
(w.e.f. 18.12.2007 to 31.3.2013 = 63.5 months) | = ₹ 901.00 |
| (c) Cost of development (gross area) | = ₹ 186/- |

2.4 Hon'ble LG, while according approval of rates for the years 2010-11 & 2011-12, observed that DDA has to keep certain areas earmarked as green, for roads, etc. while developing an area which is non saleable. The development cost of this non saleable area is not realized from any allottee by DDA. It is, therefore, becomes necessary for DDA to realize the cost of development of non saleable area from allottees of the saleable area. It is felt that DDA should be entitled to recover the development cost of not only the area transferred to a Government department but also the development cost of the corresponding non saleable area. In view of this, per sq. mtr development cost in para 3.3(C) above, in respect of the net saleable area, would work out as ₹.1865 X 2 = ₹3730.00 per sq. mtr. Thus total cost would then work out to ₹.6333.50 (1702.50+901.00+3730.00= 6333.50 per sqm). The "No Profit No Loss Rate" for the years 2012-13 and 2013-14 in respect of allotment of institutional land to Govt. departments by DDA and for transfer of land between Central Govt. Departments, as per provisions of Rule 279 of GFR 2005, where the land is to be used for non commercial purposes works out to ₹ 256.32 lac per acre.

Taking into account the above factors the "No Profit No Loss Rate" for transfer of land between Govt. to Govt. Departments for 50% net saleable area works out to ₹256.32 lac per acre against the existing rate of ₹188.19 lac per acre followed for the year 2010-11 and 2011-12. The average percentage increase in the present case over the rates of 2010-11 and 2011-12 works out to 18.10% on yearly basis. The increase has taken place due to updation of holding cost and increase in development cost from ₹ 1,197/- to ₹ 1,865/- per sq. mtr.

3. As per the existing methodology used for working out the rates for allotment of land to various institutions and public organizations, the rates for different categories may be classified into the following

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

As per the provisions of GFR 279 (1) & (2), the price to be charged for transfer/allotment of land from one Govt. Department to another will be on "No Profit No-Loss" basis. Accordingly, the "No Profit No-Loss" rate for this category for transfer of land between Central Govt. Departments was approved @ ₹188.19 lac per acre. Now for the year 2012-13 and 2013-14, the rate works out to ₹ 256.32 lac per acre as per the details given hereunder:

(a)	Acquisition rate per sqm.	=	₹ 1702.50
(b)	Holding cost @ 10% for the land (w.e.f. 18.12.2007 to 31.3.2013 = 63.5 months)	=	₹ 901.00
(c)	Cost of development ₹1865/-x2(taking Sale-able area equal to 50% of gross area)	=	₹ 3730.00
	Total		₹ 6333.50
	Rate per acre = 4047x6333.50= 25631674.50 say ₹256.32 lacs per acre		

b) Charitable Institutions (Concessional Rates):

The 'no profit no loss' rates for other categories for the year 2012-13 and 2013-14 works out to ₹ 361.68 lacs per acre as per the details given hereunder. This has been worked out by taking into account the cost of acquisition of gross area, holding cost and cost of development computed on 50% of the net saleable area basis.

i)	Cost of acquisition per acre	₹. 68.90 lacs	
	Cost of acquisition per sq. mtr.	₹ 1702.50	
	Cost of acquisition taking		
	50% as net saleable area		
	₹ 1702.50x2=3405 per sq mtr	₹ 3405.10	'x'
ii)	Holding Cost @ 10% w.e.f. 18.12.07		
	to 31.3.13 i.e. 63.5 months		
	₹ 3405x10%x63.5/12	₹ 1802.00	'y'
iii)	Cost of Development per sq. mtr.	₹ 1865	
	taking 50% as net Saleable area		
	₹1865x2=	₹ 3730	'z'
	Cost per sq. mtr. (x+y+z)	₹. 3405+1802+3730= ₹ 8937/-	
	Cost per acre	₹ 8937x4047= ₹ 36168039/-	
	Say	₹ 361.68 lacs per acre	

The average percentage increase in the present case over the rates of 2010-11 and 2011-12 works out to 27.06% on yearly basis. The increase has taken place due to addition of holding cost and increase in development cost from ₹ 1,197/- to ₹ 1,865/- per sq. mtr.

Rates of premium less than "No Profit No-Loss" have been prescribed for certain specified categories of social infrastructure as given below:

Category	Basis
(i) Land for Medical Institutions run by local bodies	0.5% of "No Profit No-Loss" rate i.e. ₹ 361.68 lac per acre i.e. ₹ 180840/- per acre.
(ii) Land for hospitals buildings as well as other un-remunerative services run by local bodies e.g. Community Center, Libraries, maternity center etc.	0.5% of "No Profit No-Loss" rate of ₹ 361.68 lac per acre i.e. ₹ 1,80,840/- per acre.
(iii) Land for Educational Institutions run by local bodies, Kendriya Vidyalaya Sangathan and GNCTD.	Nominal charges of ₹ 1/- per annum
(iv) Land for entirely charitable institutions like hospitals, orphanages and schools etc.	50% of "No Profit No-Loss rate" of ₹ 361.68 lacs per acre i.e. ₹ 180.84 lacs per acre upto two acres and for land beyond this area at Zonal Variant Rates
(iv) Land for charitable institutions serving lower strata of society running partially on the grant received from the Government and charging to the extent of running the institutions.	100% of "No Profit No-Loss rate" i.e. ₹.361.68 lacs for an area upto one acre and beyond that at the Zonal Variant Institutions rate.

(C) Allotment to other institutions i.e. social, cultural, charitable, other than those mentioned above.

Previously, Institutional rates for allotment to institutions other than recognized and aided educational institutions and hospitals and public utility services were kept as a multiple of "No Profit No-Loss" rates ranging from 1 to 4 times of "No Profit No-Loss" rate. The concept of zone basis was also introduced as there was varying demand for different zones. However, Ministry vide its notification dt. 19.4.2006 decided that the allotment of land to Hospitals, Dispensaries, Nursing Homes, Higher/Educational/Technical Institutions, Community Halls, Clubs & Schools shall be made through auction instead of by way of allotment. However, allotment to other institutions shall continue to be made by way of allotment. For any locality not specifically indicated in the zones, the rates for comparable areas would be applied. The Zonal Variant Rates have been kept at a multiple of "No Profit No Loss Rate" i.e at 4.5 times for Central/South/Dwarka Zone, 3 times for West/North/East/Rohini and 2 times for Narela and outlying areas. The surplus so generated takes care of the land allotted to the specified institutions at subsidized rates.

The summarized position of Zonal Variant Rates is given in the following table.

Zone	Rate in ₹ Per Sqm for the year 2010-11 & 2011-12 (Existing)	Rate in ₹ Per Acre for the year 2010-11 & 2011-12 (Existing) (Fig.in lac)	Rate in ₹ Per Sqm for the year 2012-13 & 2013-14 (Proposed)	Rate in ₹ per Acre for the year 2012-13 & 2013-14 (Proposed) (Fig.in lac)
1	2	3	4	5
Central, South & Dwarka (Multiplier 4.5)	₹.26095/-	₹.1056.05/-	₹.40216.-	₹.1627.56/-
North, East, West and Rohini (Multiplier 3)	₹.17397/-	₹.704.04/-	₹.26811.-	₹.1085.04/-
Narela and Other outlying areas (Multiplier 2)	₹.11598/-	₹.469.36/-	₹.17874/-	₹.723.36/-

NB: In these proposals, as per policy presently in vogue the Land to a company, firm or Trust for Hospitals, Dispensary, Nursing Homes, Higher Education/Technical Institutions, Community Halls, Club, School are allotted at market rate by way of competitive bidding i.e. auction/tender.

3.1 Power Department, GNCTD for setting up electric sub-station:

The rates for Power Department, GNCTD is proposed at a multiple of "No Profit No Loss Rate" of ₹ 361.68 lac per acre ranging from 1, 1.5 & 2.25.

The summarized position is given in the following tables

Zone	Rate Per Acre for the year 2010-11 & 2011-12 (Existing) (Fig. In Lac)	Rate Per Acre for the year 2012-13 & 2013-14 (Proposed) (Fig. in Lac)
1	2	3
Central, South & Dwarka (Multiplier 2.25)	₹.528.03/-	₹.813.78/-
North, East, West and Rohini (Multiplier 1.5)	₹.352.02/-	₹.542.52/-
Narela and Other outlying areas (Multiplier 1)	₹.234.68/-	₹.361.68/-

From the above, it is seen that there is an increase of 27.06% p.a against the rates of 2010-11 & 2011-12.

Market Rates

Generally these have been prescribed where the land is used for remunerative purpose such as Office, Shopping Centers, Political Organizations, other activities such as Depot, Offices, Newspaper concerns, Foreign Missions, State Govt., public sector undertakings including MTNL, commercial offices.

Accordingly, the schedule of rates for 2012-13 & 2013-14 as per Annexure 'A' has been drawn for various categories from A to M. These rates shall be for 100 FAR.

In view of the above considerations, the rate structure for the year 2012-13 and 2013-14 as discussed in Para 3 and given in the Schedule enclosed as Annexure 'A' is placed for kind consideration and approval of the Authority. (P-6 to 7)

RESOLUTION

**Sub: Fixation of Institutional Land Premium in DDA areas for the years 2012-13 & 2013-14.
F.6(4)2007/AO(P)/DDA**

All the non-official members of the Authority noted that the proposed enhancement in land premium is very low.

(ii) Finance Member, DDA stated that the same formula adopted for the last two years for fixation of land premium has been considered which includes acquisition, development and holding cost.

(iii) Engineer Member, DDA stated that External Development Cost (EDC) may not have been included.

(iv) Hon'ble Lt. Governor stated that since EDC has increased substantially, the land premium may need to be revised upwards.

(v) It was decided that a meeting would be convened by Vice Chairman, DDA to examine whether EDC charges need upward revision and if so, the matter may be brought before the Authority.

RATES OF PREMIUM FOR INSTITUTIONAL LANDS IN DDA AREAS

Sl. No.	Purpose	DDA Premium For 2010-11 & 2011-12 ₹ /Acre)(Approved)	DDA Premium For 2012-13 & 2013-14 ₹ /Acre)(Proposed)
1	2	3	4
A.	Rate for Transfer of Land between Central Govt. Dept. where the land is to be used for non commercial purposes.	₹ 188.19 lakh (Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms)	₹ 256.32 lakh (Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms)
B	Charitable Institutions		
(i)	Land for Medical Institutions run by local bodies	₹ 117340/- (Extent of land to be determined by the Screening Committee subject to availability and MP norms)	₹ 180840/- (Extent of land to be determined by the Screening Committee subject to availability and MP norms)
(ii)	Land for Educational Institutions run by local bodies, Kendriya Vidyalaya Sangathan and GNCTD	Nominal charge of ₹ 1/- per annum	Nominal charge of ₹ 1/- per annum
(iii)	Land for entirely charitable institutions like charitable hospitals, orphanages and schools etc.	₹ 117.34 lakh for first two acres and for land in excess of two acres at the Zonal Variant Institutional Rates.	₹ 180.84 lakh for first two acres and for land in excess of two acres at the Zonal Variant Institutional Rates.
(iv)	Land for charitable institutions serving lower strata of society running partially on the grant received from the Government and charging to the extent of running the installation	₹ 234.68 lakh for first one acre and rest at the Zonal variant institutional rates (Extent of land to be determined by the Screening Committee subject to availability and provision in MP/Zonal Plan)	₹ 361.68 lakh for first one acre and rest at the Zonal variant institutional rates (Extent of land to be determined by the Screening Committee subject to availability and provision in MP/Zonal Plan)
C	Other Institutions at Zonal Variant Rates.	Zonal Variant Rates Central, South and Dwarka ₹ 1056.05 lakh per acre West, North, East Zone and Rohini ₹ 704.04 lakh per acre Narela and Outlying areas ₹ 469.36 lakh per acre	Zonal Variant Rates Central, South and Dwarka ₹ 1627.56 lakh per acre West, North, East Zone and Rohini ₹ 1085.04 lakh per acre Narela and Outlying areas ₹ 723.36 lakh per acre
D.	Local Bodies		
(i)	Land for hospital buildings as well as un-remunerative services such as maternity centers, community centers, libraries, public conveniences (such as public hydrants, community bathrooms, public lavatories and urinals, dhobi ghats and fire stations, service personnel quarters/dhobisjanitors, Malis, domestic servants, safai karamcharies, cobblers and byres)	₹ 117340/- per acre	₹ 180840/- per acre
(ii)	Land required for staff Quarter for schools & hospitals	10% of the residential rates.	10% of the residential rates.
iii)	Land required for semi	10% of the residential rates.	10% of the residential rates.

	remunerative purposes etc. such as Staff Quarters for local bodies.		
(iv)	Land required for remunerative purposes such as Office and Shopping Centers	Full Market Value	Full Market Value
(v)	Land for play grounds, parks and road/road widening by local bodies	Nil	Nil
(vi)	Play Grounds for schools run by local bodies	Nil	Nil
(vii)	Water Supply and drainage other those serving entirely or overwhelmingly Government Colonies.	₹ 234.68 lakh per acre	₹ 361.68 lakh per acre
(viii)	Water Supply and drainage other infrastructure which serve entirely or overwhelmingly Government Colonies	₹ 234.68 lakh per acre	₹ 361.68 lakh per acre
(ix)	Land Required for Water Supply and Drainage exclusively for DDA Colonies.	Nil	Nil
(x)	Land Allotment to Power Department, GNCTD for setting up Electric Sub-Stations etc.	CZ/SZ and Dwarka ₹ 528.03 lakh per acre (2.25 times of No Profit No Loss rate) WZ/NZ/EZ and Rohini ₹ 352.02 lakh per acre (1.5 times of No Profit No Loss rate) Narela & Other outlying areas ₹ 234.68 lakh per acre (i.e.at No Profit No Loss rate)	CZ/SZ and Dwarka ₹ 813.78 lakh per acre (2.25 times of No Profit No Loss rate) WZ/NZ/EZ and Rohini ₹ 542.52 lakh per acre (1.5 times of No Profit No Loss rate) Narela & Other outlying areas ₹ 361.68 lakh per acre (i.e.at No Profit No Loss rate)
E	Political Organization	Pre determined Full Market Value	Market Value
F	Land required for DTC		
(i)	Exclusive for Bus Terminal	₹ 234.68 lakh Per acre	₹ 361.68 lakh Per acre
(ii)	Land for other activities such as depots, offices etc.	Full Market Value	Full Market Value
(iii)	Land for residential accommodation.	Residential rate	Residential rate
G	Foreign Missions	3 times of the Market Value	3 times of the Market Value
H	Newspaper concerns	Full Market Value	Market Value
I	State Governments including Guest Houses	Residential / Commercial Rate as per activity undertaken	Residential / Commercial Rate as per activity undertaken
J	Land for Graveyards and crematoria	Nil	Nil
K	Institutions to be charged as per activity undertaken	Residential / Commercial Rate as per activity undertaken	Residential / Commercial Rate as per activity undertaken
L	Land for any other purpose not mentioned in this letter/schedule	Full Market Value	Market Value
M	Land to PSUs including MTNL	Full Market Value	Market Value

Note: The above rates are for 100 FAR

ITEM NO: 84/2012
11-12-12

Draft Agenda for Authority Meeting (Revised)

Sub: Recommendations of Advisory Group on review of MPD-2021 in its 7th meeting held on 30.08.2012 – Modifications in MPD-2021 as part of review of the Plan

File No.: F20(09)/2712-MP

1.0 Background:

1.1 MPD-2021 provides for review of the said Plan so as to guide the development and keep pace with the fast changing requirement as well as ground realities based on Census data etc. for balanced and sustainable development. The different sectors and their targets to be achieved and the period of monitoring are given in Table-18.1 of the MPD-2021. Eleven Management Action Groups (MAGs) were constituted as per the approval of Hon'ble LG of Delhi.

1.2 In addition, the Hon'ble L.G. in consultation with UDM, Govt. of India has decided for constitution of an 'Advisory Group for taking up the Mid-Term Review of MPD-2021' with experts from different Institutions/Departments on the occurrence of completion of mid-term period of MPD-2021 on 01.02.2012. Further, the competent authority decided that based on the minutes/recommendations of MAGs, the proposed amendment(s) be placed before the Advisory Group (AG) for consideration and subsequently, as per the decisions/recommendations of the AG on same, the modifications/amendments in MPD-2021 subsequently, be put up to the Authority for consideration.

2.0 Recommendations of MAGs and Advisory Group (AG)

2.1 The 7th meeting of Advisory Group meeting was held on 27.04.2012 wherein broad highlights of the issues raised in the suggestions received on MPD-2021 review (upto 31.05.2012) and recommendations of various MAG meetings (MAGs meetings held on 20.03.2012, 26.04.2012, 28.06.2012, 05.07.2012, 27.07.2012 & 01.08.2012) were placed for considerations (Annexure-I). P5 5-19

2.2 Accordingly, following modifications in MPD-2021 are proposed with regard to broad highlights of the issues raised in the suggestions received on MPD-2021 review (texts highlighted in 'underline' are to be replaced by 'italic bold' or deleted):

A) CHAPTER 17.0-DEVELOPMENT CODE

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Notes of the Sub/Clause 8(2) Permission of Use Premises in Use Zones		
1.		Insert the words ' <i>and Extended Lal Dora</i> ' after the word 'Village Abadi (Lal Dora/firni)', as under:-
	(v) Land use of Village Abadi (Lal Dora/firni) located in any use zone is residential.	(v) Land use of Village Abadi (Lal Dora/firni) <i>and Extended Lal Dora</i> located in any use zone is residential.

Contd.:-

2.3 Further, following are modifications in MPD-2021 are proposed as per recommendations in the various Management Action Groups meetings (texts highlighted in 'underline' are to be replaced by *'italic bold'* or deleted):

B) CHAPTER 4.0-SHELTER

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Para 4.2.2.2 B. Unauthorised/Regularised Unauthorised Colonies		
1.	(c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.) (i) Multi-purpose community hall - 100 sqm. (ii) Basti Vikas Kendra - 100 sqm. (iii) Religious site - 100 sqm. (iv) Police Post - 100 sqm. (v) Health Centre - 100 sqm. (vi) Park/Shishu Vatika - 200 sqm. (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided. (viii) Provisions for informal trade units and weekly market to be made, wherever necessary.	(c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.) (i) Multi-purpose community hall - 100 sqm. (ii) Basti Vikas Kendra - 100 sqm. (iii) Religious site - 100 sqm. (iv) Police Post - 100 sqm. (v) Health Centre - 100 sqm. (vi) Park/Shishu Vatika - 200 sqm. (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided. (viii) Provisions for informal trade units and weekly market to be made, wherever necessary. (ix) <i>In case separate facility plots as per MPD norms are not feasible, the facilities may be clubbed and provided on the basis of ground realities and also by using the concept of Accommodation Reservation (AR).</i>

2.3.1 The policy on Accommodation Reservation (AR) in Delhi needs to be worked out the same are also to be notified as per procedures of DD Act, 1957.

2.3.2 Regarding the provisions of 'Multi Gym' two decisions are given in the minutes under S.No.5 of para 3 and 'I' of para 4:

- (a) *The suggestion regarding provision of Multi-Gym in the Green areas was agreed with a maximum area of 225 sq m subject to location requirement of the adjoining public.* and
- (b) *'iii) Multi Gym may be permitted in District/Community Park having an area of more than 5 Ha. subject to maximum built-up area of 100 sq.m.'*

2.3.3 Since there is no category like 'green areas' in MPD-2021, therefore, District/Community Park are taken as per the initial proposal placed in MAG and a maximum of 100 sq.m in District/Community Park having an area of more than 5 Ha. will be permitted, as per the approved minutes of AG.

Contd.

C) CHAPTER 9.0- ENVIRONMENT

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Notes below Table 9.4		
1.	<p>i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,</p> <p>ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.</p>	<p>i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,</p> <p>ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.</p> <p>iii) Multi Gym is permitted in District/Community Park having an area of more than 5 Ha. subject to maximum built-up area of 100 sq.m.</p>

D) CHAPTER 13.0- SOCIAL INFRASTRUCTURE

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Notes below Table 13.17		
1.	<p>Notes:</p> <p>i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.</p> <p>ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.</p> <p>iii) In the open area apart from outdoor games/sport facilities, swimming pool would be permissible upto a area of 300 sqm. free from ground coverage.</p> <p>iv) In case of Banquet Hall,</p> <p>a. Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.</p> <p>b. 30% of basement area for services/storage shall not be counted in FAR.</p>	<p>Notes:</p> <p>i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.</p> <p>ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.</p> <p>iii) In the open area apart from outdoor games/sport facilities, swimming pool would be permissible upto a area of 300 sqm. free from ground coverage.</p> <p>iv) In case of Banquet Hall,</p> <p>a. Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.</p> <p>b. 30% of basement area for services/storage shall not be counted in FAR.</p>

	v) In case of International Convention Centre, maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.
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2.4 In addition to above, on the issues related to Annexure-III: Prohibited/Negative List of Industries of Chapter 7.0-Industry in MPD-2021 with reference to order(s) of Hon'ble High Court of Delhi, the Advisory Group agreed to continue the Entry Nos. 1, 38 and 88 in the Annexure-III. This is in compliance of Hon'ble Court directions to follow the Section 10 of the DD Act, 1957 in toto. The Advisory Group agreed to the recommendations of the MAG which was based on taking views of other concerned agencies such as CPCB, Industry Department (GNCTD) and DPCC and the directions of the High Court so that objections/suggestions are invited from the public on following under Annexure-III: Prohibited/negative list of industries in Chapter 7-Industry of MPD-2021 as per DD Act, 1957:

E) CHAPTER 7.0- INDUSTRY

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
ANNEXURE-III: PROHIBITED/NEGATIVE LIST OF INDUSTRIES		
1.	1. Arc/Induction Furnace 38. Foundries (Except Pit Furnace) 48. Industrial gelatine, nitro glycerine and fulminate 88. Stairless Steel Pickling	1. Arc/Induction Furnace 38. Foundries (Except Pit Furnace) 48. This entry is repeated at S.No.50 which could be deleted. Hence, the amended modified list would have 98 entries instead of 99. The S.Nos. will be advanced by one number. 88. Stainless Steel Pickling

3.0 Proposal:

3.1 The proposed modifications in MPD-2021 as contained in para 2.0 above, are placed before the Authority for consideration of processing modifications to the MPD-2021 under Section 11A of the DD Act, 1957.

RESOLUTION

Sub: Recommendations of Advisory Group on review of MPD-2021 in its 7th meeting held on 30.8.2012 - Modifications in MPD-2021 as part of review of the Plan.
F.20(09)/2012-MP

Shri Subhash Chopra stated that it has been proposed that multi-gyms would be permissible in district/community parks having an area of more than 5 ha. subject to a maximum built up area of 100 sq.m. Since, there are very few parks with an area of more than 5 ha., multi-gyms should be permissible in smaller parks, as well, if there is no 5 ha. park in near vicinity. In such a case Multi-Gym can be constructed in park having area of 1 ha. as well.

(ii) It was decided that multi-gyms would be permissible in parks having an area of one ha. and would have built up area upto 225 sq.m.

(iii) Remaining proposals contained in the agenda item were approved by the Authority.



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ES/C

DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Plg.) MPR
12th Floor: Vikas Minar, New Delhi - 110002
Phone No. (011)23378518

No. F.1(73)2012 /Dir.(Plg)MPR/TC

Dated:11th Oct, 2012

Subject: Minutes of the Seventh Meeting of the Advisory Group on Review of MPD-2021 held on 30.08.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The seventh meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 30.08.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of members / participants is enclosed (Appendix-A).

Hon'ble Lt. Governor, Delhi welcomed the members and the special invitees to the seventh meeting of the Group and asked to present the items as per agenda. Thereafter Commissioner (Plg) II introduced Vice Chairman, DDA and Secy. (Environment), GNCTD for their first meeting. Further the Advisory Group was briefed about the progress since the last meeting held on 27th April 2012.

- i) Six Open House meets were organized for different districts to invite suggestions towards review of MPD-2021. The reports have been finalized and submitted by all the moderators to DDA on 18.07.2012.
- ii) About 4300 suggestions have been received till 31.05.2012. All these have been scanned and also uploaded on DDA website.
- iii) NIIT Technologies Ltd. has been appointed by Systems wing of DDA for providing consultancy work for uploading suggestions received towards review of MPD-2021, generation of UID status etc and the process of development of software by will be completed by 24th September, 2012.
- iv) Seven meetings of MAG were held and it is proposed to organize one MAG meeting each week, so as to speedily progress the review work.
- v) Two meetings of the Apex Committee were held in which 23 modifications to MPD 2021 were recommended by DDA.
- vi) 23 modifications recommended by DDA were considered and approved with few changes. Based on the approval of MoUD, GoI, draft Public notice, for inviting objections/ suggestions u/s 11A of DD Act has been to Commissioner-cum-Secretary, DDA for further necessary action.
- vii) Draft Agenda for two modifications approved by Advisory Group on 27.04.2012 is being submitted for consideration in Authority.

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viii) Three Review meetings have been taken by Hon'ble Minister of Urban Development, Govt. of India.

Hon'ble LG observed that there are two different citations regarding the Night Shelters in MPD- 2021 i.e. 1 night shelter for 1 lakh population at one place and another for 5 lakh population at another. According to the census, homeless population of Delhi is around 32,000-3,40,000 and there may be requirement of 170 shelter homes 1 night shelter per 1 lakh population. Therefore, it was decided that Planning Department will revisit the norms of Night Shelters and again bring the matter before Advisory Group.

It was also decided that till this issue is reviewed, modifications in this regard as approved by MoUD, Govt. for issue of Public Notice for inviting objections/ suggestions may be withheld.

Action: Director (Plg) MP

2. Confirmation of the minutes of the sixth meeting of Advisory group held on 27.04.2012.

Since no comments were received, -the minutes of the Sixth meeting of Advisory Group held on 27/4/2012. were confirmed.

3. Broad Highlights: of issues raised in the suggestions received on MPD 2021 Review (Upto 31.05.2012)

Commissioner (Plg) II informed that suggestions received have been clubbed under 19 broad categories. Hon'ble LG asked Commissioner Plg-II to present these issues in detail. Further, Addl. Commissioner (Plg) MPPR presented these issues. It was mentioned that some of the suggestions (as grouped) are at various stages of discussion in MAG/AG/Authority etc. Some of these were broadly discussed and views of the members of Advisory Group on emerged during the meeting are as follows:

S.No	Issues	Observations of Advisory Group
1	<p>Roads - Road Alignment/ Road Widening</p> <p>a) The review of alignment of Urban Extension Roads I/ II/ III (100 & 80 mt: ROW) & Master Plan Roads passing through Built Up Area /Unauthorized Colonies in the process of Regularization.</p> <p>b) Realign ment of 100 m wide road connecting Dwarka and NH-10</p> <p>c) Permit commercial activities in the existing Bus Depots</p>	<p>Hon'ble LG mentioned that even though in some cases alignment is passing through built-up areas, the construction of these urban extension roads is important. However, alignments for such roads should be least disruptive DDA has recently formulated a policy for rehabilitation of project-affected persons (PAPs). Families affected by development should be rehabilitated on humanitarian grounds.</p> <p>Engineer Member, DDA informed that by December 2012 about 2400</p>

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52k

		<p>low cost flats will be ready in Dwarka for allotment. Some of these could be kept reserved for rehabilitating such families. LG agreed with this suggestion.</p> <p>Hon'ble LG observed that large scale commercial activities should not be permitted in the existing Bus Depots, and land of depots should be utilized for accommodating the growing bus fleet. Some essential facilities i.e. parking including watch & ward, Soft Drinks & Snacks Stalls, Administrative Office, Other offices are already permitted.</p>
2	<p>Enhancement of FAR</p> <p>a) To increase permissible FAR for Hotels; Motels; Hospitals; Residential plots etc.</p> <p>b) Redevelopment of areas such as Okhla Industrial Sheds.</p> <p>c) Shops cum Residential Plots schemes such as NDSE, Khan Market, Kingsway Camp etc.</p>	<p>Hon'ble LG stressed that Hospitals need more FAR due to increase in the demand for hospital beds in relation to population.</p> <p>Commissioner (Plg) II informed that for hospitals the maximum permissible FAR is 200, maximum permissible height in Master Plan is 37 m and the Ground Coverage is 30%. Hon'ble LG suggested that ground coverage should be increased to 50%. New blocks can be created and sky walk can be added connecting the blocks. Commissioner (Plg) II informed that increase in FAR can be examined in relation to the location, availability of services & road network etc.</p> <p>Director General, NCAER showed his concern about fire Safety issues. Hon'ble LG observed that Delhi fire service Rules which restrict height of hospitals to 30 mtrs should be reviewed. Additional fire safety measures can be prescribed.</p> <p>On the issue of removal of building setbacks and boundary walls, it was noticed by the forum, that the fire</p>

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		<p>regulations are such that setbacks become mandatory. Ms. Romi Roy Senior Consultant, UTTIPEC clarified that in the present conditions, the setbacks were clogged with vehicle parking. UTTIPEC had received a letter from the Delhi Police raising the same issue. In the draft TOD Policy and in the Street Design Guidelines, it is proposed that boundary walls & setbacks be removed and the streets themselves become driveways for unhindered fire tender access.</p> <p>Hon'ble LG suggested that Atriums should be allowed on all Commercial and Institutional buildings subject to fire safety. Chief Architect DDA informed that definition of atrium may be redefined in the building bye laws.</p>
3	<p>Change in Land use</p> <ul style="list-style-type: none"> a) Unplanned Industrial Areas at Sameypur, Mundka. b) Unauthorized Colonies located in Zone-O c) Permissibility of Use Premise in Use Zone be reviewed with greater flexibility. 	<p>Hon'ble LG observed that Zone "O" defines the river Yamuna Bed where few unauthorized colonies and old villages also exist. In Zone "O" embankments have effectively segregated the unauthorised colonies from the river bed, Hon'ble LG therefore, directed that the boundary of Zone "O" will need to be revisited in consultation with the Environment Department of GNCTD to exclude colonies like Sonia vihar. Jaitpur, Jaitpur Extn. etc.</p> <p>Action: Director (Plg) MP</p>
4	<p>Villages/Unauthorized Colonies. Building Bye-laws not to be applied in Lal Dora. Commercial activities like godowns, warehousing to be permitted in Village Abadis etc. More activities under Mixed Land Use. Lal Dora Extensions to be treated at par with Lal Dora Areas. Reduction in standards for</p>	<p>Hon'ble LG observed that building bye-laws will have to be applicable in Lal Dora/extended Lal Dora and suggested that commercial activities/ warehousing/ godowns should not be permitted in Village Abadis and extended Lal Dora be may treated at par with Lal Dora for residential use as demanded by villagers to accommodate the increase in population. MPD-2021 will need to be</p>

	educational facilities	suitably amended in this behalf. Action: Director (Plg) MP
5	<p>Environment- Ridge/ Regional Park/ River Yamuna/ Green belt/ Heritage</p> <ul style="list-style-type: none">a) Additional Activities to be permitted in Green Beltb) Redefining boundaries of River Belt/ Zone-O based on embankmentsc) Private Land in Ridge to be permitted for some selected non-agricultural activities.d) Provision of Multi-Gym in Green Areas.	<p>Hon'ble LG suggested that privately/public owned Regional Park/ridge land to be clearly demarcated. Permissibility of activities on the private land in ridge areas needs to be reviewed and certain activities like low density housing and charitable Institutions may be permitted on privately owned ridge land, particularly if such activities pre-date 01.08.1990 i.e. MPD-2001 notification.</p> <p>Secretary (Environment), GNCTD informed that identification of ridge boundary is under process and the work will be completed by September end.</p> <p>The suggestion regarding provision of Multi- Gym in the Green areas was agreed with a maximum area of 225 sq m subject to location requirement of the adjoining public.</p>
6	<p>Mixed use</p> <ul style="list-style-type: none">a) Increase in Retail Shop Size from 20 sq.m to 50 sq.m.b) Increase the list of 24 types of retail small size shops in A and B colonies where it should permit more activities.c) Declaration of Additional Streets as Commercial Streetsd) The Occupants of Shops in Planned Commercial Areas losing Business due to declaration of Mixed Land Use/Commercial Streets. They want residential and/or additional commercial space.	<p>Hon'ble LG informed that 24 activities permitted in the list had been decided by Hon'ble Supreme Court of India and may be retained.</p> <p>The concerns of the occupants of planned commercial areas can be met by providing more flexibility in permitted activities etc. while designing commercial centres and incentive FAR for redevelopment. Hon'ble LG also desired that a MAG may be constituted to examine this issue and all suggestions in this behalf</p>

7	<p>Special area - Walled City/ Karol Bagh</p> <p>Redevelopment to be permitted at premises level without waiting for finalization of redevelopment plans/ LA² by MCD.</p> <p>Permissibility of Guest Houses, Banquet Halls etc to be liberalized.</p> <p>Up gradation of essential services</p> <p>Redevelopment of Sadar Bazaar</p> <p>Shifting of trades from inner city to outskirts</p> <p>Redevelopment or improvement of New Lajpat Rai market</p> <p>Declaration of Paharganj main bazaar as commercial & Parda Bagh to be marked as residential in ZDP/ MPD plans</p> <p>ZA Demarcation of additional parking lots to solve the parking problem</p> <p>Policies to Promote tourism in the inner city</p>	<p>received from public.</p> <p>Commissioner (Plg) II informed that many of the above mentioned issues are related to MCD. Hon'ble LG suggested that Round Table discussion with other agencies like MCD, Police, BSES, MCD, DJB, GNCTD etc. may be organized for quick decisions and avoidance of delays. VC, DDA may appoint one of the Principal Commissioners to coordinate such meetings.</p>
8	<p>Bungalow Zone - Zone D</p> <p>a) Redefining boundaries of Bungalow Zone.</p> <p>b) Permissibility of MLU in Civil lines Bungalow Zone</p> <p>c) LBZ guidelines should not be applicable to Panchsheel Marg & Babar road</p>	<p>Draft Zonal development plan is in the process of formulation and is being separately discussed in MoUD, Govt.</p>
9	<p>Ground Coverage</p> <p>Problems of light and ventilation in adjoining plots due to permissibility of 100% ground coverage in small residential plots.</p> <p>More Ground Coverage due to atrium in public buildings.</p> <p>Increase in Coverage to incentivize Green Buildings Design (for cavity walls)</p>	<p>Chairperson, NCAER, suggested that to encourage use of green building principles in planning and construction, provision of incentive FAR should be considered and added in the Master plan. He cited the example of Noida where 5% additional FAR is permitted for Green buildings. Advisory Group unanimously agreed to the above proposal.</p>

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		<p>Studies undertaken by TERI in this regard may be referred & similar incentive may be provided in case of Delhi. 5 % incentive be also considered in Ground coverage for use of cavity walls etc for Green Building Grading IV +V. Senior Consultant, UTTIPEC mentioned that economic model is yet to be worked out.</p> <p>Hon'ble LG suggested that 5% incentive in FAR and Ground coverage should be given for Green Buildings.</p> <p>Action: Director (Plg) MP</p>
10	<p>Motels a) Review of permissibility of Motels, with higher FAR. Recognition of all the existing motels permitted as per the regulations notified earlier for same benefits.</p>	<p>It was informed that Public Notice for inviting objections/ suggestions had been issued on 11th June, 2012. The meeting of Board of Enquiry and Hearing has been organized recently to hear the suggestions received from the public.</p>
11	<p>Pre-1962 Colonies/ Commercial areas Review of the List to include Commercial Areas, Industrial areas and left out Residential Colonies Fresh survey should be done to declare use streets in Pre 1962 A&B type Rehabilitation colonies. Permit Pre 1962 Rehabilitation Colonies falling into 500 mts. radius of DMRC Metro corridor as Mixed-use streets. Redevelopment of CC/ LSC/ CSC with FAR of 50% over and above.</p>	<p>Commissioner (Plg) II informed that there are colonies whose names have not been included in Pre-1962 colonies and there is a need to co-ordinate with MCD for revisiting the list of Pre-1962 colonies. MCD should provide the details based on approved plans by MCD to DDA for discussion in MAG.</p> <p>Hon'ble LG suggested that these colonies may be recognised and incentive of 50% more FAR for redevelopment should be adopted.</p> <p>Action: MCD</p>
12	<p>Development Code - Basement/ parking standard/ building control/ permissibility premises</p> <p>Permission of High Rise Buildings in all Use Zone similar to adjoining NCR Towns. Interlinking of Development</p>	<p>Hon'ble LG observed that National capital has number of historic buildings in Lutyens Bungalow Zone and permitting High rise building urban form needs to be examined in</p>

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	<p>Norms with others Statuary Acts i.e. ASI, Fire, Disaster Management, Bureau of Indian Standards etc Separate Norms for TOD. Norms for Urban Poor Housing as per BIS Amalgamation and sub-division of Plots to be permitted without preparation of Redevelopment Schemes for all users.</p>	<p>relation to the location. Professor, NIUA informed that proper service plan including adequate parking need to be prepared for the high rise building. Hon'ble LG urged that there is a need to ensure urban aesthetics in design for any vertical growth and permission for high rise buildings may be linked provision of basic facilities in such buildings.</p>
13	<p>Social Infrastructure - Health/ Education/ Institution a) Further Reduction of Areas Standards for Education Facilities in Villages/Unauthorized Colonies. b) Pre-existing Institutions Regularization c) Proposed differential standards for Housing for Urban Poor.</p>	<p>Pre-existing institutions are listed in notified Zonal Development Plans. Recently approval has been received from MoUD for examination of other applications as part of review of MPD-2021. These are further being examined in time bound manner by concerned Planning units. Hon'ble LG desired that pre-existing institutions providing health, education and other charitable facilities but who could not apply for regularization earlier may be given another opportunity to do so, and the relevant file may be put up for orders.</p>
14	<p>Industry - Permissibility/ Development Control a) Residential Activities to be permitted in Industrial Plots. b) Declaration of Anand Parbat as industrial area. c) Addition of list of unplanned industrial areas based on notification issued by GNCTD. d) Deletion of activities arc/ induction furnace, foundries, Stainless Steel pickling etc. from the negative list of industries. e) Review of definition, workers, power load etc. in case of industries.</p>	<p>It was informed that agenda for negative list of industries is proposed to be discussed as a separate agenda item.</p>

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15	<p>Shelter – Group Housing/ plotted Development More Commercial Activities to be permitted. Parking provisions in small residential plots (stilt/ basement) Sanction of Building Plans of Amalgamated Plots & Individual plots. Amalgamation of plots & Group Housing to be permitted. Permission of Sunshades/ Chajja on Public Land Permit residential activities in plots allotted to Political parties. Increase the permissible height of Residential plots from 15m to 18m. Review of granting 100% Ground Coverage in case of Residential plots which are affecting light and ventilation of the neighboring plots. In Jascla residential scheme provision of CSC/ LSC as per norms.</p>	<p>Hon'ble LG suggested that parking spaces be provided on surface by the owner of upto 100 sq m plot and norms of 1 car space per dwelling unit be mandatory. He also advocated that issue of levy of monthly parking charges for the vehicles parked on the streets may be examined for generating civic revenues. Senior Consultant, UTTIPEC informed that norms are already under preparation for basement and surface parking.</p> <p>Hon'ble LG, also gave a directive that the feasibility study for stilt & basement parking and in the building regulations done by UTTIPEC should be shared by the Committee looking into review of parking standards and building regulations. The Committee should take the relevant factors into consideration while reviewing the concerned chapters/ sections of the Master Plan.</p>
16	<p>Farmhouse Policy for farmhouses to be finalised. The sanctioned farmhouses may be allowed as 'country homes' Size for farm house plot to be reduced from 1 ha to 0.4 ha</p>	<p>The policy on farmhouses has been approved by DDA in its meeting held on 03/08/2012 and DDA is in the process of seeking approval of GOI, MOUD for issue of public notice for inviting objections/ suggestions. Hon'ble LG suggested that existing farmhouse cluster areas should not be converted to high density residential development because of severe paucity of ground water and need to preserve green areas for environmental reasons.</p>
17	<p>Godowns Food grains Godowns and other warehouses to be regularized in</p>	<p>The Advisory Group was informed the draft modified Policy on Godowns</p>

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	Urban Extension Areas. Permit Cold Storage in the basement in planned wholesale markets.	has been approved in Technical Committee meeting and it is being put up for consideration of MAG on "Enforcement & Plan Monitoring" Hon'ble LG suggested that Delhi Urban Regulatory Advisory Committee needs to be set up with professional members as Director SPA, Director NIUA, Chairman DUAC, President ITPI, IIA, IBC, Special Commissioner of Police (Traffic), Chief Fire Officer, Chief Architect, DDA, NDMC, Representative from MCD and DDA as convenor of the group. The Committee should provide an institutional mechanism for considering cases of land use change including those proposed by private parties. OSD to LG suggested that the norms of Police Station i.e. 1 Hectare for 1 police station be reduced to 0.4 ha size, as such a large area is not required for Police station site. The same was agreed upon. Action: Director (Plg) MP
18	DMRC Property development by DMRC with enhanced FAR in influence zone. Change of Landuse/ Permissibility of Activities in Transport Use such as Depot etc. Need for increased parking at metro station.	Senior Consultant, UTTIPEC, Ms. Romi Roy informed that these issues are being discussed in the Draft TOD Chapter and the MAG of UTTIPEC.

The Advisory group appreciated the advice given by Hon'ble Lt. Governor on important policy matters, which will be further note of in discussions in MAG meetings.

Action: Director (Plg) MPR

4. Presentation of the items recommended by MAGs for review/ amendments in the Master Plan for Delhi 2021.

Addl. Comm. (Plg) MPPR, DDA presented following modifications recommended by the MAG-

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I - PROPOSED MODIFICATION in MPD 2021 FOR CONSIDERATION	
Provision in MPD 2021	Proposed Amendment
<p>9. ENVIRONMENT Para 9.6 Green Belt In Table 9.4; Permission of Use Premises in Sub Use Zones Notes:</p> <p>i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room.</p> <p>ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.</p>	<p>9. ENVIRONMENT Para 9.6 Green Belt In Table 9.4; Permission of Use Premises in Sub Use Zones Notes:</p> <p>i) The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas : Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room.</p> <p>ii) Interpretation Centre and Administrative office is permissible only in Heritage Areas.</p> <p>iii) Multi Gym may be permitted in District/ Community Park having an area of more than 5 Ha. subject to maximum built-up area of 100 sq.m</p>

Engineer Member, LDA suggested that the built-up area as proposed to be increased up to maximum 225 sq.m.

II - PROPOSED MODIFICATION in MPD - 2021 FOR CONSIDERATION	
Provision in MPD 2021	Proposed Amendment
<p>Housing for Urban Poor Guidelines Para 4.2.2.2 Traditional Inner City and Unplanned Areas B. Unauthorised / Regularised Unauthorised Colonies (c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.) (i) Multi-purpose community hall - 100 sqm. (ii) BastiVikas Kendra - 100 sqm. (iii) Religious site - 100 sqm. (iv) Police Post - 100 sqm. (v) Health Centre - 100 sqm. (vi) Park/Shishu Vatika- 200 sqm. (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided. (viii) Provisions for informal trade units</p>	<p>Housing for Urban Poor Guidelines Para 4.2.2.2 Traditional Inner City and Unplanned Areas B. Unauthorised / Regularised Unauthorised Colonies (c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.) (i) Multi-purpose community hall - 100 sqm. (ii) BastiVikas Kendra - 100 sqm. (iii) Religious site - 100 sqm. (iv) Police Post - 100 sqm. (v) Health Centre - 100 sqm. (vi) Park/Shishu Vatika- 200 sqm. (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided. (viii) Provisions for informal trade units and</p>

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and weekly market to be made, wherever necessary.	weekly market to be made, wherever necessary. (ix) In case separate facility plots as per MPD norms are not feasible, the facilities may be clubbed & provided on the basis of ground realities and also by using the concept of Accommodation Reservation (AR).
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Provision in MPD 2021	Proposed Amendment
<p>Table 13.17: Development Controls for Socio-Cultural Facilities</p> <p>Notes:</p> <p>(i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.</p> <p>(ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.</p> <p>(iii) In the open area apart from outdoor games / sport facilities, swimming pool would be permissible upto a area of 300 sqm. Free from ground coverage.</p> <p>(iv) In case of Banquet Hall,</p> <p>a. Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.</p> <p>b. 30% of basement area for services/storage shall not be counted in FAR.</p>	<p>Table 13.17: Development Controls for Socio-Cultural Facilities</p> <p>Notes:</p> <p>(i) In case of Community Recreational Clubs, 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm.</p> <p>(ii) In case of Recreational Club, 50 FAR shall be admissible on the area beyond 5000 sqm. and upto 10,000 sqm.</p> <p>(iii) In the open area apart from outdoor games / sport facilities, swimming pool would be permissible upto an area of 300 sqm. Free from ground coverage.</p> <p>(iv) In case of Banquet Hall,</p> <p>a. Basements within the ground envelope shall be allowed for parking. Stilt floor for parking is permissible.</p> <p>b. 30% of basement area for services/storage shall not be counted in FAR.</p> <p>v) In case of International Convention Centre, maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.</p>

The Advisory Group agreed with the above modifications and recommended for further processing by placing them before the Authority for consideration.
Action: Director (Plg) MP

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5. Issues related to Prohibitive/ Negative list of Industries in MPD-2021 with reference to order of Hon'ble Court.

Chapter 7.0 Industry Annexure III - Prohibitive/ Negative List of Industries		
S.No in the Annexure III of MPD-2021	Type of Industry	Recommendation of MAG
1.	Ar:/Induction Furnace	No Change
38.	Foundries (Except Pit Furnace)	No Change
88.	Stainless Steel Pickling	No Change
48.	Industrial gelatine, nitro glycerine and fulminate	This entry is repeated at S.No 50, which could be deleted. Hence, the amended modified list would have 98 entries instead of 99. The S. Nos from 49-99 will be advanced by one number.

The Advisory Group agreed with the above recommendation and recommended to process these as per the provisions in DD Act in view of court order.

Action: Director (Plg) MP

6. Presentation of selected core items by UTIPEC - Draft TOD Chapter

Draft TOD Policy for inclusion as a new chapter in MPD-2021 was presented by Romi Roy, Sr. Consultant, UTIPEC. She also gave an insight into the key components of the TOD Policy and its overall structure:

Key Goals of Transit Oriented Development are:

- To help achieve the MPD-2021 targeted 80-20 modal shift in favour of public transportation.
- To, make public transport the preferable mode of transportation by making it easily accessible, efficient, reliable and safe for maximum number of people.
- To, promote social equity through equal and safe access to public transportation for all.
- To, help achieve Clean-Air Quality Targets for Delhi.
- To, provide a variety and high-density mix of housing, employment and recreation options within walking/cycling distance of each other and of MRTS stations - in order to induce a lifestyle change towards healthier living and better quality of life.
- To, help reduce the severe housing deficit by providing affordable housing stock within accessible distance of public transport and amenities; through redensification.
- To, provide savings in public money through reduction of investments in physical infrastructure like additional roads, piping/cabling costs, as well as large savings in the time-cost currently lost in traffic congestion.
- To, utilize the induced private-sector investment near MRTS nodes to provide funding for public transport improvements as well as provision of social amenities.
- To help save environmentally sensitive lands and virgin lands through high-density compact development.

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Key Design Principles of TOD:

- Pedestrian & Cycle/ Non Motorized Transit Friendly Environment
- Efficient Public & Para-transport System supporting MRTS
- Multimodal Interchange and Street Connectivity
- Mixed Land use and Appropriate Use Intensities
- Placemaking - Create a safe, vibrant, comfortable urban "place".
- Well Managed Parking - Discourage use of car as a feeder or a general mode of transport through pricing and management.

Ms. Romi Roy, Senior Consultant, UTIPEC also highlighted the basis of identification of TOD catchment areas from the center of Metro Stations. The relation of time taken to walk and the distance covered in Indian Context was based on a study done by Rites for DMRC.

TOD Intense zone: 300M zone (5 Minute walking distance)

TOD Standard zone: 500M zone (10 Minute walking distance)

NMT Zone: (10 Minute cycling distance)

Based on the presentation made by UTIPEC, The Advisory Group concluded that the mention of 500M zone demarcation for densification and redevelopment along the metro corridor needs to be removed from the Master Plan. It should be replaced by the revised catchment areas for TOD as presented by UTIPEC and stated above in a-c. The rationale and the source of study should also be referred in the Master plan.

Professor, NIUA, suggested the densification of areas in the influence areas of Metro corridors should be done along with the Infrastructure provisions.

Commissioner (Plg) I, DDA suggested that the proposed Policy on Transit Oriented Development presented be grouped into:

Policy Norms and standards to be covered in the MPD- 2021 as part of TOD chapter.
Regulations/ guidelines that could be processed under section 57 of the Delhi Development Act.

Annexure that could be given proper numbers.

Ms. Romi Roy, Sr. Consultant, UTIPEC, highlighted the importance of putting all the essential objects of the Transit Oriented Policy (including norms & standard) in the chapter for TOD in the Master Plan, failing which it will be difficult to achieve the desired end results of the Policy. Further, it was brought to the notice of the Advisory Group that UTIPEC had taken up two pilot projects for testing the policy and update it for its flexibility and workability. The selected corridors are:

- Mundka Corridor
- Chattarpur Corridor

Hon'ble Lieutenant Governor, clarified that after updating the draft TOD policy based on the learnings from the pilot projects, the Policy, Norms, Regulations and Annexure have to be brought to the Advisory Group for approval.

Action: Senior Consultant, UTIPEC

Ms. Romi Roy, Senior Consultant, UTIPEC brought to the notice of the Advisory Group that since the TOD policy looks into Redevelopment strategies along with Greenfield and retrofitting works, it is essential that all the references in the Master Plan regarding

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redevelopment within the MRTS Influence Zone need to be redirected to the TOD Chapter and deleted from the Redevelopment Chapter.

To clarify the point made by Ms. Romi Roy, Director UTTIPEC, Shri Ashok Bhattacharjee gave the example of the chapter on Redevelopment in the Master plan. The Advisory Group agreed to it and concluded that all such references of redevelopment of areas within the MRTS Influence Zone need to be as per TOD Policy and Chapter and necessary amendments/deletions must be made in the relevant MPD sections.

On the issue of TOD phasing, UTTIPEC Sr. Consultants clarified that it was necessary to prepare Influence Zone Plans for TOD areas prior to its implementation. The whole process could be phased out based on the preparation of TOD Influence zone plans as well as the existence of either an operational Metro corridor or one that has been already approved.

Ms. Romi Roy, Senior Consultant, UTTIPEC gave an insight into the essential components of an Influence zone plan:

- Urban Design Framework plan
- Transport Impact Assessment and Mitigation Strategies
- Decentralized Infrastructure and Sustainability Plan
- Mechanism of Private Participation in Development/ Redevelopment strategies.

Action: Senior Consultant, UTTIPEC

It was decided that next meeting of Advisory Group will be organised on 19th October 2012.

The meeting concluded with vote of thanks to the Chair.

S.P.

(S.P. Pathak)
Addl. Commissioner (Plg.) MPR
Member Secretary Advisory Group

Copy to:
Chairman
All members of the Advisory Group
Co-opted Members
Special Invitees

Item No. 85/2012

11-12-12

F. 14(1)2009/CRC/DDA

Sub.: Special Rehabilitation Package for the farmers of Five Villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd.

Issue in detail

- (i) The land of the five villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd, measuring 1959 Bigha 09 Biswa 15 Biswansi [408.23 acres], was acquired by the Land Acquisition Collector/L&B Department of the Govt. of NCT of Delhi, on the request of DDA, for Planned Development of Delhi, for Narela Project Phase I in 2006-09.
- (ii) The payment of the awarded amount of Rs 117,81,69,141.00 has already been made by DDA on 5.11.2009.
- (iii) Out of the said land measuring 1959 Bigha 09 Biswa 15 Biswansi [408.23 acres], land measuring 1854 Bigha 03 Biswa 15 Biswansi [386.29 acres] has been handed over to DDA by LAC/L&B Deptt., Govt. of NCT of Delhi. The remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA.
- (iv) The Secretary, Land and Building, Government of NCT of Delhi vide letter No. F.7(24)/04/L&B/LA/13393 dated 28.12.2011 (P-6) [ANNEXURE II], forwarded copies of the following documents and requested to release the Special Rehabilitation Package as announced by the Government:
 - (a) Cabinet Decision No. 1463 dated 18.09.2008 (P-7 to 8) [ANNEXURE II] under which the Government of NCT of Delhi decided to give a Special Rehabilitation Package for the people affected by Land Acquisition, in respect of the cases in which the land acquisition awards had not been announced till December 18, 2007.
 - (b) Order No. F.9(20)/80/L&B/LA/Vol.II/8226-44 dated 1.10.08 (P-9 to 10) [ANNEXURE III] issued by the Land & Building Department, Government of NCT of Delhi, with regard to the decision to give a Special Rehabilitation Package for the people affected by Land Acquisition, in respect of the cases in which the land acquisition awards had not been announced till December 18, 2007.
 - (c) Cabinet Decision No. 1813 dated October 12, 2011 (P-11 to 12) [ANNEXURE IV] under which the Government of NCT of Delhi decided to revise the Special Rehabilitation Package for the people affected by Land Acquisition, in respect of the cases in which the land acquisition awards had not been announced till December 18, 2007.

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(d) Letter No. F.LAC/NW/2009/2821 dated 24.11.2011 of the Land Acquisition Collector (North West), [ANNEXURE VI], (P-13 & 14) addressed to the Additional Secretary, Land & Building Department, with endorsement to DDA, requesting to deposit the amount of Rs.92,28,32,568.53 under Special Rehabilitation Package as per following details:

S. No.	Village	Award No.	Awarded Area	Possession handed over to DDA	Possession not given	Total Amount
			(B-B-B)	Bigha-Biswa	B-Biswa	
1.	Singhu	05/08-09	2-00-00	-	2-00	9,06,855.37
2.	Alipur	07/08-09	106-04-00	106-04	-	4,96,79,707.78
3.	Bakoli	08/08-09	304-17-00	304-17	-	14,42,74,956.17
4.	Mamoor Pur	09/08-09	54-00-00	29-13	24-07	2,41,32,728.74
5.	Tikri Khurd	10/08-09	1462-08-15	1246-01-15	246-07	70,38,38,320.47
6.	Total		1929-09-15		272-14	92,28,32,568.53

(e) Subsequently, the possession of 167 Bigha 08 Biswa land was handed over to DDA and the remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA

(v) The issue of payment of Special Rehabilitation Package was discussed in a meeting held on 3.02.2012 in the chamber of Vice Chairman, DDA with the Senior Officers of Land & Building Department/LACs, Government of NCT of Delhi. It was explained that DDA can pay only the amount awarded by the Land Acquisition Collectors as per the existing Policy Guidelines. The Additional Secretary (Land & Building) GNCTD has informed that this Special Rehabilitation Package is not a part of awarded amount. It was, therefore, suggested in the meeting that the Govt. of NCT of Delhi would take up the matter with Ministry of Urban Development to grant a special dispensation and to authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi. The Minutes of the meeting held on 3.02.2012 are annexed [ANNEXURE VI]. (P-15 to 18)

(vi) Accordingly, letters were sent to the Secretary, Land & Building, GNCTD on 09.05.2012 [ANNEXURE VII] by Commissioner (LM) (P-19 & 20) and on 25.07.2012 [ANNEXURE VIII], by Vice Chairman DDA to (P-21) Chief Secretary, to take up the matter with Ministry of Urban Development to grant a special dispensation.

(vii) In the meanwhile the ADM/LAC (North West) vide letter dated 08.09.2012 [ANNEXURE IX], addressed to the Additional Secretary, Land & Building Department, with endorsement to DDA, has sent a revised demand, along with revised calculation, taking into account the yearly deduction @11.80 Lakhs per acre from the principal rate of Rs 53,00,000/- per acre as mentioned in the order dated 1.10.2008, which was done earlier. The details of the revised demand is as under:

S. No.	Village	Award No.	Awarded Area	Possession handed over to DDA	Possession not given	Total Amount In (Rs.)
1.	Singhu	05/08-09	2-00-00	-	2-00	15,28,994.79
2.	Alipur	07/08-09	106-04-00	106-04	-	8,50,67,557.86
3.	Bakoli	08/08-09	304-17-00	304-17	-	24,71,70,190.69
4.	Mamoor Pur	09/08-09	54-00-00	29-13	24-07	4,13,13,828.45

3

5.	Tikri Khurd	10/08-09	492-08-15	1246-01-15	246-07	1,20,59,80,769.63
	Total					1,58,10,61,341.42

- (viii) The Secretary (L&B), Govt. of NCT of Delhi vide letter dated 20.09.2012 [ANNEXURE XI] requested Secretary, Ministry of Urban Development, Govt. of India, to consider the matter and issue directions to the Delhi Development Authority, to release the Special Rehabilitation Package of Rs.92,28,32,568.53, for the land owners. (P-24-25)
- (ix) Secretary L&B, GNCT of Delhi, further stated vide letter dated 20.09.2012 [ANNEXURE XI] that, Hon'ble High Court vide order dated 29.08.2012, in the contempt case No. 929/2011 and 201/2012, Ashwani Kumar vs Lal Singh and Rohtash V/s Vijay Dev, has considered the issue related to Special Rehabilitation Package and also the stand of DDA, vide which they have taken the stand before the court that they will pay the awarded amount. The Hon'ble court took the view that the payment is to be made irrespective as to who is the concerned authority, and directed that the decision in the matter be taken before the next date of hearing, failing which the Secretary L&B, GNCT of Delhi will remain present in the court on the next date of hearing, which is 27.11.2012. (P-26)
- (x) Subsequently, the Hon'ble High Court of Delhi vide order dated 26.11.2012 [ANNEXURE XII] directed the Secretary, Ministry of Urban Development to convene a meeting the Secretary Land & Building Department, GNCT of Delhi, and the Vice Chairman, DDA and resolve the issue. (P-27 to 28)
- (xi) The Ministry of Urban Development, desired DDA to furnish the comments and accordingly, a detailed reply, with endorsement to the Secretary Land & Building Department, GNCT of Delhi, was sent to the Ministry of Urban Development vide DDA's letter dated 29.11.2012 [ANNEXURE XIII]. (P-29 to 31)
- (xii) In pursuance of the court order dated 26.11.2012, a meeting was held on 30.11.2012 under the chairmanship of the Secretary, Ministry of Urban Development, during which a questionnaire was handed over to DDA for furnishing DDA's comments in the matter.
- (xiii) The comments of DDA were furnished vide letter dated 03.12.2012 [ANNEXURE XIV]. (P-32 to 37)
- (xiv) The main objections raised by DDA are as under:
- (a) DDA is bound by the provisions of Land Acquisition Act, under which compensation is to be given for the awarded amount as is also reflected in the Section 15 of Delhi Development Act, 1957, which is reproduced as under:
- [15. Compulsory acquisition of land -
- (1) If in the opinion of the Central Government, any land is required for the purpose of development,

-4-

or for any other purpose, under this Act, the Central Government may acquire such land under the provisions of the Land Acquisition Act, 1894 (1 of 1894).

- (2) Where any land has been acquired by the Central Government, that Government may, after it has taken possession of the land, transfer the land to the Authority or any local authority for the purpose for which the land has been acquired on payment by the Authority or the local authority of the compensation awarded under that Act and of the charges incurred by the Government in connection with the acquisition.]
- (b) DDA is bound by the policy already finalized by the Government, under which payment of only the awarded amount can be made. Any relaxation in the policy can be approved by the Government in accordance with applicable rules/ provisions of Delhi Development Act, 1957.
- (c) The Special Rehabilitation Package is not a part of awarded amount, and as per the extant Policy Guidelines, DDA can pay only the amount awarded by the LAC.
- (d) As compensation is paid as per provisions of the Land Acquisition Act, any variation has to be as per the provisions of the Act/Rules only.
- (e) In case, GNCTD Cabinet decision speaks about Special Rehabilitation Package, it would be in the fitness of things that they should bear the expenses as this is their decision, especially when DDA/ MOUD's comments were not obtained before issue of such orders.
- (f) The payment of the awarded amount of Rs.117,81,69,14.00 has already been made by DDA on 5.11.2009. Despite this, the possession of remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA.
- (g) That this package will not confine to 5 villages only but is bound to impact the increase in land rate for similarly placed cases of present or past.
- (h) The Special Rehabilitation Package is not covered under the provisions of the Land Acquisition Act, 1894. Thus, the Land Acquisition Act, 1894 would need to be amended with retrospective effect to include Special Rehabilitation Package.
- (i) The payment of Special Rehabilitation Package to the Farmers of five villages would open the flood gates for similar requests for the said package.

- 5
- (i) DDA has sent letters dated 9.5.2012, by Commissioner (Land Management) to Secretary (L&B) and on 25.7.2012, by Vice Chairman, DDA to Chief Secretary, Govt. of NCT of Delhi to take up the matter with Ministry of Urban Development, as DDA is not able to go beyond the provisions of Section 15 (1) and 15(2) of Delhi Development Act, 1957.

PROPOSAL :

As mentioned in paragraphs above, the Section 15 (1), (2) of DDA Act and Land Acquisition Act governs the provision to pay compensation for land acquisition, by L.A.C. and in the case five villages it has been followed. The Special Rehabilitation Packages for farmers given by Govt. of NCT of Delhi, vide Cabinet Resolution no. 1463 dated 18.9.2008 is not applicable in the land acquisition cases undertaken by DDA. This factual and legal position had been apprised to Govt. of Delhi, Ministry of UDM and Hon'ble High Court from time to time. The latest affidavit/information submitted to Hon'ble High Court on 7.12.2012 are placed at Annexure-1.

The Authority may please see for kind deliberation and advice in the matter.

RESOLUTION

Resolution

Sub: Special Rehabilitation Package for the farmers of five villages, i.e., Singhu, Alipur, Bakoli, Mamoarpur, Tikri Khurd. F.14(1)2009/CRC/DDA

Shri Dharam Pal, Secretary (L&B), GNCTD explained the Special Rehabilitation Package for the farmers of five villages, i.e., Singhu, Alipur, Bakoli, Mamoarpur and Tikri Khurd given by GNCTD vide its Cabinet Decision No. 1463 dated 18.9.2008.

(i) Hon'ble Lt. Governor stated that a notification for land acquisition in these villages had been issued in 2005-06 when circle rates were approximately ₹ 25 lakhs per acre. In 2007-08, GNCTD enhanced the compensation rates to approximately ₹ 75 lakhs per acre. Though, as per law, compensation is to be paid as per the rates applicable when notification under Section 6 of Land Acquisition Act is issued, some individuals represented for grant of higher compensation. GNCTD took a Cabinet decision to grant Special Rehabilitation Package as per the revised rates for the lands acquired for their projects. However, DDA took the stand that

since as per law, the revised compensation rates are not payable, these cannot be paid until enhancement is done by the Competent Authority. Besides, the matter is presently subjudice in the Hon'ble High Court of Delhi.

(ii) Hon'ble Lt. Governor also stated that if enhanced rates of compensation are to be paid, as per the Special Rehabilitation Package of GNCTD, DDA would need to pay an additional amount of approximately ₹ 92 crores for acquisition of land. Hon'ble Lt. Governor, thereafter, asked for the opinion of the Hon'ble Members in the matter.

(iv) Shri Naseeb Singh stated that on compassionate and humanitarian grounds, the enhanced rates should be payable.

(v) Dr. Harsh Vardhan endorsed the views of Shri Naseeb Singh.

(vi) Shri Jitender Kumar Kochar also stated that enhanced compensation rates should be payable.

(vii) Shri Subhash Chopra stated that DDA should pay the enhanced compensation rates. Besides, since in many cases notifications under Land Acquisition Act are issued several years before actual possession of these lands is taken over, compensation for acquisition should be payable at the rates applicable on the date of taking over actual possession and not from the date when notifications under Land Acquisition Act were issued.

(viii) Finance Member, DDA stated that DDA can pay the amount of compensation awarded by LAC or any enhancement if so ordered by the Court, irrespective of the amount involved. DDA cannot make payment of amount as per the Special Rehabilitation Package announced by GNCTD as no enhancement has been made by LAC or any Court of Competent jurisdiction in appropriate legal proceedings.

(ix) Hon'ble Lt. Governor agreed with the above and stated that MoUD may be apprised of the above alongwith the views of all the non-official members of the Authority.

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ANNEXURE I

Item No. 85/2012



विजय देव
Vijay Dev, IAS
सचिव (भूमि व भवन)
SECRETARY (Land & Building)

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
बी-ब्लॉक, भूतल, विकास भवन, नई दिल्ली-110002
B-BLOCK, GROUND FLOOR, VIKAS BHAWAN, NEW DELHI-110002

Tel. : 23378755
Fax : 23370036

D.O. NO. F.7(24)/04/L&B/DA-13393

Date 28/12/11

Dear Sir,

It is brought to your kind information that the Government of NCT of Delhi vide Cabinet decisions No.1463 had decided that a Special Rehabilitation Package for the people affected by land acquisition in respect of cases in which land acquisition award have not been announced till December 18, 2007. This decision was further retreated vide Cabinet Decision No. 1813 dated October 12, 2011 (Clause iii). Pursuant to the same, it is hereby informed that there are 05 awards which are covered under the Special Rehabilitation Package. Detail of which are as under:

Sr. No.	Award No.	Village	Area	Total Amount
1.	05/08-09	Singhu	2 Bigha	906855.37
2.	07/08-09	Alipur	106 Bigha 04 Biswa	49679707.78
3.	08/08-09	Brkoli	304 Bigha 17 Biswa	144274956.17
4.	09/08-09	Mamoor Pur	54 Bigha	24132728.74
5.	10/08-09	Ticri Khurd	1462 Bigha 8 Biswa 15 Biswansi	703838320.47
Total				922832568.53

I am also enclosing the following for your kind reference:-

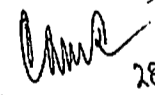
1. Cabinet Decision No. 463 dated 18.09.2008.
2. Cabinet Decision No. 813 dated 12.10.2011.
3. Order dated 01.10.2003.
4. Calculation Sheet.

The Land Acquisition Collector has already placed the demand with Director, Land Management vide endorsement No. F.LAC/NW/2009/2820-2821 dated November 24, 2011 (Copy enclosed). I would request your personal attention in issuing orders to the officers concerned for an early release of the amount so that the landowners can be paid the Special Rehabilitation Package as announced by the Government.

With regards,

Encls. As above.

Yours Sincerely,


28/12/11
(Vijay Dev)
Secretary (L&B)

Shri G.S. Patnaik,
Vice Chairman, D.D.A,
Vikas Sadan, New Delhi.

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ANNEXURE II
Item No. 85/2012
CONFIDENTIAL
CABINET MATTER

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
GENERAL ADMINISTRATION DEPARTMENT
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI-02

No.F.3/3/2004-GAD/CN. 3887-3898

Dated: 19-09-2008

TABLED ITEM

CABINET DECISION NO. 1463 DATED: 18/09/2008

Sub: Proposal for devising Special Rehabilitation Package as per the Report of the Committee appointed to consider issues related to the Retrospective Application of Minimum Indicative Prices for Acquisition of Agricultural Land.

Decision: The Cabinet considered the note of the Pr. Secretary (L&B) and also the report of the Committee. The Cabinet took into consideration the general increase in prices of land and the inequity of giving compensation based on the procedure followed under the Land Acquisition Act, 1894. The Cabinet decided as follows:-

1. The Cabinet decided to give a Special Rehabilitation Package for the people affected by land acquisition in respect of cases in which the land acquisition awards have not been announced till 18.12.2007.
2. The amount of compensation effective from 18.12.2007 would be discounted by Rs.11.80 lakhs per acre per year, for those lands which were notified under section 4 for acquisition in 2006 and 2005.
3. The Cabinet noted that though this would involve additional funds for making payment of compensation to the farmers, however, this amount could be recovered while determining the cost of land allotted to other government agencies.
4. The other elements of the award namely solatium and interest would be allowed as per rules.
5. This Special Rehabilitation Package will not be treated as precedent for the future.
6. The payment of compensation should be done in a time bound manner.
7. This package will apply to all agricultural land.

Sd/-

(RAKESH MEHTA)
SECRETARY TO THE CABINET

-8-

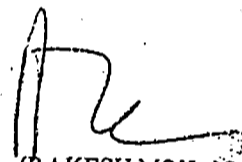
-2-

No.F.3/3/2004-GAD/CN- 3887 - 3898

Dated: 19-09-2008

Copy forwarded to the following:-

1. Pr. Secretary to Lt. Governor, Delhi.
2. Pr. Secretary to the Chief Minister, Delhi.
3. Secretary to Minister of Finance, Govt. of NCT of Delhi.
4. Secretary to Minister of Health, Govt. of NCT of Delhi.
5. Secretary to Minister of Industries, Govt. of NCT of Delhi.
6. Secretary to Minister of Development, Govt. of NCT of Delhi.
7. Secretary to Minister of Education, Govt. of NCT of Delhi, Delhi.
8. Secretary to Minister of Transport, Govt. of NCT of Delhi, Delhi.
9. Pr. Secretary (L&B), Govt. of NCT of Delhi: with the request to upload ATR on CDMS.
10. OSD to Chief Secretary, Govt. of NCT of Delhi, Delhi.
11. Hindi Officer, Language Department: for translation.
12. Guard file.


(RAKESH MOHAN)
JOINT SECRETARY TO THE CABINET

19

ANNEXURE III

Item No 85/2012

GOVERNMENT OF NCT OF DELHI
LAND & BUILDING DEPARTMENT
B-BLOCK : VIKAS BHAWAN : NEW DELHI.


No.F.9(20)/80/L&B/LA/Vol.II/8226-44

Dated : 01-10-2008

ORDER

The government of the NCT of Delhi have taken into consideration the general increase in prices of land and the inequity of giving compensation based on the procedure followed under the Land Acquisition Act, 1894. Therefore, the government have decided to give a Special Rehabilitation Package for the people affected by land acquisition in respect of the cases in which the land acquisition awards have not been announced till December 18, 2007 details of which are :-

1. The amount of compensation effective from December 18, 2007 would be discounted by Rupees 11.80 lakhs per acre per year for those lands which were notified under section 4 for acquisition in 2006 and 2005.
2. Though this Special Rehabilitation Package would involved additional funds for making payment of compensation to the farmers, the amount would be recovered while determining the cost of land allotted to other government agencies.
3. The other elements of the award namely solatium and interest would be allowed as per rules.
4. The Special Rehabilitation Package would not be treated as precedent for the future.
5. The payment of compensation should be done in a time bound manner.
6. The package would apply to all agricultural lands.
7. The Special Rehabilitation Package should be accepted by individual farmers and made applicable in each case only, if they do not mount a challenge to the award already announced by the LAC. If they have challenged the award they must withdraw the petition to avail of the benefit of the Special Rehabilitation Package.


(G.S. MEENA)
Addl. Secretary (L&B)

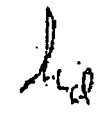
-10-

No.F.9(20)/80/L&B/LA/Vol.II/ 226-44

Dated: 01/0-08

Copy to :-

1. Secretary to LG, Raj Niwas Delhi.
2. Pr. Secretary to Chief Minister, GNCTD, Delhi Secretariat, New Delhi.
3. Secretary to Minister, Finance, GNCTD, Delhi Secretariat, New Delhi.
4. Secretary to Minister (L&B) GNCTD, Delhi Secretariat, New Delhi.
5. Secretary to Minister (Development & Urban Development) GNCTD, Delhi Secretariat, New Delhi.
6. Secretary to Legislative Assembly, Old Secretariat, Delhi.
7. Chief Secretary, GNCTD, Delhi Secretariat, New Delhi.
8. OSD to Chief Secretary, GNCTD, Delhi Secretariat, New Delhi.
9. Secretary, Revenue, Old Secretariat, Delhi
10. Secretary, Finance, Delhi Secretariat, New Delhi.
11. Secretary, Industry, Delhi Secretariat, New Delhi.
12. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
13. All Dy. Commissioners of 9 Districts of NCT of Delhi
14. All ADM/s LACs of 9 Districts of NCT of Delhi
15. CEO, Delhi Jal Board, Varunalya, Karol Bagh, New Delhi.
16. Secretary, PWD, GNCTD, Delhi Secretariat, New Delhi.
17. Secretary, Health, GNCTD, Delhi Secretariat, New Delhi.
18. Legal Advisor, L&B Deptt., Vikas Bhawan, New Delhi.
19. Director (DD), M/o Urban Development, GOI, Nirman Bhawan, New Delhi.


(G.S. MEENA)
o/c Addl. Secretary (L&B)

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ANNEXURE IV

Item No 85/2012

CONFIDENTIAL
CABINET MATTER

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
GENERAL ADMINISTRATION DEPARTMENT
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI-02

No.F.3/2/2011-GAD/CN-2916-2927

Dated: 14/10/11

CABINET DECISION NO. 1813 DATED: 12/10/2011

Sub: Proposal for revising Special Rehabilitation Package as made effective vide order dated October 01, 2008 Issues related to the Retrospective Application of Minimum Indicative Prices for Acquisition of Agricultural Land.

Decision: The Cabinet considered the note of the Secretary (L&B) for revising Special Rehabilitation Package as made effective vide order dated October 01, 2008. After detailed deliberations, the Cabinet decided as under:-

- (i) The Special Rehabilitation Package is a one time welfare measure extended to farmers of Delhi by the Govt. of NCT of Delhi, and is not land acquisition award.
- (ii) This Special Rehabilitation Package shall not be treated as precedent.
- (iii) The Special Rehabilitation Package shall be extended only to such land acquisition cases which are covered under the cabinet decision no. 1463 dated 18.09.2008.
- (iv) The Special Rehabilitation Package shall be payable to only such landowners whose land has been acquired and who have not either filed the court case for enhancement or would withdraw the court cases filed by them.

MS
14.10.11
Contd....2/

- 12 -

- (v) The Special Rehabilitation Package shall be paid as per the individual entitlements calculated on the base rate of 13.70 lakh per acre and adding thereto matching amount of ex-gratia so that individual entitlements as already drawn by Land Acquisition Collector (North-West) are matched accurately.

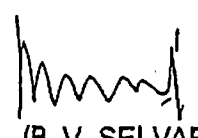
Sd/-
(P.K. TRIPATHI)
SECRETARY TO THE CABINET

No.F.3/2/2011-GAD/CN- 2916-2927

Dated: 14/10/11

Copy forwarded to the following:-

1. Pr. Secretary to Lt. Governor, Delhi.
2. Pr. Secretary to the Chief Minister, Delhi.
3. Secretary to Minister of Health, Govt. of NCT of Delhi.
4. Secretary to Minister of Education, Govt. of NCT of Delhi
5. Secretary to Minister of Food & Supplies, Govt. of NCT of Delhi.
6. Secretary to Minister of PWD, Govt. of NCT of Delhi.
7. Secretary to Minister of Social Welfare, Govt. of NCT of Delhi
8. Secretary to Minister of Industries, Govt. of NCT of Delhi.
9. Secretary (L&B), Govt. of NCT of Delhi: with the request to upload ATR on CDMS.
10. OSD to Chief Secretary, Govt. of NCT of Delhi, Delhi.
11. Hindi Officer, Language Department: for translation.
12. Guard file.


(B. V. SELVARAJ)
JOINT SECRETARY TO THE CABINET

14 X 11

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ANNEXURE V

Item No 85/2012

OFFICE OF THE LAND ACQUISITION COLLECTOR,
NORTH-WEST DISTRICT, KANJHAWALA, DELHI-81

No.F.LAC/NW/2009/ 2821

Dated: 24/11/2011

To,
Addl. Secretary,
Land & Building Deptt.
Vikas Bhawan, ITO,
New Delhi

Sub: Demand of Special Rehalibation Package in respect of awards Vide which Land Acquired by DDA.

Sir,

Kindly refer order no. F.9(20)/18/L&B/LA/Vol.2/8226-44 dated: 01/10/2008 vide which government of NCT of Delhi has announced a Special Rehalibation Pacakage for the people affected by the land acquisition in respect of the cases in which the land acquisition award have not been announced till 08/12/2007.

In this regard, please find enclosed herewith a list of awards vide which land acquired for the DDA alongwith calculation of amount under SRP as detailed below:

S.No.	Award No.	Village	Area	Total Amount
1.	05/08-09	Singhu	2 Bigha	906855.37
2.	07/08-09	Alipur	106 Bigha 04 Biswa	49679707.78
3.	08/08-09	Bakoli	304 Bigha 17 Biswa	144274956.17
4.	09/08-09	Mamoor pur	54 Bigha	24132728.74
5.	10/08-09	Tikri Khurd	1492 Bigha 8 Biswa	703838320.47
		15 Biswansi		<u>922832568.53</u>

Encl: Calculation Sheet.

LAND ACQUISITION COLLECTOR
NORTH-WEST DISTRICT

Copy to: Director (LM) HQR, DDA, A-Block, 11th floor, Vikas Sadan, INA, New Delhi with a request to deposit the above amount at the earliest with Office order dated: 01/10/2008 issued by Addl. Secy. (L&B)

LAND ACQUISITION COLLECTOR
NORTH-WEST DISTRICT

As on 18/12/2007

Pending list of cases where Special Rehabilitation Package is to be given other than DSIIDC
Calculation sheet of Special Rehabilitation Package

Sl. No.	Name of Village	Total Awarded Area	Date of Notification	Date of Award	Proposed Rate Per acre (Rs.)	M.V in original Award per acre (Rs.)	Difference payable in package per acre (Rs.)	Total Market Value Proposed (Rs.)	Solatium @ 30% on M.V	Additional amount @12%	Total Package Amount	Remarks, if any
1	2	3	4	5	6	7	8	9	10	11	12	13
01	Singhu	2 Bigha	23/02/2006	20/06/2008	3136666.67	1758400	1378266.67	574277.76	172283.32	160394.29	906855.37	906855.37
02	Alipur	87 Bigha 10 Biswa (A)	23/02/2006	16/02/2009	3136666.67	1758400	1378266.67	25124652.83	7537395.8	9003574.22	41665622.85	49679707.78
		18 Bigha 14 Biswa			2823000	1582560	1240440	4832547.5	1449704.25	1731773.18	8014884.93	
03	Bakoli	286 Bigha 04 Biswa	23/02/2006	16/02/2009	3136666.67	1758400	1378266.67	82179150.19	24653745.05	29449405.05	136282299.28	144274956.17
		18 Bigha 13 Biswa			2823000	1582560	1240440	4819626.25	1445887.87	1727142.77	7992656.89	
04	Mamoor Pur	20 Bigha 16 Biswa	23/02/2006	16/02/2009	3136666.67	1758400	1378266.67	5972488.90	1791746.67	2140878.21	9984513.78	24132728.74
		33 Bigha 04 Biswa			2823000	1582560	1240440	8579710	2573913	3074591.96	14228214.96	
05	Tikri Khurd	13-49 Bigha 15 Biswansi	23/02/2006	16/02/2009	3136666.67	1758400	1378266.67	387361129.70	116208338.91	138813249.67	642382717.27	703838320.67
		143 Bigha 08 Biswa			2823000	1582560	1240440	37058145	11117443.5	13280014.70	61455603.2	
											922832568.53	

Additional amount calculated u/s 23(1A)
 Singhu 849 days
 Alipur, Bakoli, Mamoorpur, Tikri Khurd 1090 days

Sharma

Mukherjee

Signature
22/01/08

Signature

14

15

ANNEXURE VI

Dated 08/2012

MINUTES OF THE MEETING HELD ON 3.2.2012 AT 11.30 A.M. IN THE CHAMBER OF VICE-CHAIRMAN, DDA TO DISCUSS THE PENDING ISSUES OF LAND ACQUISITION AND PAYMENT OF COMPENSATION TO LAND OWNERS.

A list of officers present during the meeting is annexed.

1. The issues where notification u/s 4 have been issued but notification u/s 6 was yet to be issued were discussed one by one as under:

(i) In respect of Bahapur and Mehrauli, mentioned at Sl. No.1&2 of the list at Annexure A, it was decided that action for notification u/s 6 would be initiated on priority and draft notification would be sent to the Land & Bldg. Deptt. within 15 days.

(ii) As regards the cases of Begampur, mentioned at Sl. No.3, it was felt that the exact text of the stay order of Hon'ble Supreme Court would be examined and necessary action to vacate the stay would be initiated by the concerned department.

2. The cases where notifications u/s 4 & 6 had been issued and were pending for issue of award were discussed as under:

S. No.	Village	Remarks
(i)	Mundka	It was felt that Award would be announced in one month's time.
(ii)	Lado Sarai	The concerned LAC informed that Award will be announced in this case by the end of March, 2012
(iii)	Mehrauli	It was decided that nature of the stay

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Masoodpur	would be examined by the LAC and necessary corrective action would be initiated to get the stay vacated. It may also be examined whether award can be announced without committing contempt of court.
Shahbad	
Daulatpur	
Pehladpur Banger	

3. The cases where land has been acquired but possession has not been handed over to DDA:

- (i) In the case of Dwarka, 100 mts. Road and Biodiversity park, LACs may examine and take up the matter for removal of encroachment, so that the project may be completed timely.
- (ii) In remaining cases of Land Acquisition, each case will be examined on merit and encroachment be got removed by the LAC/L&B Dept. and land be handed over to DDA.

4. CLA informed in the meeting that the enhanced compensation is not being released timely with the result the Hon'ble Courts are issuing orders for attachment of DDA Accounts. The following points were discussed in this regard:

- (i) Commissioner (LM) informed that a sum of Rs. 143 crores have been released till 31st January, 2012 and the remaining amount is being released after scrutiny of the land record.
- (ii) V.C. DDA suggested that DDA should place some temporary amount at the disposal of each LAC for payment of enhanced compensation in the emergency cases where Hon'ble Courts are issuing the directions for attachment of DDA Accounts.

- (iii) On the request of LACs for posting of one Retired Accountant or Accounts officer, V.C., DDA suggested to LACs to engage the services of their required AAOs/A.Os. in each LAC, with the prior approval of DDA, to reconcile the accounts of LAC and DDA and also decided to reimburse the payment to be paid to them from DDA.

5. As regards the payment of Special Rehabilitation Package of Rs.92.28 Crores to the land owners of village Singhu, Alipur, Bakoli, Mamoorpur and Tikri Khurd. effected by Land Acquisition in respect of cases where Land Acquisition Awards have not been announced till December, 18, 2007, the Pr. Commissioner (LM) enquired from Divisional Commissioner, Govt. NCT of Delhi as to whether the amount of Special Rehabilitation Package is a part of the awarded amount. It was explained to them that DDA can pay only the amount awarded by the LAC as per the extant policy guidelines. The Addl. Secretary (L&B), GNCT of Delhi informed that this Special Rehabilitation Package is not a part of the awarded amount. It was, therefore, suggested that the Govt. of NCT of Delhi would take up the matter with the Ministry of Urban Development to grant a special dispensation and authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi. It was also decided that a reply to the reference received from Govt. of NCT of Delhi may be sent by DDA accordingly.

✓ 18 ✓

List of officers present during the meeting

Officers of DDA :-

S. No.	Name	Designation
1.	Sh. Deepak Trivedi	Finance Member/
2.	Sh. Deepak Trivedi	Principal Commr. (LM)
3.	Sh. H. Rajesh Prasad	Commr. (LM)
4.	Sh. Sanjay Kumar	Chief Legal Adviser
5.	Sh. S.N. Gupta	Director LM (HQ)
6.	Sh. S.D. Sharma	Sr. Law Officer (LM)
7.	Sh. B.S. Juneja	Dy. Director (NL)-II
8.	Sh. I.P. Singh	Manager LMA

Officers of Govt. of NCTD Delhi:-

S. No.	Name	Designation
1.	Sh. Vijay Dev	Divisional Commr. GNCTD
2.	Sh. Vinay Kumar	Additional Secretary L&B, NCTD
3.	Sh. J.P. Srivastva	Legal Adviser L&B
4.	Sh. B.K. Tiwari	DCA, L&B
5.	Sh. K.K. Goswami	Dy. Secretary L&B
6.	Sh. M.T. Kam	ADM, New Delhi
7.	Sh. Rajesh Goyal	ADM, North East
8.	Sh. E. Raja Babu	ADM, South
9.	Sh. Anil Banka	ADM/LAC (West)
10.	Sh. B.S. Jaglan	ADM (South-West)

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ANNEXURE VII

Iden no 85/2012

DELHI DEVELOPMENT AUTHORITY
LAND MANAGEMENT DEPARTMENT

'B' Block 3rd Floor,
VIKAS SADAN, INA,
NEW DELHI-110023

No. F.14 (1)/2009/CRC/DDA/298

Dated: 9.05.2012

To

The Secretary,
Land & Building, GNCTD
VikasBhawan, IP Estate,
New Delhi- 110002.

Sub: Demand of Special Rehabilitation Package in respect of Awards under which Land Acquired for DDA.

Sir,

Kindly refer to your D.O. letter No. F-7(24)04/L&B/LA/13393 dated 28.12.2011 addressed to Vice Chairman, DDA vide which a demand for Rs. 92,28,32,568.53 on account of payment of Special Rehabilitation Package for the people affected by land acquisition in respect of cases in which land acquisition award have not been announced till December 18, 2007.

2. In this regard, it is informed that a meeting was held on 3.02.2012 in the chamber of V.C, DDA with the Senior Officers of Land & Building Department/LACs, GNCTD to discuss the above issue of Special Rehabilitation Package along with other issues of land acquisition. In the said meeting, it was explained that DDA can pay only the amount awarded by the LAC as per the extant Policy Guidelines. Further, it was stated by the Addl. Secy. (Land & Building) GNCTD that this Special Rehabilitation Package is not a part of awarded amount. It was, therefore, suggested that the Govt. of NCT of Delhi would take up the matter with Ministry of Urban Development to grant a special dispensation and authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi. Copy of the said minutes of the meeting is annexed.

✓ 18

List of officers present during the meeting

Officers of DDA:-

S. No.	Name	Designation
1.	Sh. Deepak Trivedi	Finance Member/
2.	Sh. Deepak Trivedi	Principal Commr. (LM)
3.	Sh. H. Rajesh Prasad	Commr. (LM)
4.	Sh. Sanjay Kumar	Chief Legal Adviser
5.	Sh. S.N. Gupta	Director LM (HQ)
6.	Sh. S.D. Sharma	Sr. Law Officer (LM)
7.	Sh. B.S. Juneja	Dy. Director (NL)-II
8.	Sh. I.P. Singh	Manager LMA

Officers of Govt. of NCTD Delhi:-

S. No.	Name	Designation
1.	Sh. Vijay Dev	Divisional Commr. GNCTD
2.	Sh. Vinay Kumar	Additional Secretary L&B, NCTD
3.	Sh. J.P. Srivastva	Legal Adviser L&B
4.	Sh. B.K. Tiwari	DCA, L&B
5.	Sh. K.K. Goswami	Dy. Secretary L&B
6.	Sh. M.T. Kam	ADM, New Delhi
7.	Sh. Rajesh Goyal	ADM, North East
8.	Sh. E. Raja Babu	ADM, South
9.	Sh. Anil Banka	ADM/LAC (West)
10.	Sh. B.S. Jaglan	ADM (South-West)

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ANNEXURE VII

Issued 05/05/2012

DELHI DEVELOPMENT AUTHORITY
LAND MANAGEMENT DEPARTMENT

'B' Block 3rd Floor,
VIKAS SADAN, INA,
NEW DELHI-110023

No. F.14 (1)/2009/CRC/DDA/298

Dated: 9.05.2012

To

The Secretary,
Land & Building, GNCTD
VikasBhawan, IP Estate,
New Delhi- 110002.

**Sub: Demand of Special Rehabilitation Package in respect of
Awards under which Land Acquired for DDA.**

Sir,

Kindly refer to your D.O. letter No. F-7(24)04/L&B/LA/13393 dated 28.12.2011 addressed to Vice Chairman, DDA vide which a demand for Rs. 92,28,32,568.53 on account of payment of Special Rehabilitation Package for the people affected by land acquisition in respect of cases in which land acquisition award have not been announced till December 18, 2007.

2. In this regard, it is informed that a meeting was held on 3.02.2012 in the chamber of V.C, DDA with the Senior Officers of Land & Building Department/LACs, GNCTD to discuss the above issue of Special Rehabilitation Package along with other issues of land acquisition. In the said meeting, it was explained that DDA can pay only the amount awarded by the LAC as per the extant Policy Guidelines. Further, it was stated by the Addl. Secy. (Land & Building) GNCTD that this Special Rehabilitation Package is not a part of awarded amount. It was, therefore, suggested that the Govt. of NCT of Delhi would take up the matter with Ministry of Urban Development to grant a special dispensation and authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi. Copy of the said minutes of the meeting is annexed.

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2

3. In view of above, you are, therefore, requested to take up the matter with Ministry of Urban Development for grant of a special dispensation and authorize DDA for payment of Special Rehabilitation Package under intimation to this office.

Encl: As above.

Yours faithfully,


[H. Rajesh Prasad]
Commissioner (LM)

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ANNEXURE VIII

Item No 85/2012



जी.एस. पटनायक
उपाध्यक्ष
G.S. Patnaik, I.A.S.
Vice-Chairman

दिल्ली विकास प्राधिकरण

Delhi Development Authority (3)

विकास सदन, नई दिल्ली-110023
Vikas Sadan, New Delhi-110023
Ph. : 2469 7900, 2469 9479 Fax : 2462 3968
DO no. F14(1)2009/CRC/DDA
Dated 25 July 2012

Dear

I may draw your kind attention on the issue of payment of Special Rehabilitation Package of Rs. 92.28 Crores to the land owners of Villages Singhu, Alipur, Bakoli, Mamurpur and Tikri Khurd affected by land acquisition proceedings particularly in respect of cases where land acquisition awards have not been announced till 18th Decembe., 2007. In this regard, a meeting was held in my office on 03.02.2012 where the Secretary (L&B)/Divisional Commissioner and Addl. Secy. (L&B) were present along with concerned officers of DDA. It was enquired from Divisional Commissioner, GNCTD as to whether the amount of Special Rehabilitation Package is a part of the awarded amount. It was also explained to the officers of Land & Building Department, GNCTD that DDA can only pay the compensation amount under the award drawn by the LAC as per the extant policy guidelines. The Addl. Secy. (L&B), GNCTD clarified that this Special Rehabilitation Package is not part of the awarded amount. It was, therefore, suggested in the meeting that the Govt. of NCT of Delhi to take up the matter with the Ministry of Urban Development, GOI to grant a special dispensation and authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi. A copy of the minutes of the aforesaid meeting held on 03.02.2012 is enclosed for your kind perusal.

2. Thereafter, Commissioner (LM), DDA requested Secretary (L&B) vide his letter dated 09.05.2012 to take up the matter with Ministry of Urban Development, GOI for grant of special dispensation to this effect. However, no concrete action seems to have been taken in this regard. In view of the above, you are, therefore, kindly requested to take up the matter with the Ministry of Urban Development at the earliest so that the issue can be resolved.

Yours sincerely,


(G.S. Patnaik) 14/7/12

Sh. P.K. Tripathi, IAS
Chief Secretary
Govt. of NCT of Delhi,
Delhi Secretariat, IP Estate,
New Delhi.

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ANNEXURE IX
Den No 85/2012

**OFFICE OF THE ADDITIONAL DISTRICT MAGISTRATE /LAND ACQUISITION COLLECTOR,
NORTH WEST DISTRICT, KANJHAWALA, DELHI-110081**

NO. F.LAC(NW)/Demand/2012/ 544

Dated: 8/9/12

To,
The Additional Secretary,
Land & Building Deptt.,
GNCT of Delhi,
Vikas Bhawan, ITO,
New Delhi

Sub:- Revised Demand of Special Rehabilitation Package in respect of awards vide which land acquired for DDA.

Sir,

Kindly refer this office letter No. LAC(NW)/2009/2820-2821 dt. 24/11/2011 via which a demand of Rs. 92,28,32,568.53 was sent to you in pursuance of Order no. F.9(20)/18/L&B/LA/Vol.II/8226-44 dated 01/10/2008 vide which Government of NCT of Delhi announced a Special Rehabilitation Package for the people affected by the land acquisition in respect of those cases in which the land acquisition awards have not been announced till 18/12/2007 and wherefor notification was issued U/s 4 in the years 2006 & 2005.

The revised calculation has been done taking into account the yearly deduction @ Rs.11.80 lakhs per acre from the principal rate of Rs. 53,00,000/- per acre as mentioned in the Order dt. 01/10/2008, which was not done earlier. The details of revised demand are as under:-

S.No.	Award No.	Village	Area	Total Revised Amount
1.	5/08-09/DC(NW)	Singhu	2 Bigha	15,28,994.79
2.	7/08-09/DC(NW)	Alipur	106 Bigha 04 Biswa	8,50,67,557.86
3.	8/08-09/DC(NW)	Bekoli	304 Bigha 17 Biswa	24,71,70,190.69
4.	9/08-09/DC(NW)	Maimoor Pur	54 Bigha	4,13,13,828.45
5.	10/08-09/DC(NW)	Tikri Khurd	1492 Bigha 8 Biswa 15 Biswansi	1,20,59,80,769.63
Grand Total :-				1,58,10,61,341.42

Encl:- Revised Calculation Sheet.

Yours faithfully,

SHAILENDRA SINGH PARIHAR
ADDL. DISTRICT MAGISTRATE/LAC
NORTH-WEST DISTRICT

Copy to:-

The Director (LM), HQR, DCA, A -Block, 3rd floor, Vikas Sadan, INA, New Delhi with the request to deposit the above amount at the earliest with office Order issued on 1/10/2008 by Additional Secretary (L&B)

Shailendra Singh Parihar
o.f.legm

SHAILENDRA SINGH PARIHAR
ADDL. DISTRICT MAGISTRATE/LAC
NORTH-WEST DISTRICT

Calculation sheet of Revised Special Rehabilitation Package(SRP) to be given by DDA.

Name of Village	Total Awarded Area	Date of Notification	Date of Award	Proposed Rate	M.V in original Award per acre	Difference payable in package per acre	Total Market Value Proposed	Solatium @ 30% on M.V	Additional Amount	Revised Total Package Amount
1	2	3	4	5	6	7	8	9	10	11
Singhu	2 Bigha (A) (0.41 acres)	23/2/2006	20/05/2008	41,20,000.00	17,58,400.00	23,61,600.00	9,68,256.00	2,90,476.00	2,70,262.78	15,28,994.79
Alipur	87 Bigha 10 Biswa (A) (18.22 acres)	23/2/2006	16/2/2009	41,20,000.00	17,58,400.00	23,61,600.00	4,30,26,352.00	1,29,08,505.60	1,54,19,475.18	7,13,56,332.78
	18 Bigha 14 Biswa (B) (3.89 acres)			37,08,000.00	15,82,560.00	21,25,440.00	82,67,961.60	24,80,388.48	29,62,875.00	1,37,11,225.08
Bakoli	236 Bigha 04 Biswa (A) (59.62 acres)	23/2/2006	16/2/2009	41,20,000.00	17,58,400.00	23,61,600.00	14,07,98,592.00	4,22,39,577.60	5,04,56,043.97	73,34,94,212.97
	18 Bigha 13 Biswa (B) (3.88 acres)			37,08,000.00	15,82,560.00	21,25,440.00	82,46,707.20	24,74,012.16	29,55,258.36	1,36,75,977.72
Mamoor Pur	20 Bigha 16 biswa (A) (4.33 acres)	23/2/2006	16/2/2009	41,20,000.00	17,58,400.00	23,61,600.00	1,02,25,728.00	30,67,718.40	36,64,452.66	1,69,57,899.06
	33 bigha 04 biswa (B) (6.91 acres)			37,08,000.00	15,82,560.00	21,25,440.00	1,46,86,790.40	44,06,037.12	52,63,101.87	2,43,55,929.39
Tikri Khurd	1349 Bigha 15 Biswansi (A) (281.05 acres)	23/6/2006	16/2/2009	41,20,000.00	17,58,400.00	23,61,600.00	66,37,27,680.00	19,91,18,304.00	23,78,50,905.60	1,10,06,96,889.60
	143 Bigha 8 Biswa (B) (29.87 acres)			37,08,000.00	15,82,560.00	21,25,440.00	6,34,86,892.80	1,90,46,067.84	2,27,50,919.39	10,52,83,880.03
Grand Total:-							95,34,36,960.00	28,60,31,087.20	34,15,93,294.22	1,68,10,61,341.42

Additional amount calculated u/s 23 (1-A):- 849 days for Singhu & 1090 days for Alipur, Bakoli, Mamoorpur, Tikri Khurd.

h. 2/2/06
LAC (NW)

me
Sr. MC

So
NT/CA

PP
2/2/11

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ANNEXURE X

Item No 85/2012

LAND & BUILDING DEPARTMENT
GOVERNMENT OF NCT OF DELHI
B-BLOCK : VIKAS BHAWAN: I.P. ESTATE, NEW DELHI.

No. F.7(24)/04/L&B/L.A/ 10051

Dated: 20/09/2012

To

The Secretary,
Ministry of Urban Development,
Government of India,
Nirman Bhawan, New Delhi.

Sub: Reg. Demand of Special Rehabilitation Package to Landowners.

Sir,

The Government of NCT of Delhi took a conscious decision vide Cabinet Decision No. 1463 dated September 18, 2008 to offset the price rise on the one hand and to protect the interests of the landowners within a specified period of time through Special Rehabilitation Package (SRP) [Copy enclosed at Annexure I].

Subsequently, certain clarifications were carried out vide decision no. 1813 dated October-12, 2011 [Copy enclosed at Annexure-II] in the scope of the Cabinet Decision no. 1463 dated September 18, 2008 and the same has been approved by H.E. the Lt. Government of Delhi. The following villages where land has been acquired on the request of Delhi Development Authority are covered under the Cabinet decisions cited above are :

Sr. No.	Award No.	Village	Area	Total Amount of SRP
1.	05-08-09	Singhu	2 Bigha	906855.37
2.	07-08-09	Alipur	106 Bigha 04 Biswa	49679707.78
3.	08-08-09	Bakoli	304 Bigha 17 Biswa	144274956.17
4.	09-08-09	Mamoor Pur	54 Bigha	24132728.74
5.	10-08-09	Tikri Khard	1462 Bigha 8 Biswa 15 Biswansi	703838320.47
Total amount				922832568.53
(In words)				Ninety Two Crore Twenty Eight Lakhs Thirty Two Thousand Five Hundred Sixty Eight and Fifty Three Paise.

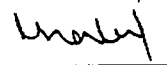
- 25 -

In this regard, your kind attention is drawn towards D.O letter of even number dated 28.12.2011 and minutes of the meeting held in Delhi Development Authority on 03.02.2012 at Point No. 5. [Copy enclosed at Annexure-III & IV]. The Land Acquisition Collector concerned has already requested Delhi Development Authority that the amount of Special Rehabilitation Package may be released vide endorsement dated November 24, 2011 [Copy enclosed at Annexure-V].

The matter has also been placed before H.E. the Lt. Governor of Delhi who is also desired that Government of India, Ministry of Urban Development may take a decision in the matter.

I am, therefore, directed to request you to kindly consider the above said matter and issue directions to D.D.A to release the above said amount of Special Rehabilitation Package at the earliest for the landowners so that the possession of land handed over to Delhi Development Authority.

Yours faithfully,


(Dharm Pal)
Secretary (L&B) 20/8/2012

Encls. As above.

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ANNEXURE XI

Item No 25/2012

**LAND & BUILDING DEPARTMENT
GOVERNMENT OF NCT OF DELHI
B-BLOCK, VIKAS BHAWAN :IP ESTATE, NEW DELHI**

NO.F.7(24)/04/L&B/LA/ 13667

Dated: 23/11/12

To

The Secretary
Ministry of Urban Development,
Govt. of India, Nirman Bhawan,
New Delhi.

Sub: Reg. demand of Special Rehabilitation Package to the land owners.

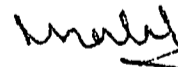
Sir,

Please refer the letter of even no. dated 20/09/2012 (copy enclosed) vide which this Department has requested you to direct the DDA to release the amount of Special Rehabilitation Package (SRP) for disbursement to the land owners.

The Hon'ble High Court vide order dated 29/08/2012 (copy enclosed) in Contempt Case No.929/2011 and 201/2012 Ashwan! Kumar Vs Lal Singh and Rohtash Vs Vijay Dev has considered the issue related to Special Rehabilitation Package and also the stand of DDA vide which they have taken stand before the Court that they will pay only the awarded amount. The Hon'ble Court has taken a view that the payment is to be made irrespective as to who is the concerned authority and directed that the decision in the matter be taken before the next date of hearing failing which the Secretary, Land & Building Department, Govt. of NCT of Delhi will remain present in the Court on the next date of hearing. The next date of hearing in this case is 27/11/2012.

This Department has not received any communication so far from the Ministry or the DDA in this regard. It is requested that since the matter involved is serious in nature being a Contempt case, suitable directions may be issued to the DDA so that the order of the Hon'ble Court may be complied with.

Yours faithfully,



**(DHARAM PAL)
SECRETARY (L&B)**

Copy to:-

The Vice Chairman, DDA, Vikas Sadan, New Delhi.

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ANNEXURE XII
Item No 85/2012

IN THE HIGH COURT OF DELHI AT NEW DELHI
CM No.19801/2012 in CONT.CAS(C) 929/2011

ASHWANI KUMAR and ORS Petitioner
Through: Mr. N.S. Dalal and Mr. D.P. Singh, Advocates

versus

LAL SINGH and ANR Respondent

Through: Mr. Sanjay Poddar, Sr. Advocate with Mr. Sanjay Kumar Pathak, Ms. K. Kaomudi Kiran and Ms. Navleen Swain, Advocates for R-1 and 2

CM No.19797/2012 in CONT.CAS(C) 201/2012

ROHTAS Petitioner
Through: Mr. N.S. Dalal and Mr. D.P. Singh, Advocates

versus

VIJAY DEV and ORS Respondents

Through: Mr. Sanjay Poddar, Sr. Advocate with Mr. Sanjay Kumar Pathak, Ms. K. Kaomudi Kiran and Ms. Navleen Swain, Advocates for R-1 and 2
Ms. Sangeeta Chandra, Advocate for the respondent/DDA

CORAM:
HON'BLE MR. JUSTICE RAJIV SHAKDHER

ORDER
26.11.2012

These applications have been moved seeking exemption from the personal appearance of Secretary, Land and Building. Undoubtedly, the directions issued by this Court on 29.08.2012 have not been complied with. Each department seems to be passing the buck to the other department.

The petitioner, as indicated in the last order is, interested in his money irrespective of the department which is responsible for paying the money. The short issue in the matter is that the petitioners are agriculturists, whose lands are acquired; though the amount awarded stands paid to them; albeit after much delay and at the intervention of the court; the amount towards such Special Rehabilitation Package (in short SRP) is yet to be disbursed. This is precisely why, the directions were passed on the last date.

Mr. Poddar has given several explanations including the explanation that communications have been sent to the Vice Chairman, DDA for doing the needful in the matter. A reference is also made to the order of the Lt. Governor.

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Ms. Chandra is present in Court on behalf of the DDA.

In these circumstances, the Secretary to the Government of India, Ministry of Urban Development is directed to convene an urgent meeting, which will include the concerned representatives of the DDA i.e., Vice Chairman, DDA and the Secretary, Land and Building to deliberate on the matter and decide this issue once for all.

Dasti under the signatures of the Court Master.

A copy of the order passed today will be served on the Secretary, Ministry of Urban Development by the learned counsel for the respondents.

In these circumstances, the hearing fixed for tomorrow i.e., 27.11.2012 is cancelled.

List on 07.12.2012.

The Secretary to the Government of India, Ministry of Urban Development will ensure that the meeting is minuted and the minutes are filed in Court.

RAJIV SHAKDHER, J

NOVEMBER 26, 2012

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DELHI DEVELOPMENT AUTHORITY
LAND MANAGEMENT DEPARTMENT

ANNEXURE XIII
Item No 85/2012

'A' Block 2nd Floor,
VIKAS SADAN, INA,
NEW DELHI-110023

No. F.14 (1)/2009/CRC/DDA/

Dated: 29.11.2012

To

Shri V. K.Rajan
Under Secretary,
Ministry of Urban Development
(Delhi Division)
Nirman Bhavan,
New Delhi- 110108

SUB.: DEMAND OF SPECIAL REHABILITATION PACKAGE FOR FARMERS.

Sir,

Please refer to your letter No J-13036/7/2012-DD-V, dated 12.10.2012, on the subject cited above.

2. The land of villages Singhu, Alipur, Bakoli, Mamoor Pur and Tikri Khurd was acquired for development of Narela Phase I for DDA and awards were announced in 2008 and 2009. The payment of the awarded amount of Rs.117, 81, 69, 141.00 had been made by DDA on 5.11.2009.
3. The issue relates to demand for Rs. 92,28,32,568.53, (which was later revised to Rs.1,58,10,61,341.42, by LAC N/W, vide his letter dated 8.09.2012) on account of payment of Special Rehabilitation Package for the people affected by land acquisition in respect of cases in which land acquisition awards have not been announced till December 18, 2007.
4. In this regard, it is informed that a meeting was held on 3.02.2012 in the chamber of V.C, DDA with the Senior Officers of Land & Building Department/LACs, GNCTD to discuss the above issue of Special Rehabilitation Package along with other issues of land acquisition. In the said meeting, it was explained that DDA can pay only the amount awarded by the LAC as per the extant Policy Guidelines. Since this Special Rehabilitation Package is not a part of awarded amount, therefore, it was suggested that the Govt. of NCT of Delhi would take up

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the matter with Ministry of Urban Development to grant a special dispensation and authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi. Copy of the said minutes of the meeting is annexed.

5. The Issue has been re-examined. In view of above, DDA is unable to make payment of Special Rehabilitation Package for the demanded amount in view of the following:

- (i) The Special Rehabilitation Package is not a part of awarded amount, and as per the extant Policy Guidelines, DDA can pay only the amount awarded by the LAC.
- (ii) As compensation is paid as per provisions of the Land Acquisition Act, any variation has to be as per the provisions of the Act/Rules only.
- (iii) In case, GNCTD Cabinet decision speaks about Special Rehabilitation Package, it would be in the fitness of things that they should bear the expenses as this is their decision, especially when DDA/MOUD's comments were not obtained before issue of such orders.
- (iv) The payment of the awarded amount of Rs.117, 81, 69, 141.00 has already been made by DDA on 5.11.2009. Despite this the complete possession of land has not been handed over to DDA, as is evident from the following statement:


S. No.	Village	Award No.	Awarded Area (B-B-B)	Possession handed over to DDA (B-B-B)	Possession not given (B-B)	Awarded Amount (in Rupees)	Special Rehabilitation Package	
							Original Demand (in Rupees)	Revised Demand (in Rupees)
1.	Singhu	05/08-09	2-00-00	-	2-00	11,56,971	9,06,855.37	15,28,994.79
2.	Alipur	07/08-09	106-04-00	106-04-00	-	6,34,07,009	4,96,79,707.78	8,50,67,557.86
3.	Bakoli	08/08-09	304-17-00	304-17-00	-	18,41,86,495	14,42,74,956.17	24,71,70,190.69
4.	Mamoor Pur	09/08-09	54-00-00	29-13-00	24-07	3,08,07,569	2,41,32,728.74	4,13,13,828.45
5.	Tikri Khurd	10/08-09	1492-8-15	1246-01-15	246-07	89,86,11,097	70,38,38,320.47	1,20,59,80,769.63
6.	Total					1,17,81,69,141	92,28,32,568.53	1,58,10,61,341.42

(B-B-B) means Bigha-Biswa-Biswanshi


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- (v) Even court has said that they are not concerned as to who pays the package and thereby did not bind the DDA to do so. Besides, such huge expenditure was not visualized while acquiring the land by DDA and such increase cannot be necessarily passed on to new allottees. This needs to be seen whether DDA can pass on such increase of land cost to user agency as well.
 - (vi) It seems that this package will not confine to 5 villages only but is bound to impact the increase in land rate for similarly placed cases of present or past.
 - (vii) The Special Rehabilitation Package is not covered under the provisions of the Land Acquisition Act, 1894. Thus, the Land Acquisition Act, 1894 would need to be amended with retrospective effect to include Special Rehabilitation Package.
 - (viii) The payment of Special Rehabilitation Package to the Farmers of five villages would open the flood gates for similar requests for the said package.
 - (ix) Even the Ministry of Urban Development may have to obtain the approval of the Union Cabinet.
5. This issues with the approval of the competent Authority in DDA.

Yours faithfully,


[S.N Gupta]
Director LM (HQ)

Copy also forwarded for information and necessary action to the Principal Secretary (L&B), Government of NCT of Delhi, Vikas Bhawan, New Delhi-110002 with reference to their letter No. F.7(24)/04/L&B/LA/10051 dated 20.09.2012, addressed to the Ministry of Urban Development.


Director LM (HQ)

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ANNEXURE XIV

Item no 85/2012

**DELHI DEVELOPMENT AUTHORITY
LAND MANAGEMENT DEPARTMENT**

'A' Block 2nd Floor,
VIKAS SADAN, INA,
NEW DELHI-110023

Dated: 03.12.2012

No. F.14 (1)/2009/CRC/DDA/

To

Shri V. K.Rajan
Under Secretary,
Ministry of Urban Development
(Delhi Division)
Nirman Bhavan,
New Delhi- 110108

SUB.: DEMAND OF SPECIAL REHABILITATION PACKAGE FOR FARMERS.

Sir,

Please refer to the discussions held in the meeting on 30.11.2012 under the chairmanship of the Secretary, Ministry of Urban Development, during which a questionnaire was handed over to DDA for furnishing DDA's comments in the matter.

2. The comments of DDA on the points contained in the above said questionnaire are as under:

S. No.	Question	Reply
1.	Whether the land was acquired on the request of DDA? (DDA)	Yes, the land of the five villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd was acquired by the Land Acquisition Collector/L&B Department of the Govt. of NCT of Delhi, on the request of DDA.
2.	If so, for what purpose? (DDA)	Under Planned Development of Delhi, for Narela Project Phase I.
3.	Whether the Special Rehabilitation Package was approved by the Govt. of NCT of Delhi, on the basis of urgency of DDA, in respect of such owners, who have not filed court cases or do withdrawn their cases? (GNCTD)	Pertains to GNCTD. However, no emergent clause was invoked in this case.
4.	Whether DDA agreed for additional funds for such compensation? (DDA)	No, Sir.
5.	Whether land owners have	Pertains to GNCT Delhi.

	been given alternative plots? (GNCTD)	
6.	Basis on which cabinet of Delhi approved Special Rehabilitation Package? (GNCTD)	Pertains to GNCT Delhi.
7.	Provisions of Law in this regard? (GNCTD)	Pertains to GNCT Delhi. [It is not in accordance with Section 15(1) and 15 (2) of the Delhi Development Act, 1957]
8.	Objections by DDA, if any? Why no reply has been given to GNCT Delhi or MOUD? (DDA)	Land is Acquired under Land Acquisition Act, 1894. DDA only pays the compensation amount under the award announced by the LAC. In this regard, a detailed reply to MOUD, with endorsement to the Secretary Land & Building Department, GNCT of Delhi, has also been sent vide DDA's letter dated 29.11.2012. The main objections raised by DDA are as under: <ol style="list-style-type: none">1. The Special Rehabilitation Package is not a part of awarded amount, and as per the extant Policy Guidelines, DDA can pay only the amount awarded by the LAC.2. As compensation is paid as per provisions of the Land Acquisition Act, any variation has to be as per the provisions of the Act/Rules only.3. In case, GNCTD Cabinet decision speaks about Special Rehabilitation Package, it would be in the fitness of things that they should bear the expenses as this is their decision, especially when DDA/ MOUD's comments were not obtained before issue of such orders.4. The payment of the awarded amount of Rs.117, 81, 69, 141.00 has already been made by DDA on 5.11.2009. Despite this, the possession

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of remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA

5. Even court has said that they are not concerned as to who pays the package and thereby did not bind the DDA to do so. Besides, such huge expenditure was not visualized while acquiring the land by DDA and such increase cannot be necessarily passed on to new allottees. This needs to be seen whether DDA can pass on such increase of land cost to user agency as well.
6. This package will not confine to 5 villages only but is bound to impact the increase in land rate for similarly placed cases of present or past.
7. The Special Rehabilitation Package is not covered under the provisions of the Land Acquisition Act, 1894. Thus, the Land Acquisition Act, 1894 would need to be amended with retrospective effect to include Special Rehabilitation Package.
8. The payment of Special Rehabilitation Package to the Farmers of five villages would open the flood gates for similar requests for the said package.
9. Even the Ministry of Urban Development may have to obtain the approval of the Union Cabinet.

Reply has been given to Secretary Land & Building Department, GNCT of Delhi vide letters dated 9.5.2012, by Commissioner (Land Management), and on 25.07.2012, by Vice chairman DDA to Chief Secretary, Government of NCT of Delhi, to take up the matter with Ministry of Urban Development,

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		Government of India. Copies of the replies are annexed as ANNEXURES I to III.
9.	Even if the Cabinet of Delhi Govt. decided to treat as Special Rehabilitation Package does the DDA has any objection to this? (DDA)	DDA is bound by the provisions of Land Acquisition Act, under which compensation is to be given for the awarded amount as is also reflected in the Section 15 of Delhi Development Act, 1957, which is reproduced as under: [15. Compulsory acquisition of land - (1) If in the opinion of the Central Government, any land is required for the purpose of development, or for any other purpose, under this Act, the Central Government may acquire such land under the provisions of the Land Acquisition Act, 1894 (1 of 1894). (2) Where any land has been acquired by the Central Government, that Government may, after it has taken possession of the land, transfer the land to the Authority or any local authority for the purpose for which the land has been acquired on payment by the Authority or the local authority of the compensation awarded under that Act and of the charges incurred by the Government in connection with the acquisition.]
10.	In whose possession the land is at present? Whether it is handed over to DDA? (DDA)	The land measuring 1959 Bigha 09 Biswa 15 Biswansi [408.23 acres] forming part of five villages has been acquired for Narela Project Phase-I. Out of the said land an area measuring 1854 Bigha 03 Biswa 15 Biswansi [386.29 acres] has been handed over to DDA by LAC/L&B Deptt., Govt. of NCT of Delhi. The remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA. Presently, land is in possession of Engineering Department of DDA.

11.	Does DDA has any objection if the land is returned back to farmers? (DDA)	The land has been acquired under Planned Development of Delhi for the Narela project Phase-I, which is to be developed for the public purposes in accordance with the provisions of Master Plan. Returning back the land, will jeopardize the entire project, and is not possible at this stage.
12.	Whether DDA reconciled their accounts in respect of payment on enhanced compensation? (DDA)	Yes, the accounts in respect of enhanced compensation have been reconciled.
13.	If there is departure from the policy guidelines (as contended by DDA) whose approval is required to approve the payment? (DDA)	Directions of Central Govt. i.e. Ministry of Urban development Govt. of India, would be required keeping in view provisions of Sections 15 (1) and 15 (2) of Delhi Development Act, 1957.
14.	Does Ministry of Urban Development have special Provision to authorize DDA to pay Special Rehabilitation Package and has DDA sent proposal to this effect? (DDA/MOUD)	DDA is bound by the policy already finalized by the Government, under which payment of only the awarded amount can be made. Any relaxation in the policy can be approved by the Government in accordance with applicable rules/provisions of Delhi Development Act, 1957. DDA has sent letters dated 9.5.2012, by Commissioner (Land Management) to Secretary (L&B) and on 25.7.2012, by Vice Chairman, DDA to Chief Secretary, Govt. of NCT of Delhi to take up the matter with Ministry of Urban Development, as DDA is not able to go beyond the provisions of Section 15 (1) and 15 (2) of Delhi Development Act, 1957. MOUD had called for comments of DDA on the proposal of GNCTD. Comments have been sent to MOUD vide letter dated 29.11.2012.
15.	Appointment of Standard/Special course on behalf of MOUD. (MOUD)	The laws in this regard are very clear. However, the MOUD, may decide.

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3. The photocopy of the affidavit [ANNEXURE IV], filed in the court, by DDA and the minutes of the meeting dated 03.02.2012 [ANNEXURE V] are also sent herewith as desired in the meeting.

4. This issues with the approval of the competent Authority in DDA.

Yours faithfully,



[S.N Gupta]
Director LM (HQ)

Copy also forwarded for information and necessary action to the:

- (i) OSD to VC, DDA
- (ii) Principal Secretary (L&B), Government of NCT of Delhi, Vikas Bhawan, New Delhi-110002 with reference to their letter No. F.7(24)/04/L&B/LA/10051 dated 20.09.2012, addressed to the Ministry of Urban Development and the discussions held in the meeting on 30.11.2012 under the chairmanship of the Secretary, Ministry of Urban Development, during which a questionnaire was handed over to DDA for furnishing DDA's comments in the matter.



Director LM (HQ)

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ITEM No. 88/2012
11-12-12
Sub: Fixation of Predetermined Rates (PDRs) in Narela for the year
2012-13
File No. F4 (38)2011/AO (P)/DDA

P R E C I S

1. Name in addition to the rates in this Cost Benefit Analysis.
of the Project: Narela
2. Total Project Area 482.00 Hect.
3. Total Saleable Area 209.96 Hect
4. Total Project Cost 1514.74 Crore
5. The Narela Project has been planned on 482.00 Hectares of land located on the western side of existing Narela.
6. The Cost Benefit Analysis is appended: Appendix A (P- to)
The contents are as follows.

Table 1 --- Land acquisition and its cost

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

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

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

Table 5 --- Year-wise break

Table 6 --- Saleable land use and Revenue distribution

7. The PAC had raised an objection on loading of expenditure on Master Plan Roads to the project cost. In this context, background of the case is as follows:

- (i) In line with Resolution No. 36/98, the cost of Master Plan roads had been loaded on the Narela Project since beginning.
- (ii) Letter No. EM.3(4)2000-05/Vol. 1 dt. 2.8.2007 issued by EM, DDA also provides that this issue was taken up with the Hon'ble LG, Delhi as well as in the Authority Meeting of DDA few years back and a decision was taken that in order to develop the sub city roads at a faster speed, plan road should be constructed by the DDA.
- (iii) Even this view of construction of master plan roads by DDA and factoring of such cost in arriving at the overall cost of the area has been endorsed in Joint Sectary (PWD)'s letter dated 04/01/2008 and this letter was issued with approval of Hon'ble LG Delhi.
- (iv) However, the PAC in its 55th Report (2007-08) has inter alia pointed out that expenditure on development of Master Plan Roads incurred by DDA may be borne by GNCTD. This has, however, been turned down by GNCTD.
- (v) Thereafter, the PAC in its 20th report of the year 2009-10 has pointed out as to why DDA had not made any serious attempts with respect to their earlier

report that expenditure on Master Plan Roads incurred by DDA may be borne by GNCTD. The PAC urged upon the Ministry of Urban Development to take up the matter afresh with GNCTD so that at least in respect of future projects undertaken by DDA, the expenditure incurred on construction of Master Plan Roads is borne by GNCTD and is not unjustifiably passed on by DDA to the allottees.

- (vi) In this context, a D.O. letter dt. 12.06.2012 was written by VC, DDA to Chief Secy., GNCTD whereby it was requested that a policy decision in this regard may be taken by GNCTD for construction of future roads. The Chief Secy. vide his D.O. letter dt. 3.8.12 has informed that as per decision taken by Delhi Govt. vide Cabinet decision No. 1904, the PWD will take over the roads of above 60 ft. from DDA after their construction on payment of deficiency charges calculated and communicated by PWD authorities. There will be no reimbursement for construction of Master Plan roads constructed by DDA. It is to point out that it will be contrary to PAC recommendations as conveyed by MOUD.
- (vii) A policy decision as to whether GNCTD will undertake the construction of Master Plan roads or they will reimburse the amount already spent by DDA for construction of these roads in Dwarka, Rohini and Narela has not yet been taken and thus DDA may request MOUD to intervene in the matter for resolving it.
- (viii) The up-to-date expenditure already loaded for working out CBA of Narela Project is Rs. 16.32 crores and the estimated expenditure likely to be incurred on this account in the coming years is Rs. 0.76 crores only.

8. METHODOLOGY

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

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

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

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

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

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

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

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

9. For allotment of land to Slum Department for JJ Squatters the rate of acquisition of land decided by GNCTD are charged. For the year 2010-

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11 the rate to be charged was Rs. 68.90 lacs per acre. This year to the same rate shall be charged as there has been no revision in the rate of acquisition of land by GNCTD.

10. Now the Predetermined Rates for the year 2012-13 are required to be fixed. In this context, after taking into account the various factors and in line with the approved methodology as discussed in the foregoing paras, the Break Even Rate (BER) for the year 2011-12 is coming to be Rs. 6891.65 per sqm. Thus, there is an increase of 20.52% as compared to the Break Even Rate of Rs.5718.11 per sqm for 2010-11. In this context, it may be relevant to mention here that the Ministry vide their DO letter No.J-13036/3/2000 dated 6.11.2003 had desired the proposals for fixation of PDRs to be submitted for the ensuing year in advance. Accordingly, the exercise of CBAs is being initiated/finalized taking the actual expenditure of previous year 2010-11 and on the lines of previous years the above said break even rate has been increased by 10% and it shall work out to Rs.7580.81 per sqm for the year 2012-13.

10.1. The category-wise Predetermined Rates for the year 2012-13 based on the factors as stated above work out as under:

(Rates in Rs.Per Sqm)

S.No	Category of Land	Mult iplic r	Proposed PDR for the year 2012-13
	2	3	4
	Break Even Rate		7580.81
	Land for CGHS	1.50	11372.00
	Alternative Plots	1.00	9310.00
	DDA Housing Schemes		
	EWS	0.50	3791.00
	LIG	0.75	5686.00
	MIG	1.25	9477.00
	SFS	1.50	11372.00
	JJ Squatters.	Not applicable	Rs. 68.90 lakh per acre

- (i). For Alternative Plots an amount Rs.1724.00 per sqm for Internal development and Rs.4.80 per sq. meter for Use and Occupation charges has been added to the Break Even Rate.

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- (ii) All figures have been rounded off to the next rupee.
 - (iii) There is change in the CPWD Cost Index during the current year. Therefore, the cost of internal development has been updated to 354 points.
 - (iv). For Housing the cost of Internal development will be added at the time of finalization of the disposal cost of flats.
 - (vi) The expenditure on Master Plan Roads incurred by DD
 - (vii) A has been loaded in the CBA as it has not been reimbursed to DDA from Plan Funds or from any other sources.
 - (vi) The rates for JJ Squatters at Sl.No.4 of the table above are exclusive of internal development, which is to be carried out by Slum Deptt. MCD.

11. Proposals

The Authority may kindly be requested to approve the following:

- (i) The Cost Benefit Analysis and the land premium rates as mentioned in Column (4) of the table below para 10.1 above.
- (ii) The cost of Master Plan Roads in DDA sub-city projects may not be passed on to the allottees in line with the recommendations of the PAC. Since responsibility to provide these roads lies with the GNCTD action may be taken by DDA to seek reimbursement of such expenditure from Delhi Govt. Till the time such expenditure is not reimbursed, the expenditure on Master Plan Roads may be booked to Nazul A/C-II subject to approval of Central Government. This will apply to all new projects taken up by DDA. Simultaneously DDA may request MOUD to intervene in the matter so that it could be resolved.
- (iii) As major portion of the expenditure on Master Plan roads in Narela had already been loaded in earlier years and recovered from the allottees and only a meager amount of Rs. 75.51 lacs only is expected to be incurred in future. The DDA may, therefore, charge this balance cost also on Narela Project.

RESOLUTION

Sub: Fixation of Predetermined Rates (PDRs) in Narela for the year 2012-13.

F.4(38)2011/AO(P)/DDA

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

ITEM NO: 87/2

11-12-12

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#3

AGENDA FOR AUTHORITY

DRAFT

Sub:-Change of Land Use from 'Residential' to 'Government' (Court Complex) at G.T. Road near Police Station, Shahdara for setting up of additional district courts in Zone E

File No. F.3 (42)2009/MP

1.0 Background

A reference was received from Registrar General of High Court regarding augmentation of infrastructural requirements of the District Courts and allotment of land for the purpose. Principal Secretary (Law Justice & LA) Govt. of NCT Delhi accordingly informed DDA the site identified for district Court has been approved by Hon'ble High Court at G.T. Road near Police Station, Shahdara.

The proposal was approved by the Authority in its meeting held on 8.1.2010 (Copy of Authority Agenda is enclosed as Annexure-1) and accordingly invited objection/suggestion through Public Notice issued vide Gazette Notification No. SO 1554 (E), dated 29.06.2010. Copy of Gazette Notification enclosed as Annexure-2. (P-23 & 24).

In response to Public Notice, 28 Nos. objection/suggestion were received which were put up for hearing of the Board of Enquiry & Hearing.

2.0 Meeting Of Board Of Enquiry & Hearing

The meeting of Board of Enquiry & Hearing was held on 18.07.2012. Minutes of Board of Enquiry & Hearing are enclosed as Annexure-3. (P-24 to 25)

After considering all the aspects including written and verbal objections/suggestions and comments of the members, the recommendation of the Board of Enquiry and Hearing is as under:

Proposed modifications in MPD-2021 in the Public Notice	Recommendation of the Board
<p>The following modification which the Delhi Development Authority/ Central Govt. proposes to make the Master Plan/ Zonal Development Plan for Zone-'E' under Section-11A of DD Act, 1957 -</p> <p>MODIFICATION :</p> <p>The proposed Change of Landuse of a plot measuring 9450sqm situated at Navin Shahdara on G.T. Rd. opposite to Police Station, Shahdara, Delhi-110032 proposed from 'Residential' to 'Government' (District Court Complex) Use. The plot boundaries are -</p> <p>North: Existing Residential Area, Navin Shahdara (Kuldeep Nagar).</p> <p>South: 45m R/W G.T. Road.</p> <p>East: Existing Residential Area, Navin Shahdara (Hari Kishan Nagar).</p> <p>West: Existing Rd. adjoining to Police Station Shahdara.</p>	<p>The Board of Enquiry and Hearing in view of the above points of observation did not agree for the proposed Change of Land Use and recommends the need to examine the possibility of utilising the existing District Court, Karkardooma for accommodating the proposed additional 'District Court' as per provision of MPD - 2021.</p>

3.0 The recommendation approved by Board of Enquiry and Hearing on 19.11.2012 is put up for consideration of the Authority.

RESOLUTION

**Sub: Change of Land Use from 'Residential' to 'Government' (Court Complex) at G.T. Road near Police Station, Shahdara for setting up of additional district courts in Zone 'E'.
F.3(42)2009/MP**

Discussion on the agenda item was 'Deferred'. It was decided that the matter should be discussed with the Registrar General of the Hon'ble High Court and alternative sites should be identified for the purpose.

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ANNEXURE-1

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Draft Agenda for Authority

Sub:- Change of Landuse from 'Residential' to 'Government' (court complex) at G.T. Road near Police Station Shahdra for setting up of additional district courts in Zone 'E'.

File No. F. 3(42)2009/MP

1.0 BACKGROUND

A reference was received from Registrar General of High Court regarding augmentation of Infrastructural requirements of the District Courts and allotment of land for the purpose. This was followed by series of meetings of the core group held under Principal Secretary (Law Justice & LA) Govt. of NCT Delhi in which it was informed that the site identified for district Court has been approved by Hon'ble High Court. Accordingly the proposal for change of land use from 'Residential' to 'Government' (Court Complex) was considered by Technical Committee meeting held on 30.11.09 vide Item No. 77/09 and the decision of the Technical Committee is as follows :-

The proposal was presented by Director (TYA). After detailed discussion, the proposal of change of land use from 'Residential' to 'Govt. Use' was approved for further processing the case under section 11A of DD Act, 1957.

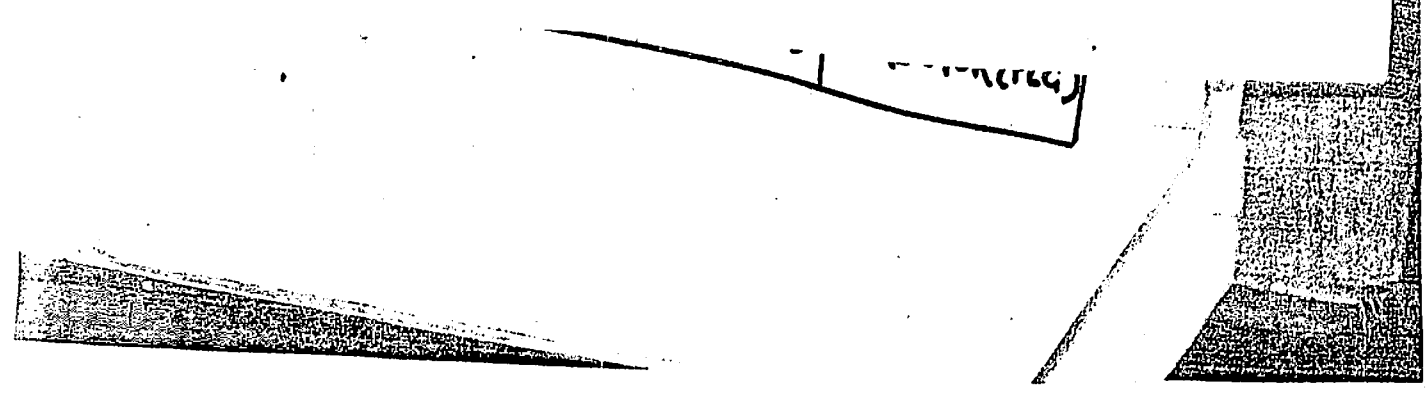
2.0 EXAMINATION

The proposal has already been examined while case was put up for consideration of Technical Committee meeting containing the following :-

As per MPD-2021, the court complex is an use premise permitted in 'Government' use Zone. The land earmarked for Govt. use zone in Zone 'E' has already been utilized for various purposes and no vacant land under Govt. use is available which could be allotted/ considered for district courts. Hence the piece of available vacant land measuring 9450 sq.m was suggested for the purpose which had been approved by Hon'ble High Court.

The land is situated at Navin Shahadra on G.T. Road opposite to Police Station Shahadra and which has got vacated by Lands Deptt. DDA for utilization as per the planned provisions. The landuse of the land under reference is 'Residential' as per MPD-2021. In the approved Zonal Development Plan of Zone 'E' and layout plan of Navin Shahadra the land is earmarked for Sr. Sec. School (H.S.S).

Contd.....2/-



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3.0 PROPOSAL

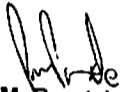
The land measuring 9450 sq.m is irregular in shape and approachable from 45 m RW G.T. Road and existing colony road. Other two sides are surrounded by existing residential areas. The site is in the close proximity of the Shahdara Police Station which will be an additional advantage from security point of view. The site is approximately 3 km away from the existing district courts at Karkardooma. The description of boundaries with reference to existing development are as follows :-

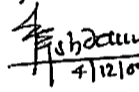
- | | | |
|-------|---|---|
| NORTH | : | Existing Residential Area Navin Shahdara (Kuldeep Nagar). |
| SOUTH | : | 45M RW G.T. Road. |
| EAST | : | Existing Residential Area Navin Shahdara (Hari Kishan Nagar). |
| WEST | : | Existing Road, adjoining to Police Station. Shahdara. |

Utilization of this land for district courts will require change of landuse from 'Residential' to 'Government' use (district courts complex).

4.0 RECOMMENDATION

The proposal as given in Para-3 is put up for consideration of Authority.


(P.M. Parate)
Director (Plg.) TYA
TYA


(Rajesh Kr. Jain)
Dy. Director (Plg.)

Director (Plg.) TYA



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

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

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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नई दिल्ली, मंगलवार, जून 29, 2010/आषाढ 8, 1932

No. 1321]

NEW DELHI, TUESDAY, JUNE 29, 2010/ASADHA 8, 1932

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 29 जून, 2010

का.आ. 1554(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का, दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना/जोन-ई की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वह अपनी आपत्ति/सुझाव लिखित रूप में इस सूचना की तारीख से तीस दिनों की अवधि के अन्दर प्रधान आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, बी ब्लॉक, विकास सदन, नई दिल्ली-110023 को भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम और पता भी दें।

संशोधन :

"पुलिस स्टेशन शाहदरा, दिल्ली-110032 के सामने जी.टी. रोड पर नवीन शाहदरा में स्थित 9450 वर्ग मी. प्लॉट के भूमि उपयोग को 'आवासीय' से 'सरकारी उपयोग' (जिला न्यायालय परिसर) में परिवर्तित किया जाना प्रस्तावित है।" प्लॉट की सीमाएं निम्नानुसार हैं :—

उत्तर : विद्यमान आवासीय क्षेत्र नवीन शाहदरा (कुलदीप नगर)
दक्षिण : 45 मीटर मार्गाधिकार जी. टी. रोड
पूर्व : विद्यमान आवासीय क्षेत्र नवीन शाहदरा (हरि किशन नगर)
पश्चिम : पुलिस स्टेशन शाहदरा के समीपस्थ विद्यमान सड़क।
2498 GI/2010

(1)

प्रस्तावित संशोधन को दर्शाने वाला नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य दिवसों में संयुक्त निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छाठा तल, विकास मोनार, आई. पी. एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[फा. सं. एफ (3)42/2009/एमपी]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 29th June, 2010

S.O. 1554(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan/Zonal Development Plan for Zone-'E' under Section 11A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/her name and address.

MODIFICATION:

"The change of land use of the plot measuring 9450 sq. m. situated at Navin Shahdara on G.T. Road opposite to Police Station Shahdara, Delhi-110032 is proposed from 'Residential' to 'Government Use' (District Court Complex)". The plot boundaries are :

-24-

ANNEXURE-3
159
78

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING ZONE (E & O),
3RD FLOOR, VIKAS MINAR
New Delhi

No. F.3 (42)2009/MP

Di. .10.12

Sub:- Minutes of the Board for Enquiry & Hearing for processing of the case of Change of Land Use in MPD-2021 and Zonal Development Plan for Zone - E in response to Public Notice

A Public Notice regarding processing of the case of Change of Land Use (CLU) in MPD-2021 and Zonal Development Plan for Zone -'E' was issued vide S.O. No.1554(E) dated 29.6.2010 by DDA/Central Government under Section 11-A of the DD Act, 1957. In this regard, the Meeting of the Board of Enquiry and Hearing under the chairmanship of the Finance Member, DDA/Chairman, Board of Enquiry & Hearing was held on 18.07.2012 in the Conference Hall, Ground Floor, B-Block, Vikas Sadan, INA, New Delhi to hear the objections/suggestions received in respect of the said proposed modifications in MPD-2021/ ZDP (Zone -'E'). The following were present during the hearing:

- Finance Member, DDA
- Engineer Member, DDA
- Chief Planner, TCPO
- Addl. Commissioner (Plg.) MPR, DDA
- Addl. Commissioner (Plg.) Area Planning, DDA
- Director (Plg.) E & O
- Sr. Town Planner, EDMC
- Assistant Director (Plg.) Zone E
- Chairman
- Member
- Member
- Convenor & Secy

2. In response to the referred Public Notice, 28 objections/suggestions received were examined and summary was placed before the Board. Subsequently, Board heard the objections/ suggestions of the persons present during the hearing. The Board also discussed the issues and observed the following:-

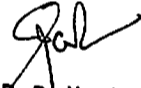
- I. When the public notice was issued the land use of the plot under reference was shown as 'Higher Secondary School' in the prevailing Zonal Development Plan for Zone - 'E' (as per MPD - 2001).
- II. Trans Yamuna Area has deficit of facilities due to non-availability of land.
- III. Improvement of present traffic & transportation system around the area due to its location near flyover need to be addressed keeping also in view of further increase of traffic volume & parking likely to be generated in case a District Court Complex is established there. There is also a need that the concerned road development Agencies i.e., PWD / MCD etc. in consultation with UTTIPEC, DDA may initiate comprehensive study to improve circulation system of the area.
- IV. A District Court at Karkardooma is already functioning in a plot earmarked for 'Government Office / Courts' as per MPD in which possibility for full utilisation of this land as per FAR permissible on this plot need to be examined.

-contd 2/-

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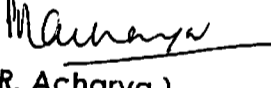
3. After considering all the aspects including written and verbal objections/suggestions and comments of the members, the recommendation of the Board is as under :

Proposed modifications in MPD-2021 in the Public Notice	Recommendation of the Board
<p>The following modification which the Delhi Development Authority/ Central Govt. proposes to make the Master Plan/ Zonal Development Plan for Zone-'E' under Section-11A of DD Act, 1957 -</p> <p>MODIFICATION :</p> <p>The proposed Change of Landuse of a plot measuring 9450sqm situated at Navin Shahdara on G.T. Rd. opposite to Police Station, Shahdara, Delhi-110032 proposed from 'Residential' to 'Government' (District Court Complex) Use. The plot boundaries are -</p> <p>North: Existing Residential Area, Navin Shahdara (Kuldeep Nagar). South: 45m R/W G.T. Road. East: Existing Residential Area, Navin Shahdara (Hari Kishan Nagar). West: Existing Rd. adjoining to Police Station Shahdara.</p>	<p>The Board of Enquiry and Hearing in view of the above points of observation did not agree for the proposed Change of Land Use and recommends the need to examine the possibility of utilising the existing District Court , Karkardooma for accommodating the proposed additional 'District Court' as per provision of MPD - 2021.</p>


(S.P. Pathak)
Addl. Commr. (Plg.) MPPR, DDA
Convener & Secretary


(J.B. Kshirsagar)
Chief Planner, TCPO
Member


(Ashok Khurana)
Engineer Member, DDA
Member


(P.R. Acharya)
Finance Member, DDA
Chairman

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- 316/c - Draft Agenda for Authority meeting
- 244/e -

ITEM NO: 88/12
11-12-12 DELHI DEVELOPMENT AUTHORITY

Sub: Earmarking of additional 66 KV Electric Sub Station in the Layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zone P-I (Narela Sub city). (File no. F. 3(01)2009/MP)

1.0 Background:-

Electrical Division No. IV has requested to incorporate the locations of additional 7 nos. 66/11 KV ESS sites in the layout plan of sectors G7, G8, G2, G6, G3 & G4 for electrifications of upcoming EWS/LIG housing. NDPL has also agreed locations of these 66 KV ESS in the said layout plans. It was also requested that the minimum size of the ESS plot as required by NDPL is 90m x 70m with two sides open for transportation purpose (approach road 20 m R/W minimum).

The agenda was put up for consideration and approval in the 309th Screening Committee meeting held on 29.10.12 vide item no. 125:20,2 in which process for change of land use was suggested under section 11A of DD Act and copy of the same is annexed as Annexure 'X' (1527-29)

2.0 Decision of the Screening Committee is reproduced below:

"The Screening Committee has approved and recommended the proposal for consideration of the Authority under Sub-clause: 8(2)/permission of use premises in Use Zones of MPD 2021. Electrical department of DDA would certify/confirm the usage requirement while handing over of the land."

3.0 Proposal: -

Sl. No.	Location/ Sector	Land use as per ZDP P-I	Abutting road of R/W (mts.)	Size of 66 KV ESS (m x m)
1	G8	Residential	20, 40	85x75
2	G7	Public and Semi Public	40, 40	90x70
3	G6	Residential	40, 20	90x70
4	G2	Public and Semi Public (FA-20)	40, 60	90x70
5	G2	Utility (Electricity)	60, 60	90x70
6	G3 & G4	Utility (CETP) & Residential	60,40 & 20	90x70
7	G3 & G4	Commercial (District Centre) & Recreational (Green buffer along UER-II)	40, 100	70x90

Annexure 'Y'
(For Sl. No. 5 & 6, approval not required)

As proposed in the Screening Committee meeting, above mentioned five ESS sites are submitted for consideration of the Authority under Sub-clause: 8(2)/permission of use premises in Use Zones of MPD 2021.

4.0 Recommendations:-

In view of the recommendation of Screening Committee the proposal as given above in para 3.0 is put up for Authority's consideration for appropriate decision.

RESOLUTION

Sub: Earmarking of additional 66 KV Electric Sub Station in the layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zone P-I (Narela Sub city). F.3(01)2009/MP

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

27/ 47
309/C - 309/C - 309/C
Annexure 'K'
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Screening Committee No. 309
Date

Delhi Development Authority

File No. F. 3(01)2009/MP

Sub: Earmarking of additional 66 KV Electric Sub Station in the Layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zone P-I (Narela Sub city).

Synopsis

The case is regarding the earmarking of additional 7 nos. 66 KV ESS in the Layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zone P-I. Earlier, Electrical Division vide letter no. ED4/W-100/DDA/2012/8 dated 07.01.12 has provided the locations of proposed 7 nos. 66 KV ESS duly authenticated by NDPL in the above mentioned layout plans. The Engineering and Electrical wings of DDA provided observations/feasibility. Based on this, planning proposal is placed before Screening Committee for consideration.

1. **Background:-**

Electrical Division No. IV has requested to incorporate the locations of additional 7 nos. 66/11 KV ESS sites in the layout plan of sectors G7, G8, G2, G6, G3 & G4 vide letter no. ED4/W-100/DDA/2012/8 dated 07.01.12 for electrifications of upcoming EWS/LIG housing. NDPL has also agreed locations of these 66 KV ESS in the said layout plans. It was also requested that the minimum size of the ESS plot as required by NDPL is 90m x 70m with two sides open for transportation purpose (approach road 20 m R/W minimum).

Accordingly, SE/CC-8 was requested vide letter no. F 3(10)2009/MP/164 dated 09.05.12 to provide the feasibility report of the said locations to examine the matter further.

2. **Examination:-**

2.1 Status as per ZDP of P-I:-

(i) As per feasibility report provided by Ex. Engg., ND-12 vide letter no. F.10 (236)AE (P) ND-12/DDA/618 dt. 27.09.12, all the sites are free from encroachments. For Sl. Nos. 6 & 7, feasibility report is still awaited.

(ii) As per minutes of the meeting vide letter no. PPR/4001/Ph. IV-V/ESS/Pt./2006/510 dt. 04.10.11, it is mentioned that "66 KV Grid line as per UTTIPEC approved cross section is required to be underground & to be followed in future."

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(iii) As per Master Plan 2021, 66 KV ESS is a Zonal Plan level utility and area norms provided is 0.855 ha. (90 x 95 Sq. m.). The size of the plot desired by NDPL/ Electrical division is 90 x 70 Sq. m.. 66 KV ESS are indicated in the Zonal Development plan.

(iv) As per Sub clause 8(2) of MPD-2021, it is stated that "Park, Open Parking, Circulation and Public Utilities are permitted in all use zones". In this regard, it will be applicable for ESS of 33 KV & 11 KV.

(v) As per Clause 10.6.4 of Zonal Plan of P-I with regard to ESS, it states that "The detailed locations and numbers would be decided in consultation with concerned agencies at the time of preparation of layout plans."

(vi) As per notified ZDP P-I, the land uses of the said 7 nos. 66 KV ESS sites are as under:

Sl. No.	Location/ Sector	Land use as per ZDP P-I	Abutting road of R/W (mts.)	Feasibility as per site positions
1	G8	Residential	20, 40	Feasible with dimension 75x 85 sq. m.
2	G7	Public and Semi Public	40, 40	Feasible.
3	G6	Residential	40, 20	Feasible.
4	G2	Public and Semi Public (FA-20)	40, 60	Feasible.
5	G2	Utility (Electricity)	60, 60	Feasible.
6	G3 & G4	Utility (CETP) & Residential	60, 40 & 20	Not feasible, as the land is earmarked for CETP for DSSIDC.
7	G3 & G4	Commercial (District Centre) & Recreational (Green buffer along UER-II)	40, 100	Feasible with north ward shifting in the Commercial (District Centre) pocket.

Note: The part LOP marking the locations of above ESS (Sl. No. wise) are enclosed as Annexure A, B, C, D & E respectively.

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3. Proposal:-
 (i)

Sl. No.	Location	Size (m x m)	Proposal
1	Sector G8	85x75	CLU required from 'Residential' to 'Utility' with minor modification in plot configuration & size.
2	Sector G7	90x70	CLU required from 'Public and Semi Public' to 'Utility'.
3	Sector G6 & G2	90x70	CLU required from 'Residential' to 'Utility'.
4	Sector G6 & G2	90x70	CLU required from 'Public and Semi Public' to 'Utility'.
5	Sector G6 & G2	90x70	Recommended for ESS.
6	Sector G3 & G4	90x70	Not Recommended as the site is earmarked for CETP.
7	Sector G3 & G4	70x90	CLU required from 'Commercial (District Centre)' to 'Utility' with modification in plot configuration. This ESS will be the part of District Centre for which additional FAR will be given while preparing integrated Scheme.

(ii) All the HT lines connecting these ESS and with the mother ESS will be underground and passing on Master plan roads 40 m & above as recommended by UTTIPEC.

4. Recommendation:-

The proposal at para-3 above is placed before Screening Committee for its consideration and approval.

5. Follow up action:-

After the approval, the modified Layout Plan will be forwarded to:

- Chief Engineer (NZ) - for demarcation & development.
- Chief Engineer (Electrical) - For Electrification of the Sectors.
- Land Management wing - for verification of ownership status.
- Land Disposal wing - for allotment based on the demarcation by Engineering wing (Civil).

In case of change of land use, the process for same will be initiated under Section 11A of DD Act.

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 2.10.12
 Asstt. Director (Plg.)
 Zone P-I/P-II

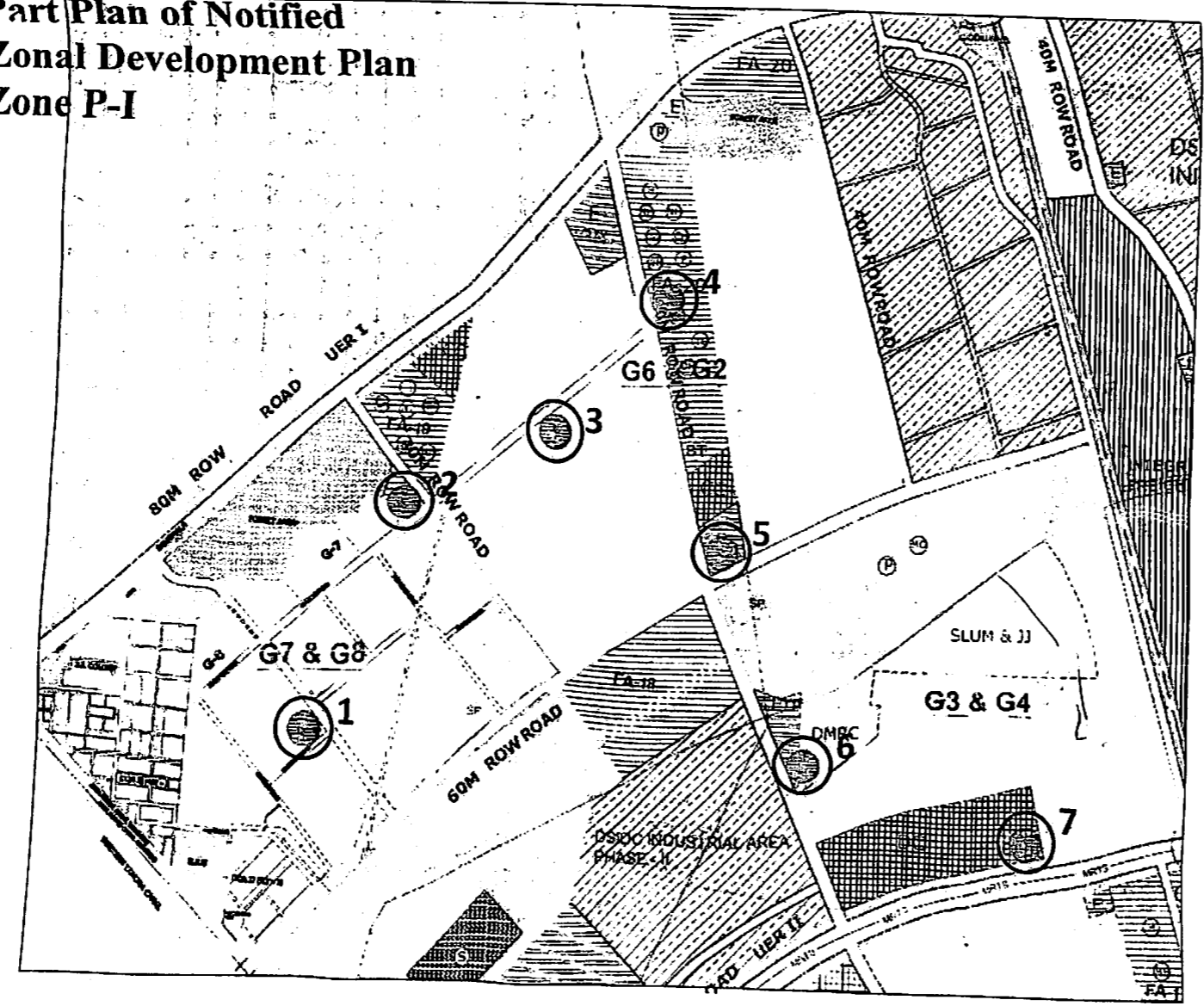
Jt. Director (Plg.)
 Zone P-I/P-II

Jm
 8/10/12
 Director (Plg.) In-Charge
 Zone P-I/P-II

- 217c - AREA VIDE P-1

**Part Plan of Notified
Zonal Development Plan
Zone P-I**

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11/12/12

Construction of Kalyan Mandamps.

The issue of making available vacant sites to the public at large for solemnising social function such as marriages, etc. is in the limelight these days. Allegations have been levelled against the policy of temporary allotment wherein, it has been alleged that tent owners had virtually captured the booking operation from DDA and is charging very heavily from the public. This has resulted in steep rise in prices for solemnizing a function lower middle and middle class people are feeling a pinch of it.

DDA has recently introduced online booking for its sites which are being temporarily allotted for holding of social functions and has also streamline the procedure. So that, public at large can book the venue of his choice in transparent manner with reasonable charges.

During senior level officers meeting held in the Chamber of VC/DDA an idea was floated by hon'ble VC that DDA may construct few Kalyan Mandamps for the benefit of public. It was suggested that DDA may erect semi-pakka structures with pipes and trusses. The prospective allottee can use these spaces by erecting shamiyana/pandal of his choice. DDA may allot these mandamps through an online booking systems. It was decided that DDA will construct 9 such mandamps, which will take care of all districts of Delhi.

Commissioner(Plg.)/DDA shall earmark the land for the purpose and land shall be made available c/o of semi-pakka structures with other facilities like parking, provision of street lights, roads etc. shall be completed by Engineering Wing. It is proposed that, Mandamps shall be built on a minimum area of 1000sqm and for large gathering upto 5000sqm. In a Mandamps complex it is proposed that atleast 10 to 12 functions can be held at a time.

The concept is at a preliminary stage and is being brought to the notice of Authority. After working out all the modalities and earmarking of sites, making available the land the firm proposal shall be brought to the notice of Authority within next 60 days.

This is for information of the authority.

RESOLUTION

Sub: Construction of Kalyan Mandapams.
F.1(320)09/Mon./DDA

The Authority noted the contents of the agenda item placed before it for information with regard to construction of kalyan mandapams.

(ii) Hon'ble Lt. Governor stated that few temporary mandapams can be raised with pre-fabricated trusses and all weather roofs. A visual presentation should be made in the next meeting of the Authority.

(iii) Shri Naseeb Singh stated that a Committee had been constituted about 3 years back for suggesting rates for booking of vacant DDA sites. However, without convening any meeting, DDA has decided the rates and started on-line bookings.

(a) Hon'ble Lt. Governor desired that meeting of the Committee should be convened on priority.

Other Points

1. Shri Subhash Chopra stated that promotion to the posts of Superintending Engineers should be as per CPWD norms.
 - (i) Commissioner (Personnel) stated that CPWD norms can be followed in DDA with regard to promotions in engineering cadre. In DDA, Executive Engineers are eligible for promotion to Superintending Engineers after 7 years of qualifying service, though it is 9 years in CPWD.
 - (ii) Engineer Member, DDA stated that 9 years for promotion in CPWD is for class-I direct recruits, whereas 7 years is the eligibility criteria for promotees. Pay Band 4 should be granted to Superintending Engineers w.e.f. 1.1.2006 as has been given in all other Engineering Departments.
 - (iii) Vice Chairman, DDA stated that DDA should adopt CPWD norms *mutatis mutandis* in this regard.
 - (iv) Hon'ble Lt. Governor stated that in Punjab only graduate engineers can be promoted above the level of Assistant Engineers. However, in DDA and MCD, even diploma holders can be promoted to the level of Chief Engineer, etc. Hon'ble Lt. Governor asked Principal Commissioner (Personnel) to amend the Recruitment Regulations, as proper domain knowledge is essential. Meanwhile, till the RRs are amended, promotions should be processed as per the existing RRs.
2. Shri Naseeb Singh stated that land had been allotted to Preet Public School at Preet Vihar @ ₹ 2/-. Since, the management of the Society has been grabbed by members of a particular family, DDA should either take over the land or charge market rates.
 - (i) Hon'ble Lt. Governor stated that the matter should be examined.
3. Shri Subhash Chopra stated that lands which were earmarked for nursery schools are lying vacant and could instead be utilized as playfields.
 - (i) Hon'ble Lt. Governor stated that utilization of these lands should be examined.
4. Shri Jitender Kochar stated that DMRC is increasing utilisation of DDA lands for commercial purpose such as malls, showrooms, etc.

(i) Principal Commissioner (LD) stated that unhibited business development by DMRC on DDA lands needs to be relooked and a regulator may be required to examine the revenues of DMRC, as only the operational costs are to be met through revenues and development cost is met by the government. In DDA's interest, DDA should get some portion of the revenue generated from these commercial premises.

(ii) Hon'ble Lt. Governor stated that as per Government decision, DMRC is permitted some off-site commercial development so that the revenues generated from these could subsidize tariffs. Besides, accounts of DMRC are checked by government.

(iii) Vice Chairman, DDA stated that this issue could be discussed in the next Board meeting. The government could consider some revenue sharing agreement between DMRC and DDA for commercial utilisation of lands handed over to DMRC by DDA.

5. Hon'ble Lt. Governor stated that DDA would soon start re-construction and retrofitting of unsafe buildings. DDA should consider construction of monolithic buildings on the Japanese model which are earthquake proof. DDA should also consider involving social science students from Ambedkar University for surveying unsafe houses and speaking to the occupants vis a vis the proposal to develop group housing schemes in consolidated plots of approximately 3000 sqm. in such areas.

6. Shri Jitender Kumar Kochar and Shri Naseeb Singh stated that there are existing abadis along the alignment of roads proposed to be constructed at Najafgarh and NH-8 to NH-10 respectively.

(i) Hon'ble Lt. Governor stated that the least disruptive alignment should be considered.

7. Shri Subhash Chopra enquired about the progress of construction of the football stadium at Dwarka.

(i) Engineer Member stated that estimates are to be prepared and tenders issued.

8. Shri Subhash Chopra enquired about the construction of community hall at Kalkaji for which designs were to be prepared.

(i) Shri R K Jain, Addl. Commissioner (Plg.) stated that land for the purpose is available though change of land use is required.

(ii) Hon'ble Lt. Governor stated that construction of the community hall should be taken up on the 600 sq.m. plot of land allotted earlier, with one extra storey.

9. Shri Subhash Chopra stated that out of 30 villages for low density zones, only 24 have been notified.

(i) Shri R K Jain, Addl. Commissioner (Plg.) stated that notification in 4 villages is not required as these are already in the green belt and farmhouses are permissible in the green belt.

(ii) It was decided that a supplementary notification would be issued for the remaining villages.

10. Shri Naseeb Singh stated that in-situ rehabilitation schemes in his constituency have not yet been taken up and spot zoning of schools also not done.

(i) Engineer Member, DDA stated that Planning Department rejects cases on the basis of land ownership.

(ii) Hon'ble Lt. Governor stated that the Planning Department should restrict its opinion only to land use issues and not on ownership details.

11. Shri Naseeb Singh stated that DDA has not agreed to the offer made by a 5-Star Hotel for adoption of Surajmal park.

(i) Addl. Commissioner (Landscape) stated that it is a big park and is being maintained by DDA. If maintenance is handed over to the 5-Star hotel, then objections could be raised by other hotels in the vicinity. The park also has a samadhi. It had been decided that it should be developed and maintained as a model park by DDA.

31-D

(ii) Hon'ble Lt. Governor stated that DDA could consider handing over maintenance of the park to the hotel with the condition that it would be accessible to the public and only a small plaque indicating that the maintenance is being done by the hotel would be permitted. DDA would specify other terms and conditions. If these are accepted by the hotel management, DDA could consider handing over maintenance of the park.

12. Hon'ble Lt. Governor warmly thanked the Hon'ble members of the Authority for their support to DDA and wished them all good health, peace and prosperity in the New Year and sought their continuing support in developing the national capital on scientific lines.

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

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 11th December, 2012 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delh.

VICE CHAIRMAN

2. Shri S.K. Srivastava

MEMBERS

3. Shri Ashok Khurana
Engineer Member
4. Shri P.R. Acharya
Finance Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Jitender Kumar Kochar

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri Dharam Pal
Secretary (L&B), GNCTD
2. Shri Dayanand Kataria
Principal Commissioner (LM, Personnel & Systems), DDA
3. Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG), DDA
4. Shri Sanjay Kumar
Chief Legal Advisor, DDA
5. Shri J.B. Kshirsagar
Chief Planner, TCPO & Commissioner (Planning), DDA
6. Smt. Asma Manzar
Commissioner (Housing & Land Disposal), DDA

7. *Shri Mahendra Kumar Gupta*
Commissioner (Personnel), DDA
8. *Shri B.K. Mishra*
Commissioner (Land Management), DDA
9. *Shri Manish Kumar*
Chief Accounts Officer, DDA
10. *Shri A.K. Nigah*
Chief Engineer (HQ), DDA
11. *Shri D.P. Singh*
Chief Engineer (QC)/CWG, DDA
12. *Shri Devinder Singh*
Special Secretary to Lieutenant Governor
13. *Shri Vinod Dhar*
Chief Architect, DDA
14. *Shri R.K. Jain*
Addl. Commissioner (Planning), DDA
15. *Shri S.P. Pathak*
Addl. Commissioner (Planning), DDA
16. *Smt. Savita Bhandari*
Addl. Commissioner (Landscape), DDA
17. *Shri Ashok Bhattacharjee*
Director (UTTIPEC), DDA
18. *Shri Kamal Joshi*
Director (LC), DDA
19. *Shri A.K. Manna*
Director (Planning), DDA
20. *AVM (Retd.) V.K. Dayalu*
Advisor (SA&GR), DDA
21. *Shri Vijay Risbud*
Advisor/Consultant (NFIIC), DDA
22. *Smt. Neemo Dhar*
Advisor (PR), DDA

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

II Hon'ble Lt. Governor informed all the non-official members of the Authority that Shri J.B. Kshirsagar, Chief Planner, TCPO has been given additional charge of Commissioner (Planning), DDA by MOUD. Hon'ble Lt. Governor also welcomed Shri Brijesh Kumar Mishra who has recently joined DDA as Commissioner (Land Management).

III Hon'ble Lt. Governor on behalf of the Authority offered condolences to Shri T. Srinidhi, Principal Commissioner (LD, Housing & CWG), DDA on the untimely demise of his daughter in October, 2012. A minute's silence was observed in respect of the departed soul.

ITEM NO.75/2012

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 5.10.2012 at Raj Niwas, Delhi.
File no. F.2(2)2012/MC/DDA

1. The supplementary note in continuation of the minutes of the meeting of the Authority held on 5.10.2012 issued vide F.2(2)2012/MC/DDA/142 dated 19.10.2012 was noted by the Authority.

2. The amended Recruitment Regulations for the post of Assistant Accounts Officers were approved by the Authority.

3. Shri Naseeb Singh stated that relaxation in the provisions of the Recruitment Regulations for promotion to the posts of Assistant Directors and Deputy Directors (Ministerial) is required, as many of these posts are lying vacant.

(i) It was decided that if vacant posts in various categories are required *to be filled up in public interest, relaxation in the provisions of the Recruitment Regulations could be considered. However, the minimum benchmark for promotions should be 'Very Good'. Besides, promotions could be considered for individuals with very good service record if they are likely to miss their next promotion due to slight shortfall in their remaining service period.

4. The clarification received from Finance Member, DDA vide his note No.PS/FM/12/297 dated 19.10.2012 was incorporated in para 9 (i) of 'Other Points' of the minutes of the meeting of the Authority held on 5.10.2012.

5. The modification with regard to para 20 of 'Other Points' of the minutes of the meeting of the Authority held on 5.10.2012, proposed by Director (Planning) UTTIPEC vide his note No.F.1(27)08/UTTIPEC/Pt./D-326 dated 16.11.2012, to include Karkardooma Metro Station Influence Zone also as a pilot project for TOD, was approved by the Authority.

6. The remaining minutes of the meeting of the Delhi Development Authority held on 5.10.2012 were confirmed as circulated.

ITEM NO.76/2012

Sub: Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 3.8.2012 at Raj Niwas.
File No.F.2(3)2012/MC/DDA

1. Shri Naseeb Singh and Shri Jitender Kumar Kochar stated that the public notification issued with respect to proposed modifications to MPD-2021 regarding motels, does not include one of the proposals which had been approved by the Board of Enquiry and Hearing as well by the Authority.

(i) Shri R.K. Jain, Addl. Commissioner (Planning) intimated that out of three recommendations made by the Board of Enquiry & Hearing, two have been incorporated in the gazette notification as the third item requires only administrative orders and not amendment in MPD-2021.

(ii) It was decided that a supplementary notification regarding the third recommendation would be issued with the approval of MOUD.

2. Shri Naseeb Singh stated that despite enhanced delegation of financial powers to officers of the Engineering Wing, no work has yet been taken up in his constituency.

(i) Hon'ble Lt. Governor stated that all the Chief Engineers had stated in the DDA senior officers meeting that several works have been initiated by them. Hon'ble Lt. Governor also stated that standing instructions should be issued to all Chief Engineers that the progress in award of works should be circulated to all non-official members alongwith the names of the construction agencies, completion time-lines, etc., on a monthly basis.

3. Engineer Member, DDA stated that since SAI is now proposing to take over furniture and fixtures of the Commonwealth Games Village worth only ₹ 2 crores, instead of the earlier proposal for taking over these furnishing and fixtures worth approximately ₹ 4 crores, the remaining items could be offered at the rates approved for SAI to DDA staff and IMA, Dehradun.

- (iii) Hon'ble Lt. Governor stated that this suggestion should be examined first by the Finance Wing of DDA as it may not be appropriate to offer the same rates to private individuals and the surplus items could instead be disposed of as per provisions of GFRs.
4. Special Secretary to Lt. Governor stated that since Vice Chairman, DDA has been delegated powers to issue public notifications with regard to agenda item Nos. 44/2012 and 45/2012 of the meeting of the Authority held on 3.8.2012, these need not be referred to MOUD for approval to issue the notifications. However 'Authority' may be apprised of action taken in this regard.
- (i) It was decided that the matter would be examined for further appropriate action.
5. Shri Naseeb Singh stated that those farm houses which were not sanctioned by MCD should also be regularized.
- (i) Hon'ble Lt. Governor stated that the proposed policy will be applicable to all farm houses irrespective of whether they were sanctioned by MCD, or otherwise.
6. Shri Subhash Chopra stated that insitu rehabilitation project at Kalkaji has not yet been taken up and enquired about the time-lines.
- (i) Engineer Member, DDA intimated that negotiation with the tenderer has been held and the matter has been referred to WAB. Environment and DUAC approvals will be sought shortly.
- (ii) Hon'ble Lt. Governor stated that all formalities should be completed by January, 2013 and the work started by 15.2.2013.
7. Shri Naseeb Singh stated that the case taken up by him for waiver of composition fee levied by DDA on an elderly lady has not yet been resolved, though a 2-room unit had been constructed at site. Besides, in another case of misuse, though the composition fee has been paid by the applicant, no action has been taken by DDA for over 3 months.

(i) Hon'ble Lt. Governor stated that some such matters have also come to his notice. Henceforth, misuse charges should be calculated only from the last date of inspection before receipt of the conversion application.

8. Shri Subhash Chopra stated that composition fees paid by schools which have income tax exemption for utilization of extra FAR as permissible in MPD-2021 should be refunded.

9. Shri Naseeb Singh stated that senior secondary schools are not being allowed in one acre plots.

(i) Commissioner (LD) stated that senior secondary schools are permissible on plots sizes from 1.5 to 2 acres.

10. Shri Subhash Chopra stated that decision of the Authority with regard to Mates has not yet been implemented.

(i) Commissioner (Personnel) stated that this would be implemented shortly.

11. Hon'ble Lt. Governor stated that action should be initiated immediately without formal approval of the minutes of the meeting of the Authority, if decision has been taken during discussion on any item at the meetings of the Authority.

12. Shri Naseeb Singh stated that the contractual period rendered by Assistants should be considered for service benefits.

(i) Commissioner (Personnel) stated that the matter has been examined and the demand for counting contract period for pensionary benefits has been agreed to.

13. Shri Subhash Chopra stated that cadre review of the Research cadre with Planning Wing has not yet been finalized.

(i) Commissioner (Personnel) stated that the matter has been referred to MOUD.

(ii) Hon'ble Lt. Governor stated that the matter could be discussed once more with MOUD and thereafter, if within a month approval of MOUD is not received, the decision of the Authority should be implemented in this regard.

14. Shri Subhash Chopra stated that minutes of para 7 (ii) of 'Other Points' of the minutes of the meeting of the Authority held on 3.8.2012 have not been recorded as per discussions during the meeting. He handed over a note during the meeting and requested that para 7 (ii) should be recorded as follows:-

"(i) It was decided that composition fee would not be imposed in cases of residential plots if a minimum of one dwelling unit including one room, kitchen and bathroom has been constructed irrespective of the fact whether 1/3rd FAR has been utilised or not.

(ii) As far as the industrial and commercial plots are concerned, composition fee would not be imposed if 20% FAR, in accordance with the provisions of Master Plan prevailing at the time of disposal of property, has been achieved/utilised.

(iii) DDA will not insist for submitting sanctioned building plan, form 'D' or completion certificate in such cases."

The above suggestion of Shri Subhash Chopra was approved.

ITEM NO.77/2012

Sub: Property development of DMRC at Parmeshwariwala Bagh, Model Town.
F. 20(2)2000/MP/Ft.VI

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

ITEM NO.78/2012

Sub: Amendment in the Recruitment Regulations for the post of Assistant in Delhi Development Authority.
F.6(15)2011/PB-III/RR/Pt.

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

ITEM NO.79/2012

Sub: Ex-post facto approval for the relaxation in the length of service for promotion to the post of Chief Engineer (Civil) in DDA.
F.7(44)2009/PB-I

Proposals contained in the agenda item were approved as one time relaxation by the Authority.

7

ITEM NO.80/2012

Sub: Agenda for adoption of Annual Accounts for the financial year 2011-12.
F.6(124)A/C(Main)/DDA/2011-12

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

ITEM NO.81/2012

Sub: Request of Shubit Education Society for restoration of allotment .
F.18(41)02/IL

(ii) The Agenda note on the request of Shubit Education Society for restoration of land and Hon'ble LG's note dated 25.9.2012 containing views of Hon'ble LG on disposal of private school sites through auction were placed before the Authority for eliciting the views of the Members. Shri Naseeb Singh and Shri Jitender Kumar Kochar stated that the case of Shivkan Education Society was referred to Govt. of India, Ministry of Urban Development by the Authority. It was clarified that the Ministry of Urban Development, Govt. of India have not approved the allotment and stated that disposal of land for private schools is within the competence of DDA as per the provisions of DDA (Disposal of Developed Nazul Land) Rules, 1981, which permit allotment only through 'auction' after amendment of the Rules on 19.4.2006. It was further noted that as no allotment letter had been issued to Sivkan Education Society, as such the decision taken by Hon'ble Lt. Governor in that case may stand.

(iii) Commissioner (LD) stated that in the case of some societies, allotment of land had been approved by the Competent Authority, though possession of the site could not be handed over due to some reasons. In the meanwhile, allotment policy had been changed to auction mode. In the case of Shubit Education Society, payment had not been made within the stipulated period of 180 days. The payment had been deposited by Shubit Education Society after the stipulated period and the amount had been refunded by DDA. It was also pointed out by Special Secretary to LG that in another case of allotment of land to Pragati Educational and Welfare Society, DDA has already filed SLP before the Hon'ble Supreme Court and the important question of law has been raised whether any allotment can be made in violation of statutory rules which provide for disposal of land to private education societies only through auction and notice in the SLP case

has been issued by the Hon'ble Supreme Court and contempt proceedings before the Hon'ble High Court have been stayed.

(iv) Hon'ble Lt. Governor stated that in cases where societies have not made the payment within the stipulated period, they have no rights as far as allotment of land is concerned, as it is the responsibility of the society to make the payment in time.

(v) It was decided that the matter for restoration of allotment to Shubit Education Society should be closed as the payment had not been made within the stipulated period and the policy of allotment of land has been changed to auction mode. Moreover, the Society has already gone to the Hon'ble High Court against DDA and the matter is sub-judice.

ITEM NO.82/2012

Sub: Recruitment of Patwaris through open market.
F.2(14)93/PB-IV/P-III

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

However, it should be clearly specified in the notification calling for applications that confirmation of service after probation period would be subject to successful completion of computer and patwar training.

ITEM NO.83/2012

Sub: Fixation of Institutional Land Premium in DDA areas for the years 2012-13 & 2013-14.
F.6(4)2007/AO(P)/DDA

All the non-official members of the Authority noted that the proposed enhancement in land premium is very low.

(ii) Finance Member, DDA stated that the same formula adopted for the last two years for fixation of land premium has been considered which includes acquisition, development and holding cost.

(iii) Engineer Member, DDA stated that External Development Cost (EDC) may not have been included.

(iv) Hon'ble Lt. Governor stated that since EDC has increased substantially, the land premium may need to be revised upwards.

(v) It was decided that a meeting would be convened by Vice Chairman, DDA to examine whether EDC charges need upward revision and if so, the matter may be brought before the Authority.

ITEM NO.84/2012

Sub: Recommendations of Advisory Group on review of MPD-2021 in its 7th meeting held on 30.8.2012 - Modifications in MPD-2021 as part of review of the Plan.
F.20(09)/2012-MP

Shri Subhash Chopra stated that it has been proposed that multi-gyms would be permissible in district/community parks having an area of more than 5 ha. subject to a maximum built up area of 100 sq.m. Since, there are very few parks with an area of more than 5 ha., multi-gyms should be permissible in smaller parks, as well, if there is no 5 ha. park in near vicinity. In such a case Multi-Gym can be constructed in park having area of 1 ha. as well.

(ii) It was decided that multi-gyms would be permissible in parks having an area of one ha. and would have built up area upto 225 sq.m.

(iii) Remaining proposals contained in the agenda item were approved by the Authority.

ITEM NO.85/2012

Sub: Special Rehabilitation Package for the farmers of five villages, i.e., Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd.
F.14(1)2009/CRC/DDA

Shri Dharam Pal, Secretary (L&B), GNCTD explained the Special Rehabilitation Package for the farmers of five villages, i.e., Singhu, Alipur, Bakoli, Mamoorpur and Tikri Khurd given by GNCTD vide its Cabinet Decision No. 1463 dated 18.9.2008.

(ii) Hon'ble Lt. Governor stated that a notification for land acquisition in these villages had been issued in 2005-06 when circle rates were approximately ₹ 25 lakhs per acre. In 2007-08, GNCTD enhanced the compensation rates to approximately ₹ 75 lakhs per acre. Though, as per law, compensation is to be paid as per the rates applicable when notification under Section 6 of Land Acquisition Act is issued, some individuals represented for grant of higher compensation. GNCTD took a Cabinet decision to grant Special Rehabilitation Package as per the revised rates for the lands acquired for their projects. However, DDA took the stand that

since as per law, the revised compensation rates are not payable, these cannot be paid until enhancement is done by the Competent Authority. Besides, the matter is presently subjudice in the Hon'ble High Court of Delhi.

(iii) Hon'ble Lt. Governor also stated that if enhanced rates of compensation are to be paid, as per the Special Rehabilitation Package of GNCTD, DDA would need to pay an additional amount of approximately ₹ 92 crores for acquisition of land. Hon'ble Lt. Governor, thereafter, asked for the opinion of the Hon'ble Members in the matter.

(iv) Shri Naseeb Singh stated that on compassionate and humanitarian grounds, the enhanced rates should be payable.

(v) Dr. Harsh Vardhan endorsed the views of Shri Naseeb Singh.

(vi) Shri Jitender Kumar Kochar also stated that enhanced compensation rates should be payable.

(vii) Shri Subhash Chopra stated that DDA should pay the enhanced compensation rates. Besides, since in many cases notifications under Land Acquisition Act are issued several years before actual possession of these lands is taken over, compensation for acquisition should be payable at the rates applicable on the date of taking over actual possession and not from the date when notifications under Land Acquisition Act were issued.

(viii) Finance Member, DDA stated that DDA can pay the amount of compensation awarded by LAC or any enhancement if so ordered by the Court, irrespective of the amount involved. DDA cannot made payment of amount as per the Special Rehabilitation Package announced by GNCTD as no enhancement has been made by LAC or any Court of Competent jurisdiction in appropriate legal proceedings.

(ix) Hon'ble Lt. Governor agreed with the above and stated that MoUD may be apprised of the above alongwith the views of all the non-official members of the Authority.

ITEM NO. 86/2012

Sub: Fixation of Predetermined Rates (PDRs) in Narela for the year 2012-13.
F.4(38)2011/AO(P)/DDA

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

ITEM NO.87/2012

Sub: Change of Land Use from 'Residential' to 'Government' (Court Complex) at G.T. Road near Police Station, Shahdara for setting up of additional district courts in Zone 'E'.
F.3(42)2009/MP

Discussion on the agenda item was 'Deferred'. It was decided that the matter should be discussed with the Registrar General of the Hon'ble High Court and alternative sites should be identified for the purpose.

ITEM NO.88/2012

Sub: Earmarking of additional 66 KV Electric Sub Station in the layout plan of Sectors G7, G8, G2, G6, G3 & G4 in Zone P-I (Narela Sub city).
F.3(01)2009/MP

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

ITEM NO.89/2012

Sub: Construction of Kalyan Mandapams.
F.1(320)09/Mon./DDA

The Authority noted the contents of the agenda item placed before it for information with regard to construction of kalyan mandapams.

(ii) Hon'ble Lt. Governor stated that few temporary mandapams can be raised with pre-fabricated trusses and all weather roofs. A visual presentation should be made in the next meeting of the Authority.

(iii) Shri Naseeb Singh stated that a Committee had been constituted about 3 years back for suggesting rates for booking of vacant DDA sites. However, without convening any meeting, DDA has decided the rates and started on-line bookings.

(a) Hon'ble Lt. Governor desired that meeting of the Committee should be convened on priority.

Other Points

1. Shri Subhash Chopra stated that promotion to the posts of Superintending Engineers should be as per CPWD norms.

(i) Commissioner (Personnel) stated that CPWD norms can be followed in DDA with regard to promotions in engineering cadre. In DDA, Executive Engineers are eligible for promotion to Superintending Engineers after 7 years of qualifying service, though it is 9 years in CPWD.

(ii) Engineer Member, DDA stated that 9 years for promotion in CPWD is for class-I direct recruits, whereas 7 years is the eligibility criteria for promotees. Pay Band 4 should be granted to Superintending Engineers w.e.f. 1.1.2006 as has been given in all other Engineering Departments.

(iii) Vice Chairman, DDA stated that DDA should adopt CPWD norms mutatis mutandis in this regard.

(iv) Hon'ble Lt. Governor stated that in Punjab only graduate engineers can be promoted above the level of Assistant Engineers. However, in DDA and MCD, even diploma holders can be promoted to the level of Chief Engineer, etc. Hon'ble Lt. Governor asked Principal Commissioner (Personnel) to amend the Recruitment Regulations, as proper domain knowledge is essential. Meanwhile, till the RRs are amended, promotions should be processed as per the existing RRs.

2. Shri Naseeb Singh stated that land had been allotted to Preet Public School at Preet Vihar @ ₹ 2/- . Since, the management of the Society has been grabbed by members of a particular family, DDA should either take over the land or charge market rates.

(i) Hon'ble Lt. Governor stated that the matter should be examined.

3. Shri Subhash Chopra stated that lands which were earmarked for nursery schools are lying vacant and could instead be utilized as playfields.

(i) Hon'ble Lt. Governor stated that utilization of these lands should be examined.

4. Shri Jitender Kochar stated that DMRC is increasing utilisation of DDA lands for commercial purpose such as malls, showrooms, etc.

(i) Principal Commissioner (LD) stated that unhibited business development by DMRC on DDA lands needs to be relooked and a regulator may be required to examine the revenues of DMRC, as only the operational costs are to be met through revenues and development cost is met by the government. In DDA's interest, DDA should get some portion of the revenue generated from these commercial premises.

(ii) Hon'ble Lt. Governor stated that as per Government decision, DMRC is permitted some off-site commercial development so that the revenues generated from these could subsidize tariffs. Besides, accounts of DMRC are checked by government.

(iii) Vice Chairman, DDA stated that this issue could be discussed in the next Board meeting. The government could consider some revenue sharing agreement between DMRC and DDA for commercial utilisation of lands handed over to DMRC by DDA.

5. Hon'ble Lt. Governor stated that DDA would soon start re-construction and retrofitting of unsafe buildings. DDA should consider construction of monolithic buildings on the Japanese model which are earthquake proof. DDA should also consider involving social science students from Ambedkar University for surveying unsafe houses and speaking to the occupants vis a vis the proposal to develop group housing schemes in consolidated plots of approximately 3000 sqm. in such areas.

6. Shri Jitender Kumar Kochar and Shri Naseeb Singh stated that there are existing abadis along the alignment of roads proposed to be constructed at Najafgarh and NH-8 to Nh-10 respectively.

(i) Hon'ble Lt. Governor stated that the least disruptive alignment should be considered.

7. Shri Subhash Chopra enquired about the progress of construction of the football stadium at Dwarka.

(i) Engineer Member stated that estimates are to be prepared and tenders issued.

8. Shri Subhash Chopra enquired about the construction of community hall at Kalkaji for which designs were to be prepared.

(i) Shri R K Jain, Addl. Commissioner (Plg.) stated that land for the purpose is available though change of land use is required.

(ii) Hon'ble Lt. Governor stated that construction of the community hall should be taken up on the 600 sq.m. plot of land allotted earlier, with one extra storey.

9. Shri Subhash Chopra stated that out of 30 villages for low density zones, only 24 have been notified.

(i) Shri R.K Jain, Addl. Commissioner (Plg.) stated that notification in 4 villages is not required as these are already in the green belt and farmhouses are permissible in the green belt.

(ii) It was decided that a supplementary notification would be issued for the remaining villages.

10. Shri Naseeb Singh stated that in-situ rehabilitation schemes in his constituency have not yet been taken up and spot zoning of schools also not done.

(i) Engineer Member, DDA stated that Planning Department rejects cases on the basis of land ownership.

(ii) Hon'ble Lt. Governor stated that the Planning Department should restrict its opinion only to land use issues and not on ownership details.

11. Shri Naseeb Singh stated that DDA has not agreed to the offer made by a 5-Star Hotel for adoption of Surajmal park.

(i) Addl. Commissioner (Landscape) stated that it is a big park and is being maintained by DDA. If maintenance is handed over to the 5-Star hotel, then objections could be raised by other hotels in the vicinity. The park also has a samadhi. It had been decided that it should be developed and maintained as a model park by DDA.

(ii) Hon'ble Lt. Governor stated that DDA could consider handing over maintenance of the park to the hotel with the condition that it would be accessible to the public and only a small plaque indicating that the maintenance is being done by the hotel would be permitted. DDA would specify other terms and conditions. If these are accepted by the hotel management, DDA could consider handing over maintenance of the park.

12. Hon'ble Lt. Governor warmly thanked the Hon'ble members of the Authority for their support to DDA and wished them all good health, peace and prosperity in the New Year and sought their continuing support in developing the national capital on scientific lines.

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

Signature
5/3/2013
सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली

Signature
अध्यक्ष
दिल्ली विकास प्राधिकरण
नई दिल्ली
5/3/2013

